

11/19/2021

CROTON ZONING STUDY - HSRG multifamily residential by special permit (combined lots, 3-stories, 0.8 FAR, 1.5 parking)

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Existing Res Units	Site Plan?	Underlying Zoning	Lot Area (SF)	Combined Area (SF)	Bldg Footprint SF (0.8 FAR)	Res FA SF (0.8 FAR @ 3 stories)	Max Res Units	Min Req'd Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
1	79.13-1-5	So Riverside Avenue	Swerdloff Michael & Janice	vacant			C-2	880.2								
2	79.13-1-6	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant			C-2	1,168.9								
3	79.13-1-7	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant			C-2	859.8								
4	79.13-1-9	321 Oneida Avenue	Thirty-Six Oneida Avenue	commercial (dental, law, insurance offices)		YES	C-2	13,333.1	15,361.8	4,096.5	12,289.5	12.0	18.0	5,850.0	5,415.3	64.75
5	79.13-1-60	325 So Riverside Avenue	Tucci Antonio and Sarina	commercial (restaurant and parking)		YES	C-2	14,472.7	14,472.7	3,859.4	11,578.2	12.0	18.0	5,850.0	4,763.3	67.09
6	79.13-1-61	So Riverside Avenue	Brenda LLC	commercial (restaurant parking)		YES	C-2	7,160.3								
7	79.13-1-62	337 So Riverside Avenue	Brenda LLC	commercial (restaurant)	2	YES	C-2	11,276.3	18,436.7	4,916.4	14,749.3	15.0	23.0	7,475.0	6,045.2	67.21
8	79.13-1-63	345 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (restaurant, laundromat, resi)	4		C-2	12,692.4								
9	79.13-1-64	347-349 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (nail salon, resi above)	3		C-2	12,613.9								
10	79.13-1-65	351-353 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (car service, MF house)	4		C-2	8,286.8	33,593.1	8,958.2	26,874.5	27.0	41.0	13,325.0	11,309.9	66.33
11	79.13-1-66	365 So Riverside Avenue	JLF Realty of Croton Inc.	commercial (day care center)		YES	C-2	16,240.4								
12	79.13-1-68	So Riverside Avenue	JLF Realty of Croton Inc.	commercial (parking)		YES	C-2	7,765.3								
13	79.13-1-69	73 Benedict Blvd	JLF Realty of Croton Inc.	commercial (nail salon)		YES	C-2	8,270.1	32,275.9	8,606.9	25,820.7	26.0	39.0	12,675.0	10,994.0	65.94
14	79.13-2-26	375 So Riverside Avenue	South Riverside Croton LLC	mixed use (commercial GF, resi above)	8	YES	C-2	12,435.6	12,435.6	3,316.2	9,948.5	10.0	15.0	4,875.0	4,244.4	65.87
15	79.13-2-27	383 So Riverside Avenue	KPT Riverside Realty LLC	vacant commercial, resi 2nd floor	3	YES	C-2	7,424.5								
16	79.13-2-28	So Riverside Avenue	KPT Riverside Realty LLC	commercial parking		YES	C-2	6,595.8	14,020.3	3,738.8	11,216.3	11.0	17.0	5,525.0	4,756.6	66.07
17	79.13-2-29	387-389 So Riverside Avenue	Settembre Sabatiello	commercial (restaurant and parking)		YES	C-2	6,463.3	6,463.3	1,723.5	5,170.6	5.0	8.0	2,600.0	2,139.7	66.89
18	79.13-2-30	395 So Riverside Avenue	LVM Realty Corp	commercial (hair salon)		YES	C-2	8,550.0	8,550.0	2,280.0	6,840.0	7.0	11.0	3,575.0	2,695.0	68.48
19	79.13-2-31	401 So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic)		YES	C-2	6,409.5								
20	79.13-2-32	So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic) and res	1	YES	C-2	6,999.3	13,408.8	3,575.7	10,727.0	11.0	17.0	5,525.0	4,308.1	67.87
21	79.13-2-33	409 So Riverside Ave	Daja View Real Estate Inc.	commercial (Podiatrist office)			C-2	4,063.7	4,063.7	1,083.7	3,251.0	3.0	5.0	1,625.0	1,355.1	66.65
22	79.13-2-5	33 Croton Point Avenue	MAF Holdings #1 LLC	commercial (contractor)			C-2	12,162.0	12,162.0	3,243.2	9,729.6	10.0	15.0	4,875.0	4,043.8	66.75
23	79.13-2-6	43 Croton Point Avenue	Croton Point Properties LLC	commercial (deli)			C-2	10,770.6	10,770.6	2,872.2	8,616.5	9.0	14.0	4,550.0	3,348.4	68.91
24	79.13-2-18	49 Croton Point Avenue	Borges Joseph S & Ann Rus	residential	3		C-2	17,333.5	17,333.5	4,622.3	13,866.8	14.0	21.0	6,825.0	5,886.3	66.04
25	79.13-2-21	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		YES	C-2	1,920.4								
26	79.13-2-22.1	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		YES	C-2	14,555.5								
