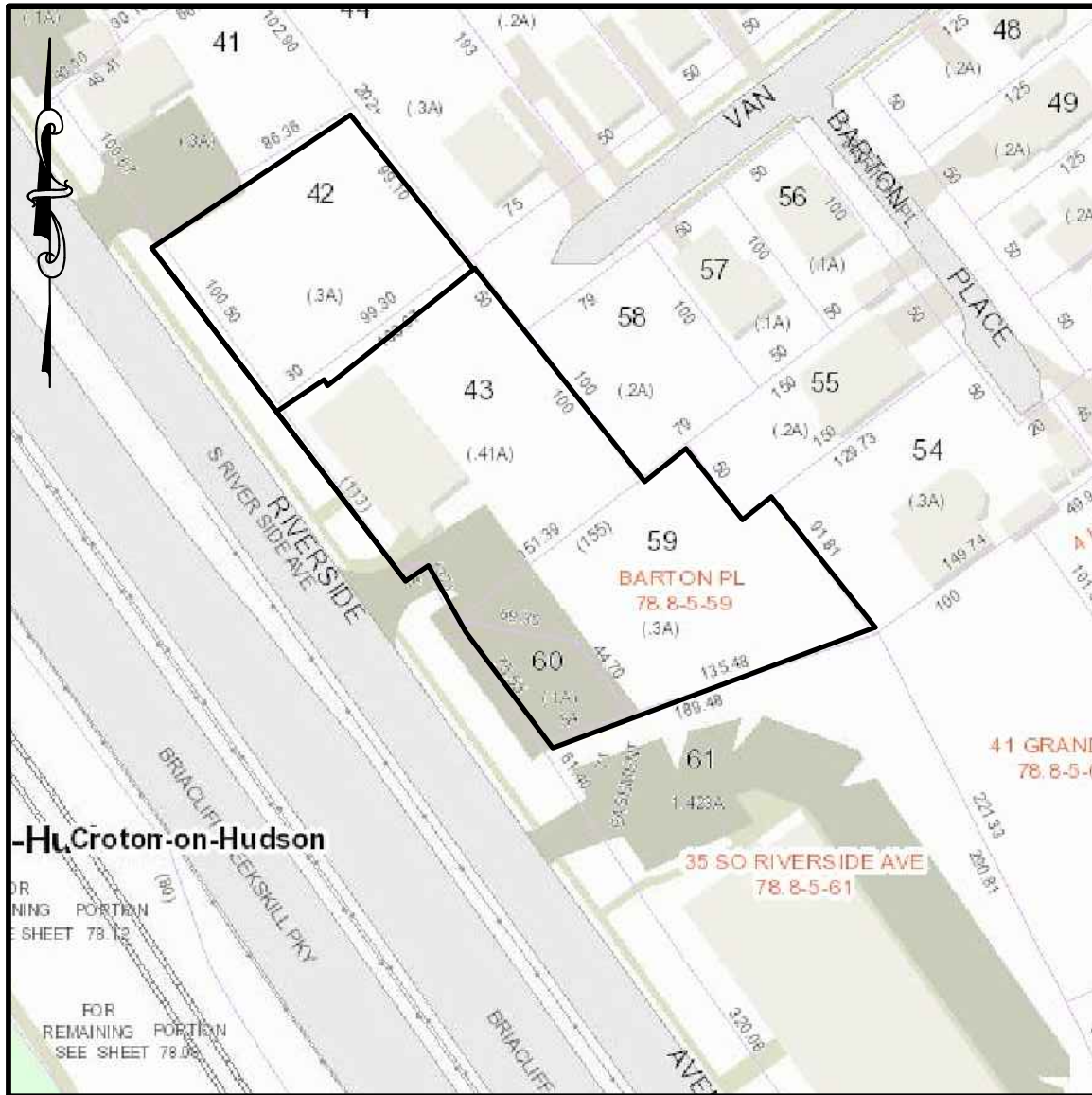


Site Plan for Riverside Apartments

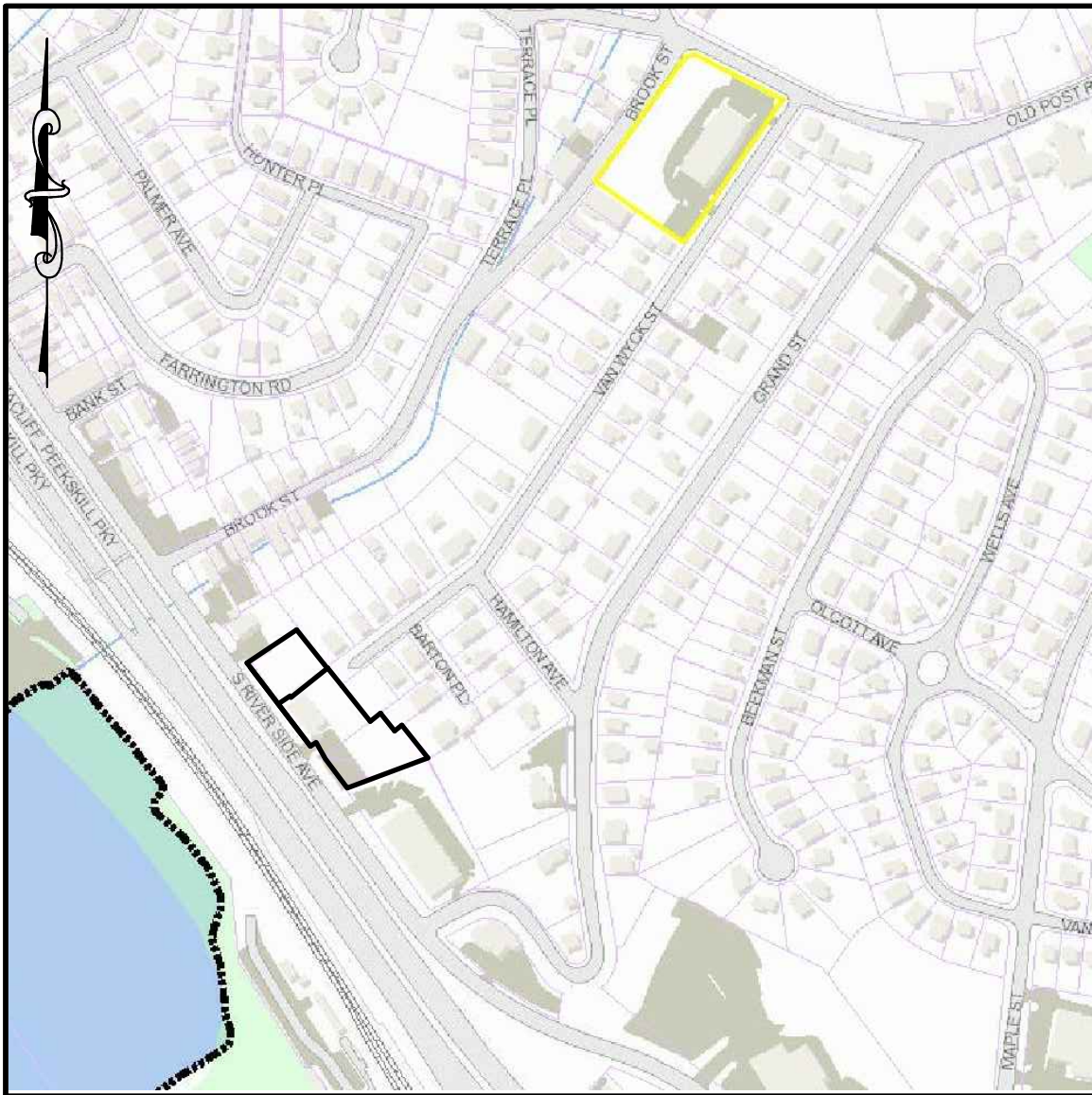
2127 SOUTH RIVERSIDE AVENUE

VILLAGE OF CROTON ON HUDSON



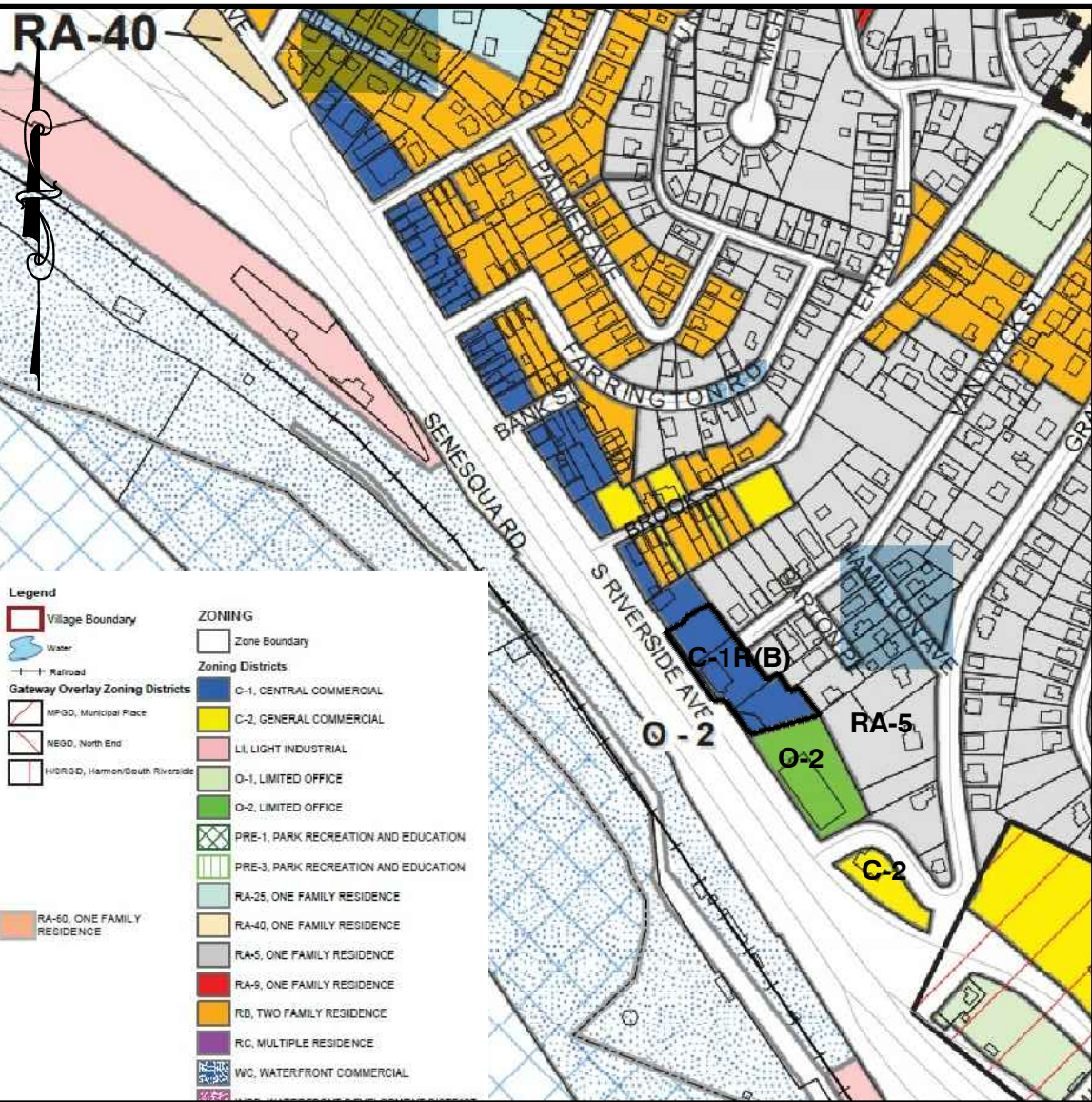
LOCATION MAP

SCALE: 1" = 100'



AREA MAP

SCALE: 1" = 400'



ZONING MAP

SCALE: N.T.S.



AERIAL MAP

SCALE: N.T.S.

PARCEL INFORMATION			
Tax Map ID No.	MAP 78.80 * BLOCK 5 * LOT 43,59, AND 60		
Total Acreage	39,261 S.F.		
Current Use:	2 Story Office Building		
Tax Map ID No.	MAP 78.80 * BLOCK 5 * LOT 42		
Total Acreage	13,235 S.F.		
Current Use:	Vacant		
Zone Classification*	C-1R(B)		
Topographic Datum	USGS NAVD 1929		
Water Supply	Public Water Supply		
Sanitary Sewage Disposal	Public Sewer System		
Bulk Regulations:	Required	Existing	Proposed
	Lot #1	Lot #2	Lot #1 + Lot #2
