

11/19/2021

CROTON ZONING STUDY - "LI" PARCELS TOD BUILDOUT: 4- and 5-stories, 0.8-1.2 FAR (all residential)

| 0.8 FAR, 4 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|---|------------------------|---------------|--------------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (0.8 FAR @ 4-stories) | Res FA SF (Floors 1-4) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 4,886.6 | 19,546.3 | 20.0 | 20.0 | 6,500.0 | 13,046.3 | 46.60 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 2,742.3 | 10,969.1 | 11.0 | 11.0 | 3,575.0 | 7,394.1 | 46.07 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 10,564.0 | 42,256.0 | 42.0 | 42.0 | 13,650.0 | 28,606.0 | 45.84 | |
| | | | | | | | | | 73.0 | 73.0 | | | | |

| 0.8 FAR, 5 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|---|------------------------|---------------|--------------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (0.8 FAR @ 5-stories) | Res FA SF (Floors 1-5) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 3,909.3 | 19,546.3 | 20.0 | 20.0 | 6,500.0 | 14,023.6 | 42.60 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 2,193.8 | 10,969.1 | 11.0 | 11.0 | 3,575.0 | 7,942.5 | 42.07 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 8,451.2 | 42,256.0 | 42.0 | 42.0 | 13,650.0 | 30,718.8 | 41.84 | |
| | | | | | | | | | 73.0 | 73.0 | | | | |

| 0.9 FAR, 4 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|---|------------------------|---------------|--------------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (0.9 FAR @ 4-stories) | Res FA SF (Floors 1-4) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 5,497.4 | 21,989.6 | 22.0 | 22.0 | 7,150.0 | 11,785.5 | 51.76 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 3,085.1 | 12,340.2 | 12.0 | 12.0 | 3,900.0 | 6,726.3 | 50.94 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 11,884.5 | 47,538.0 | 48.0 | 48.0 | 15,600.0 | 25,335.5 | 52.03 | |
| | | | | | | | | | 82.0 | 82.0 | | | | |

| 0.9 FAR, 5 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|----------------------|------------------|--|---------------------------|------------------|--------------------------------|-------------------------|------------------------|-------------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (0.9 FAR @ 5-stories) | Res FA SF (Floors 1-5) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 4,397.9 | 21,989.6 | 22.0 | 22.0 | 7,150.0 | 12,885.0 | 47.26 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 2,468.0 | 12,340.2 | 12.0 | 12.0 | 3,900.0 | 7,343.3 | 46.44 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 9,507.6 | 47,538.0 | 48.0 | 48.0 | 15,600.0 | 27,712.4 | 47.53 | |
| | | | | | | | | | 82.0 | 82.0 | | | | |

| 1.0 FAR, 4 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|----------------------|------------------|--|---------------------------|------------------|----------------------|-------------------------|------------------------|-------------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.0 FAR @ 4-stories) | Res FA SF (Floors 1-4) | Max Res Units | Min Req'd Res Pkg | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 6,108.2 | 24,432.9 | 24.0 | 24.0 | 7,800.0 | 10,524.7 | 56.92 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 3,427.8 | 13,711.3 | 14.0 | 14.0 | 4,550.0 | 5,733.5 | 58.18 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 13,205.0 | 52,820.0 | 53.0 | 53.0 | 17,225.0 | 22,390.0 | 57.61 | |
| | | | | | | | | | 91.0 | 91.0 | | | | |

| 1.0 FAR, 5 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|----------------------|------------------|--|---------------------------|------------------|--------------------------------|-------------------------|------------------------|-------------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.0 FAR @ 5-stories) | Res FA SF (Floors 1-5) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 4,886.6 | 24,432.9 | 24.0 | 24.0 | 7,800.0 | 11,746.3 | 51.92 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 2,742.3 | 13,711.3 | 14.0 | 14.0 | 4,550.0 | 6,419.1 | 53.18 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 10,564.0 | 52,820.0 | 53.0 | 53.0 | 17,225.0 | 25,031.0 | 52.61 | |
| | | | | | | | | | 91.0 | 91.0 | | | | |