27	79.13-2-22	67 Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		YES	C-2	12,284.0	28,759.9	7,669.3	23,007.9	23.0	35.0	11,375.0	9,715.6	66.22
28	79.13-2-23	So Riverside Avenue	Riverside Realty of Croton	vacant lot			C-2	13,591.4								
29	79.13-2-24	So Riverside Avenue	Riverside Realty of Croton	vacant lot			C-2	2,925.3	16,516.7	4,404.5	13,213.4	13.0	20.0	6,500.0	5,612.2	66.02
30	79.13-2-25	380 So Riverside Avenue	Guppy Realty Corp	commercial (gas station)		YES	C-2	18,286.5	18,286.5	4,876.4	14,629.2	15.0	23.0	7,475.0	5,935.1	67.54
31	79.13-1-70	370 So Riverside Ave	Kussa Corp	mixed use (convenience store GF, resi above)	6	YES	C-2	10,098.5	10,098.5	2,692.9	8,078.8	8.0	12.0	3,900.0	3,505.6	65.29
32	79.13-1-71	368 So Riverside Ave	Frank Karl	mixed use (commercial GF, resi above)	2		C-2	5,980.9	5,980.9	1,594.9	4,784.7	5.0	8.0	2,600.0	1,786.0	70.14
33	79.13-1-72	362-366 So Riverside Ave	MAF Realty LTD	mixed use (office, flooring, salon GF, resi above)	5		C-2	8,516.9	8,516.9	2,271.2	6,813.5	7.0	11.0	3,575.0	2,670.7	68.64
34	79.13-1-73	358 So Riverside Ave	Nreca Zev	commercial (deli)		YES	C-2	2,669.6								
44*	79.13-1-77	Wayne Street	Nreca Zev	commercial parking		YES	C-2	2,620.0	5,289.6	1,410.6	4,231.7	4.0	6.0	1,950.0	1,929.0	63.53
35	79.13-1-74	352 So Riverside Ave	Spring Come LLC	commercial (restaurant)		YES	C-2	10,317.5								
36	79.13-1-75	Wayne & Clinton STS	Spring Come LLC	commercial (restaurant parking)		YES	C-2	5,261.5								
45*	79.13-1-83	Clinton Street	Spring Come LLC	commercial (restaurant storage)		YES	C-2	2,360.4	17,939.4	4,783.9	14,351.6	14.0	21.0	6,825.0	6,330.6	64.71
37	79.13-1-85	So Riverside Avenue	Palisades Enterprises LLC	commercial (gas station/auto repair)		YES	C-2	4,054.8								
38	79.13-1-86	336 So Riverside Avenue	Palisades Enterprises LLC	commercial (auto repair storage)		YES	C-2	22,150.3	26,205.1	6,988.0	20,964.1	21.0	32.0	10,400.0	8,817.1	66.35
39	79.13-1-87	326-328 So Riverside Avenue	Little Girl Realty LLC	commercial (feed the birds)		YES	C-2	11,342.1	11,342.1	3,024.6	9,073.7	9.0	14.0	4,550.0	3,767.5	66.78
40	79.13-1-88	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		YES	C-2	5,166.6								
41	79.13-1-89	320 So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		YES	C-2	5,734.2								
42	79.13-1-90	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		YES	C-2	2,110.0	13,010.9	3,469.6	10,408.7	10.0	15.0	4,875.0	4,666.3	64.14
43*	79.13-1-76	44 Wayne Street	Village of Croton on Hudson	Croton EMS			C-2	5,004.6	5,004.6	1,334.5	4,003.6	4.0	6.0	1,950.0	1,720.0	65.63
46*	79.13-1-84	11 Clinton Street	Tsagarakis Peter	single family residential	1		C-2	14,198.4	14,198.4	3,786.2	11,358.7	11.0	17.0	5,525.0	4,887.2	65.58
47*	79.13-2-91	485 So Riverside Avenue	Jodine and Jennifer Realty	commercial (ET Equipment, gymnastics studio)			C-2/RA-5	92,210.0	92,210.0	24,589.3	73,768.0	74.0	111.0	36,075.0	31,545.7	65.79
												390	593			

- NOTES/ASSUMPTIONS
- 1) **XX\*** - Indicates 2021 Harmon/South Riverside Gateway Expansion Parcel
- 2) Adjacent parcels in common ownership are shown in same color and assembled as development sites - refer to Figure 3 "common ownership parcels"
- 3) Lot size based on Westchester County GIS database, with exception of Parcel 50 (area provided by the Village)
- 4) Projected residential floor area based on 0.8 FAR at 3 stories
- 5) Projected residential units calculated by dividing total floor area by 1,000 sf per unit
- 6) Projected parking calculated at 1.5 spaces per residential unit
- 7) Area calculation for a 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
- 8) Assumes uses are accommodated within one building per parcel
- 9) Gross floor area (residential) is conservative and excludes stairs, elevators, lobbys, halls, etc.
- 10) Calculations do not account for other dimensional requirements (front, rear, side yard setbacks) for buildings or off street parking