Minimum Lot Size			
Area (sf)	N/A	39,261	13,325
Minimum Lot Width (feet)	25'	238.3'	99.8'
Minimum Lot Depth (feet)	N/A	180.1'	134.5'
Front Yard Setback**	15'	9.2'	22.9'
Side Yard Setback *	N/A	10.2'	10.1'
Rear Yard Setback *	30'	73.8'	43.0'
Maximum Building Coverage			
Floor Area Ratio	0.8	0.15	0.99
Maximum Building Height			
Stories	3.0	2.0	---
Feet	35'	<35'	---

Notes:
• Resolution #28-2020 dated March 2, 2020
• From sidewalk
• C-1 and C-2 side yard requirement for lots within 25 feet of residence district boundary: 10 feet (§ 230-35)
• C-1 and C-2 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§ 230-35)

FLOOR SUMMARY TABLE				
Floor	Studio	1 Bedroom	2 Bedroom	Total
1F	0	10	5	15
2F	0	10	5	15
3F	0	8	6	14
Total	0	28	16	44
FLOOR AREA RATIO TABLE				
Floor	TOTAL AREA			
Garage				22,725 s.f.
First				18,088 s.f.
Second				18,088 s.f.
Third				18,088 s.f.
FL Total				54,264 s.f.
Lot Area				52,586
F.A.R.				0.99
PARKING SPACE TABLE				
44 UNITS	1.5 Spaces per Unit			
Total Spaces Required	44 x 1.5 = 66 Spaces			
Total Spaces Provided	66 Spaces			

PLAN SET SHEET SCHEDULE

DESCRIPTION	SHEET #
TITLE SHEET	1 OF 3
EXISTING CONDITIONS PLAN	2 OF 3
PROPOSED CONDITIONS PLAN	3 OF 3
LANDSCAPE PLAN	1 OF 2
LANDSCAPE PLAN	2 OF 2

Owner/Applicant

Philip Spagnoli/Ralph Rossi
3 Cleveland Drive
Croton On Hudson, NY 10520

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF.

Authorized Agent

DATE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, P.E.	
STATE OF NEW YORK BRIAN J. STOKOSA 083970 LICENSED PROFESSIONAL ENGINEER	
Revisions	
Project No.	2020-248
License No.	089370