| 1.1 FAR, 4 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|---|------------------------|---------------|--------------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.1 FAR @ 4-stories) | Res FA SF (Floors 1-4) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 6,719.0 | 26,876.2 | 27.0 | 27.0 | 8,775.0 | 8,938.9 | 63.41 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 3,770.6 | 15,082.5 | 15.0 | 15.0 | 4,875.0 | 5,065.7 | 63.05 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 14,525.5 | 58,102.0 | 58.0 | 58.0 | 18,850.0 | 19,444.5 | 63.19 | |
| | | | | | | | | | 100.0 | 100.0 | | | | |

| 1.1 FAR, 5 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|----------------------|------------------|--|----------------------------|------------------|--------------------------------|-------------------------|------------------------|-------------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.1 FAR @ 5-stories) | Res FA SF (Floors 1-5)) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 5,375.2 | 26,876.2 | 27.0 | 27.0 | 8,775.0 | 10,282.7 | 57.91 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 3,016.5 | 15,082.5 | 15.0 | 15.0 | 4,875.0 | 5,819.9 | 57.55 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 11,620.4 | 58,102.0 | 58.0 | 58.0 | 18,850.0 | 22,349.6 | 57.69 | |
| | | | | | | | | | 100.0 | 100.0 | | | | |

| 1.2 FAR, 4 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|--|------------------------|---------------|-------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.2 FA @ 4-stories) | Res FA SF (Floors 1-4) | Max Res Units | Min Req'd Res Pkg | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 7,329.9 | 29,319.5 | 29.0 | 29.0 | 9,425.0 | 7,678.0 | 68.58 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 4,113.4 | 16,453.6 | 16.0 | 16.0 | 5,200.0 | 4,397.9 | 67.92 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 15,846.0 | 63,384.0 | 63.0 | 63.0 | 20,475.0 | 16,499.0 | 68.76 | |
| | | | | | | | | | 108.0 | 108.0 | | | | |

| 1.2 FAR, 5 stories | | | | | | | | | | | | | | |
|--------------------|------------------|---------------------------|-----------------------------|----------------------------------|-------------------|---------------|---|------------------------|---------------|--------------------------|----------------------|---------------------|----------------------|--|
| Map ID (2021) | Tax Parcel ID | Address | Owner | Current Land Use | Underlying Zoning | Lot Area (SF) | Bldg Footprint SF (1.2 FAR @ 5-stories) | Res FA SF (Floors 1-5) | Max Res Units | Min Req'd Res Pkg Spaces | Min Req'd Parking SF | Parcel SF Remaining | % Parcel Utilization | |
| 48 | 79.17-1-3 and -4 | 1 Croton Point Avenue | Village of Croton on Hudson | commercial (law offices/parking) | LI | 24,432.9 | 5,863.9 | 29,319.5 | 29.0 | 29.0 | 9,425.0 | 9,144.0 | 62.58 | |
| 49 | 79.17-1-6 | 2 & 4 Croton Point Avenue | Albert Brenda G | commercial (Green Growler) | LI | 13,711.3 | 3,290.7 | 16,453.6 | 16.0 | 16.0 | 5,200.0 | 5,220.6 | 61.92 | |
| 50 | 79.17-1-5 | Croton Point Avenue | Village of Croton on Hudson | parking | LI | 52,820.0 | 12,676.8 | 63,384.0 | 63.0 | 63.0 | 20,475.0 | 19,668.2 | 62.76 | |
| | | | | | | | | | 108.0 | 108.0 | | | | |

NOTES/ASSUMPTIONS:

- 1) Lot area based on Westchester County GIS database, with exception of Parcel 50 (buildable area provided by the Village)
- 2) Projected residential units calculated by dividing total projected floor area by 1,000 sf per unit
- 3) Projected residential parking calculated at 1.0 spaces per residential unit
- 4) Area calculation for a single parking space (sf) assumes that 1 space = (10 ft x 20 ft = 200 sf + half the circulation aisle 10 ft x 12.5 ft = 125 sf) = 325 sf
- 5) Percent parcel utilization = percentage of the parcel's area occupied by building footprint and parking lot in each scenario (does not account for landscaping, outdoor amenities, or setbacks)
- 6) Assumes uses are accommodated within one building per parcel
- 7) Gross floor area (residential) is conservative and excludes stairs, elevators, lobbys, halls, etc.

