

11/19/2021

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

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	4,886.6	4,886.6	12.0	14,659.7	15.0	15.0	27.0	8,775.0	10,771.3	55.91
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,742.3	2,742.3	7.0	8,226.8	8.0	8.0	15.0	4,875.0	6,094.1	55.55
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	10,564.0	10,564.0	26.0	31,692.0	32.0	32.0	58.0	18,850.0	23,406.0	55.69
								18,192.8	45.0		55.0	55.0	100.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	3,909.3	3,909.3	10.0	15,637.1	16.0	16.0	26.0	8,450.0	12,073.6	50.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,193.8	2,193.8	5.0	8,775.3	9.0	9.0	14.0	4,550.0	6,967.5	49.18
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	8,451.2	8,451.2	21.0	33,804.8	34.0	34.0	55.0	17,875.0	26,493.8	49.84
								14,554.3	36.0		59.0	59.0	95.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	5,497.4	5,497.4	14.0	16,492.2	16.0	16.0	30.0	9,750.0	9,185.5	62.41
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,085.1	3,085.1	8.0	9,255.2	9.0	9.0	17.0	5,525.0	5,101.3	62.80
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	11,884.5	11,884.5	30.0	35,653.5	36.0	36.0	66.0	21,450.0	19,485.5	63.11
								20,467.0	52.0		61.0	61.0	113.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	4,397.9	4,397.9	11.0	17,591.7	18.0	18.0	29.0	9,425.0	10,610.0	56.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,468.0	2,468.0	6.0	9,872.2	10.0	10.0	16.0	5,200.0	6,043.3	55.92
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	9,507.6	9,507.6	24.0	38,030.4	38.0	38.0	62.0	20,150.0	23,162.4	56.15
								16,373.6	41.0		66.0	66.0	107.0			

1.0 FAR, 4 stories																
Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Buildable Lot Area (SF)	Bldg Footprint SF (1.0 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	6,108.2	6,108.2	15.0	18,324.7	18.0	18.0	33.0	10,725.0	7,599.7	68.90
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,427.8	3,427.8	9.0	10,283.5	10.0	10.0	19.0	6,175.0	4,108.5	70.04
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	13,205.0	13,205.0	33.0	39,615.0	40.0	40.0	73.0	23,725.0	15,890.0	69.92
								22,741.1	57.0		68.0	68.0	125.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	4,886.6	4,886.6	12.0	19,546.3	20.0	20.0	32.0	10,400.0	9,146.3	62.57
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,742.3	2,742.3	7.0	10,969.1	11.0	11.0	18.0	5,850.0	5,111.9	62.67
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	10,564.0	10,564.0	26.0	42,256.0	42.0	42.0	68.0	22,100.0	20,156.0	61.84
								18,192.8	45.0		73.0	73.0	118.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	6,719.0	6,719.0	17.0	20,157.1	20.0	20.0	37.0	12,025.0	5,688.9	76.72
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,770.6	3,770.6	9.0	11,311.9	11.0	11.0	20.0	6,500.0	3,440.7	74.91
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	14,525.5	14,525.5	36.0	43,576.5	44.0	44.0	80.0	26,000.0	12,294.5	76.72
								25,015.2	62.0		75.0	75.0	137.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	5,375.2	5,375.2	13.0	21,501.0	22.0	22.0	35.0	11,375.0	7,682.7	68.56
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,016.5	3,016.5	8.0	12,066.0	12.0	12.0	20.0	6,500.0	4,194.9	69.41
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	11,620.4	11,620.4	29.0	46,481.6	46.0	46.0	75.0	24,375.0	16,824.6	68.15
								20,012.1	50.0		80.0	80.0	130.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	7,329.9	7,329.9	18.0	21,989.6	22.0	22.0	40.0	13,000.0	4,103.0	83.21
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	4,113.4	4,113.4	10.0	12,340.2	12.0	12.0	22.0	7,150.0	2,447.9	82.15
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	15,846.0	15,846.0	40.0	47,538.0	48.0	48.0	88.0	28,600.0	8,374.0	84.15
								27,289.3	68.0		82.0	82.0	150.0			

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)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	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)	U	24,432.9	5,863.9	5,863.9	15.0	23,455.6	23.0	23.0	38.0	12,350.0	6,219.0	74.55
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,290.7	3,290.7	8.0	13,162.9	13.0	13.0	21.0	6,825.0	3,595.6	73.78
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	12,676.8	12,676.8	32.0	50,707.2	51.0	51.0	83.0	26,975.0	13,168.2	75.07
								21,831.4	55.0		87.0	87.0	142.0			

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) Projected commercial parking calculated at 1 space per 400 sf of floor area
- 5) 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
- 6) 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)
- 7) Assumes uses are accommodated within one building per parcel
- 8) Gross floor area (residential and commercial) is conservative and excludes stairs, elevators, lobbies, halls, etc.
- 9) Calculations do not account for other dimensional requirements (front, rear, side yard setbacks) for buildings or off street parking