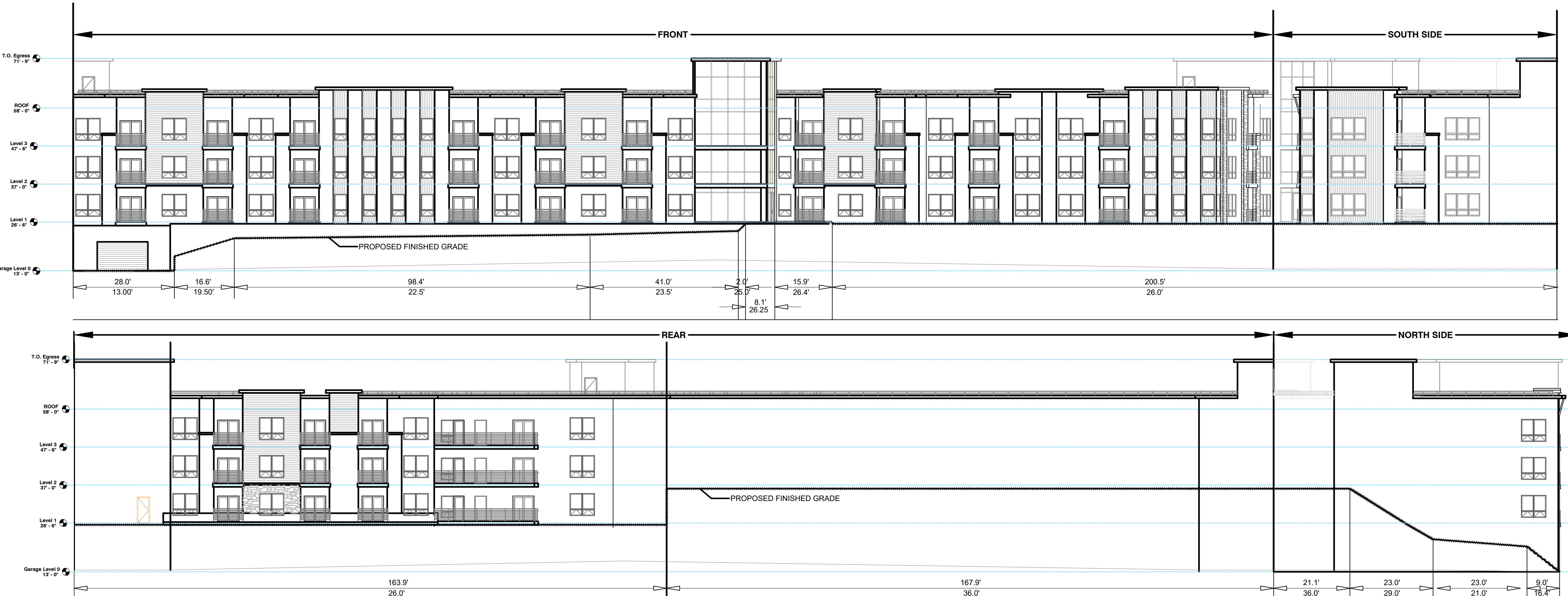
DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT: **Riverside Apartments**
Village of Croton-on-Hudson
Westchester County, New York

COVER SHEET

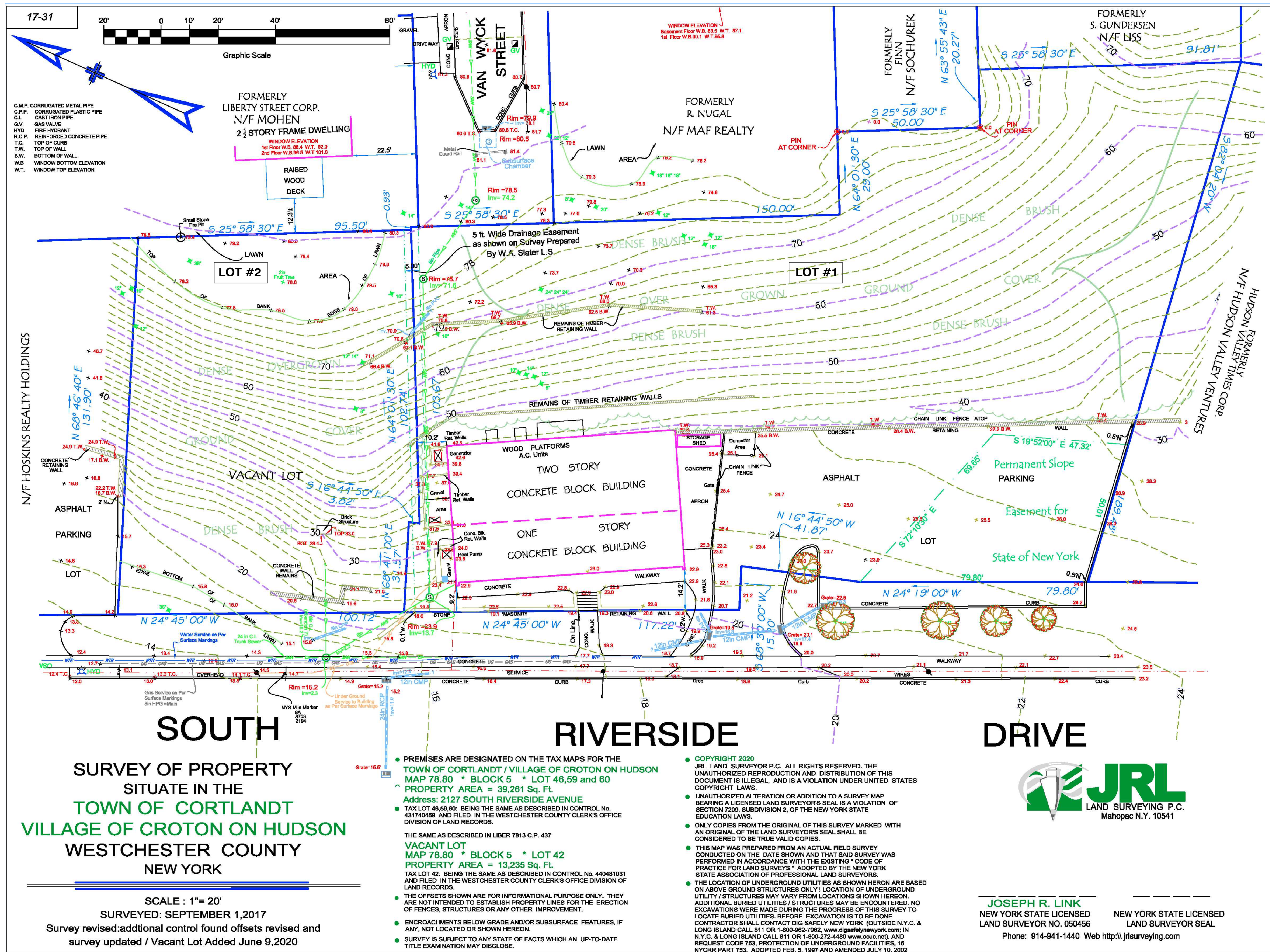
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
6-12-20	BJS	Page 1 of 3



1 AVERAGE GRADE ELEVATION

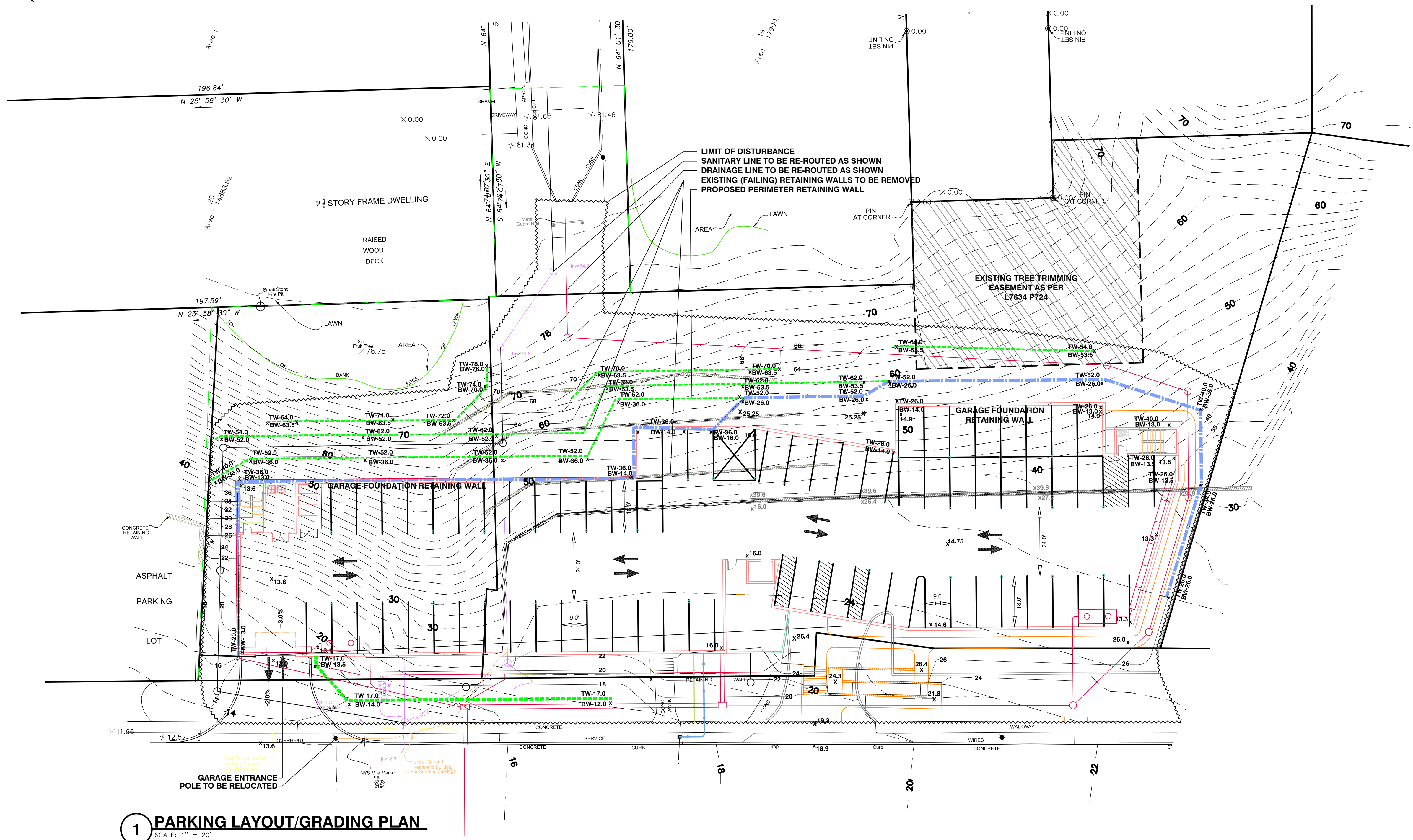
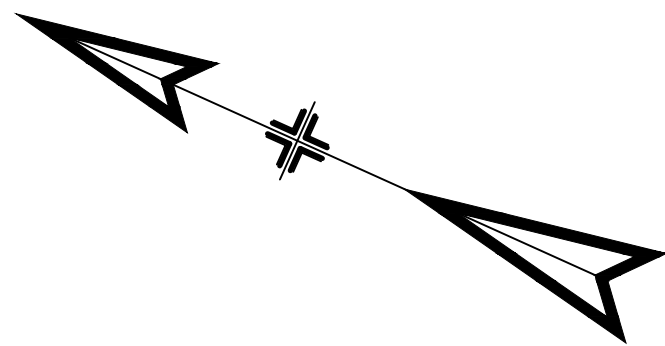
SCALE: N.T.S.

AVERAGE GRADE TABLE		
Elevation	Length	Product
13.0'	28.0'	364.0
19.5'	16.6'	323.7
22.5'	98.4'	2214.0
23.5'	41.0'	963.5
25.0'	2.0'	50.0
26.25'	8.1'	212.63
26.4'	15.9'	419.76
26.0'	200.5'	5213.0
26.0'	163.9'	4261.4
36.0'	167.9'	6044.4
36.0'	21.1'	759.6
29.0'	23.0'	667.0
21.0'	23.0'	483.0
16.4'	9.0'	147.6
Total	818.40	22,123.59
Average Existing Grade = 22,123.59/818.40 = 27.03'		



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Brian J. Stokosa, P.E.	
	
Revisions	
Project No.	2020-248
License No.	083970
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT: Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
DRAWING: EXISTING CONDITIONS PLAN	
SCALE: AS NOTED	DRAWN BY: BJS
DATE: 6-12-20	CHECKED BY: BJS
DRAWING No. 2 Page 2 of 3	



1 PARKING LAYOUT/GRADING PLAN
SCALE: 1" = 20'

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Brian J. Stokosa, P.E.	
Revisions	
Project No.	2020:248
License No. 083970	

DAY STOKOSA
ENGINEERING P.C.

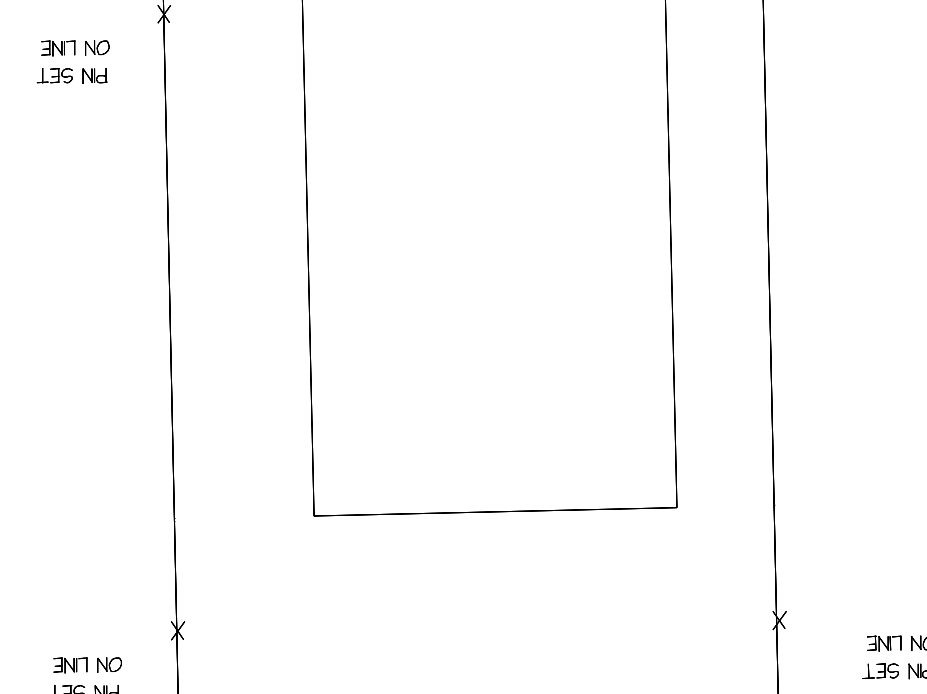
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
Riverside Apartments
Village of Croton-on-Hudson
Westchester County, New York

DRAWING
PARKING LAYOUT/GRADING PLAN

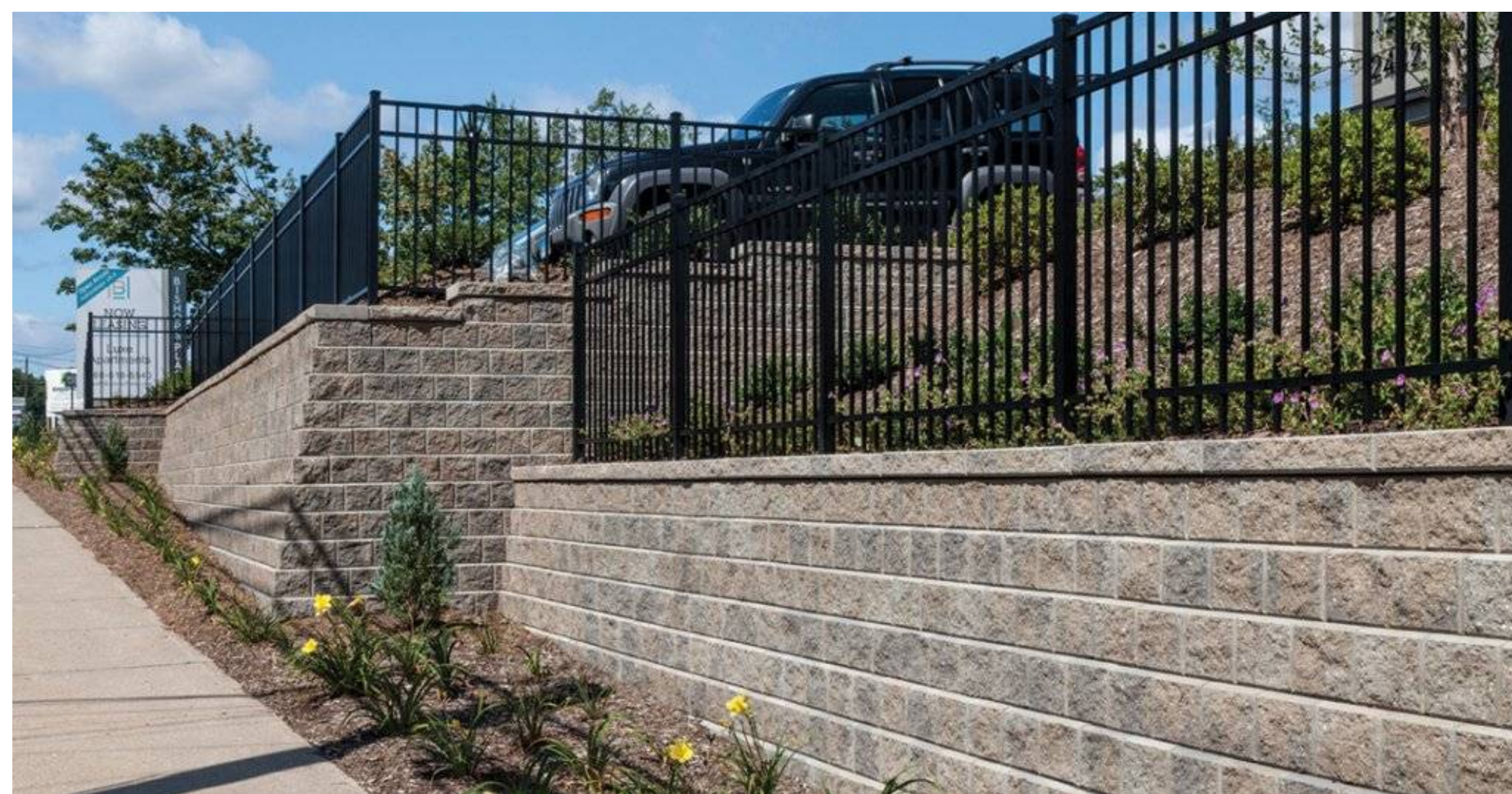
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	3
DATE	CHECKED BY	
6-12-20	BJS	Page 3 of 3

Qty	Botanical Name	Common Name	Size/Condition
	Trees		
5	<i>Betula nigra</i> 'BN11T'	DURA-HEAT RIVER BIRCH	7-8', B # B
5	<i>Cornus Florida</i>	FLOWERING DOGWOOD	8-9', B # B
22	<i>Ilex opaca</i>	AMERICAN HOLLY	7-8'
	Shrubs		
14	<i>Arctostaphylos</i> 'Brilliantissima'	BRIGHTLEAF RED CHOKEBERRY	4-5'
27	<i>Clethra alnifolia</i> 'Rosea'	ROSEA SWEET PEPPERBUSH	3 GALLON
7	<i>Cornus alba</i> 'Siberica Variegata'	SIBERICA VAREGATA DOGWOOD	3 GALLON
83	<i>Ilex glabra</i> 'Shamrock'	SHAMROCK NICKERBURY HOLLY	2 1/2-3'
51	<i>Itea virginica</i> 'Henny's Gamet'	HENRY'S GARNET VIRGINIA WILLOW	3 GALLON
30	<i>Ilex verticillata</i> 'Red Sprite'	RED SPRITE HOLLY	3 GALLON
16	<i>Rosa virginiana</i>	ROSA SWAMP ROSE	3 GALLON
25	<i>Viburnum dentatum</i>	ARRONNIX DOGWOOD	3-4'
5	<i>Viburnum dilatatum</i>	LINDEN VIBURNUM	4-5'
15	<i>Viburnum opulus</i> 'Nanum'	NANUM EUROPEAN HIGHBUSH CRANBERRY	3 GALLON
	Ornamental Grasses		
249	<i>Carex pensylvanica</i>	PENNSYLVANIA SEDGE	1 GALLON
144	<i>Panicum virgatum</i> 'Heavy Metal'	HEAVY METAL RED SWITCH GRASS	3 GALLON
144	<i>Schizachyrium scoparium</i>	LITTLE BLUE STEM GRASS	1 GALLON
	Perennials and Annuals		
53	<i>Aster novae-angliae</i> 'Alert'	ALERT NEW ENGLAND ASTER	2 GALLON
15	<i>Baptisia australis</i>	BLUE WILD INDIGO	1 GALLON
28	<i>Careopsis verticillata</i> 'Zagreb'	ZAGREB COREOPSIS	2 GALLON
66	<i>Geranium maculatum</i>	CROWN-OFT	1 GALLON
47	<i>Iris sibirica</i>	SIBERIAN IRIS	1 GALLON
24	<i>Liatris spicata</i> 'Kobold'	KOBOLD SPIKED BLAZING STAR	2 GALLON
68	<i>Matricaria struthiopteris</i>	OSTRICH FERN	1 GALLON
120	<i>Polystichum acrostichoides</i>	CHRISTMAS FERN	1 GALLON
14	<i>Penstemon digitalis</i> 'Husker Red'	HUSKER RED PENSTEMON	1 GALLON
45	<i>Phlox paniculata</i>	GARDEN PHLOX	1 GALLON
97	<i>Phlox subulata</i>	CREeping PHLOX	1 GALLON
41	<i>Rudbeckia fulgida</i> 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 GALLON
77	<i>Tiarella cordifolia</i>	FOAMFLOWER	1 GALLON
	Groundcovers		
3	<i>Arctostaphylos uva-ursi</i>	BEARS GRAPE	1 GALLON

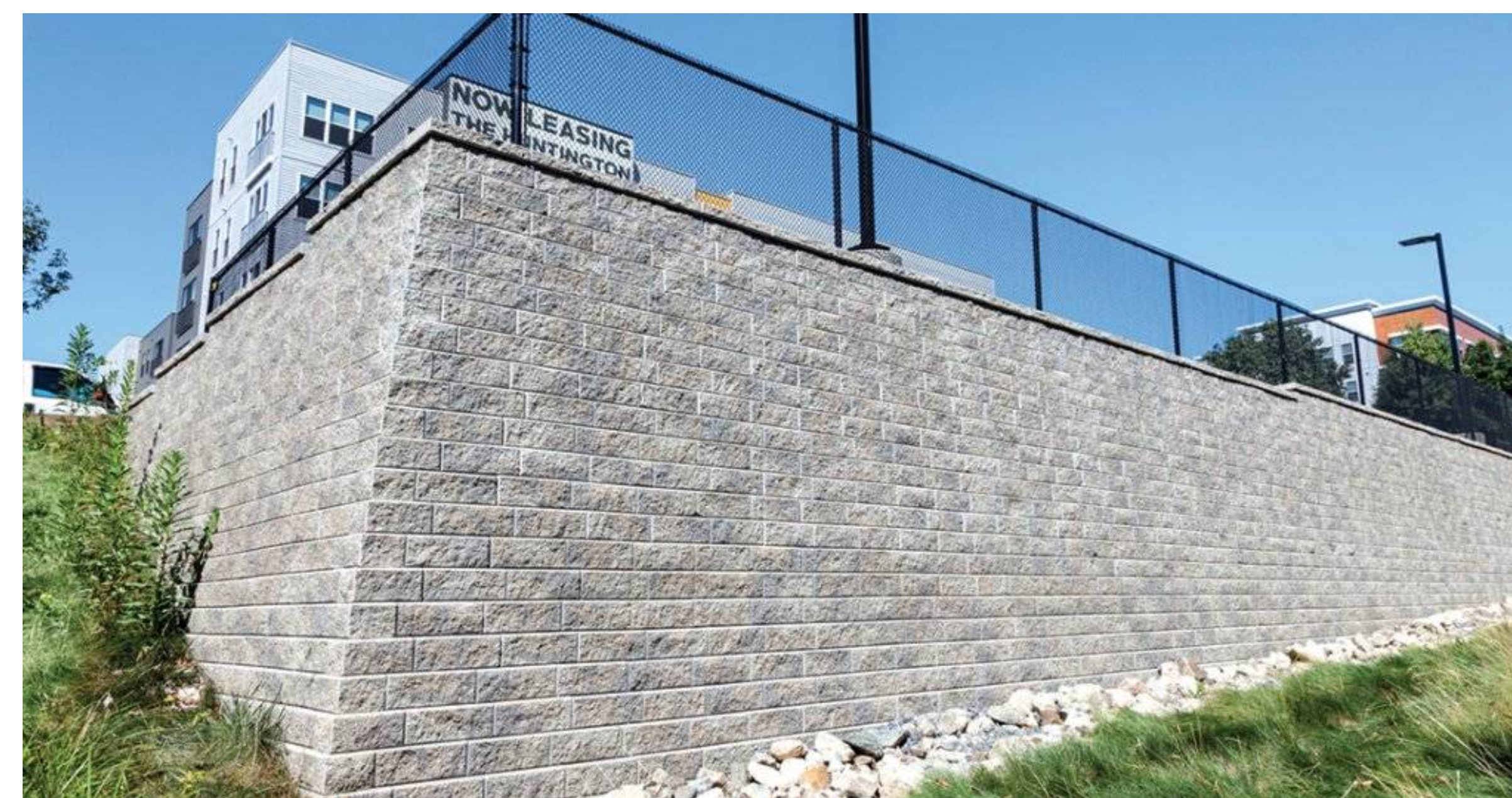


The diagram shows a circular flow between 'HOUSEHOLDS' and 'FIRMS'. An arrow labeled 'MONEY' points from 'HOUSEHOLDS' to 'FIRMS'. Another arrow labeled 'PRODUCTS' points from 'FIRMS' to 'HOUSEHOLDS'.





FRONT RETAINING WALL



REAR RETAINING WALL

UNLOCK "CONCORD WALL"
ALMOND GROVE

WALL COLOR



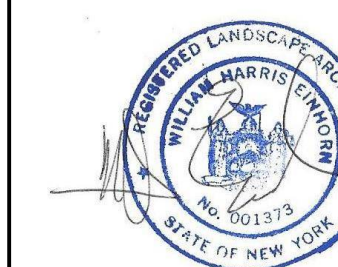
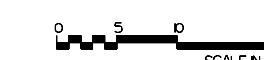
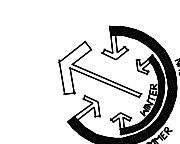
NOTES



F. CAPPARELLI
LANDSCAPE DESIGN

635 Halstead Ave.
Mamaroneck, NY 10543
914.698.6144 - 914.630.4647
Fclandscapedesign.com

WILLIAM HARRIS EINHORN,RLA

[illegible]

LANDSCAPE PLAN
WALL MATERIALS

RIVERSIDE
APARTMENTS
CROTON ON HUDSON

NEW YORK

SCALE	1"=16'-0"
DRAWN BY	WHE
CHECKED BY	
DATE	8/18/2020
DATE OF PRINT	

PROJECT NO.
SHEET NO. 2/2