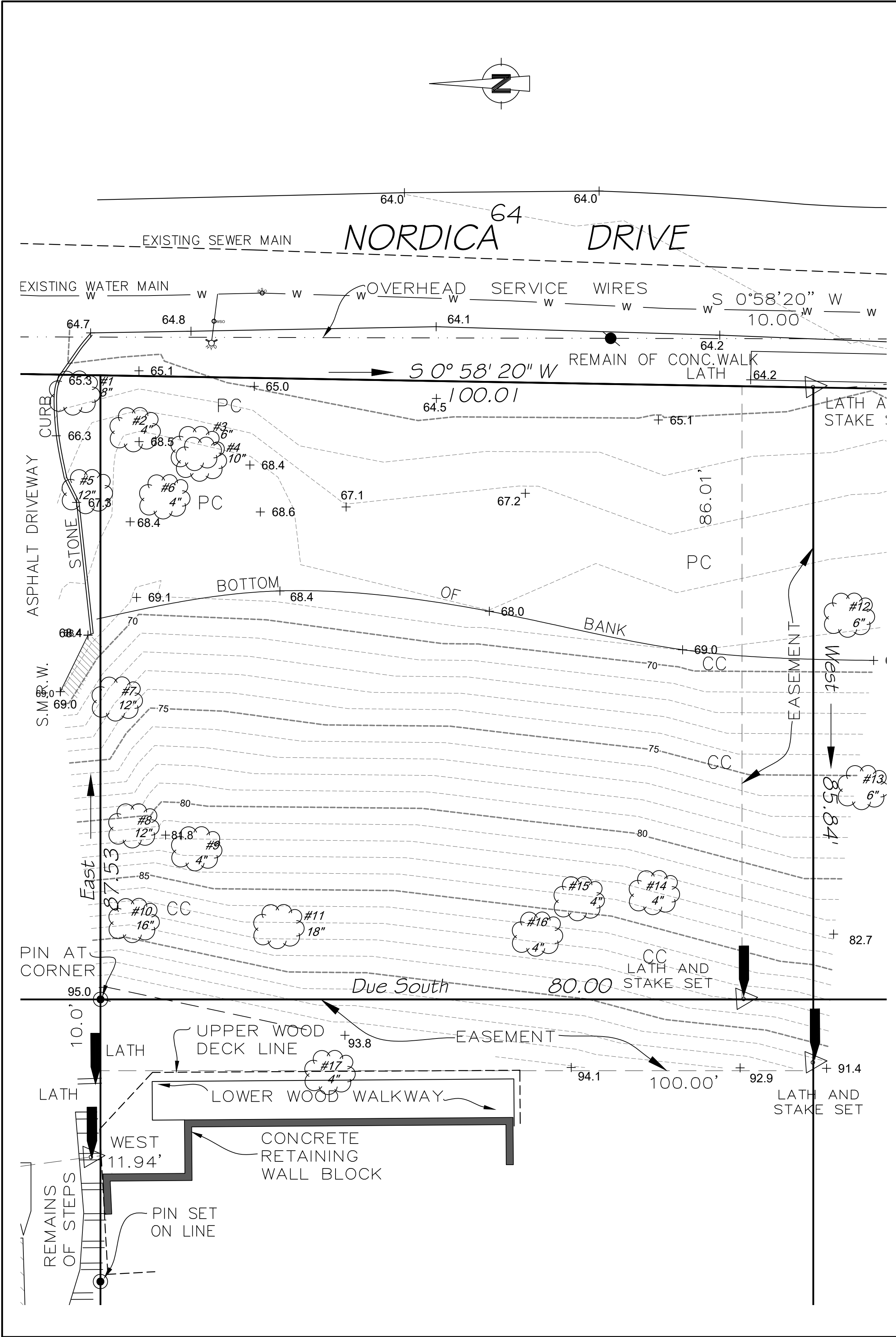
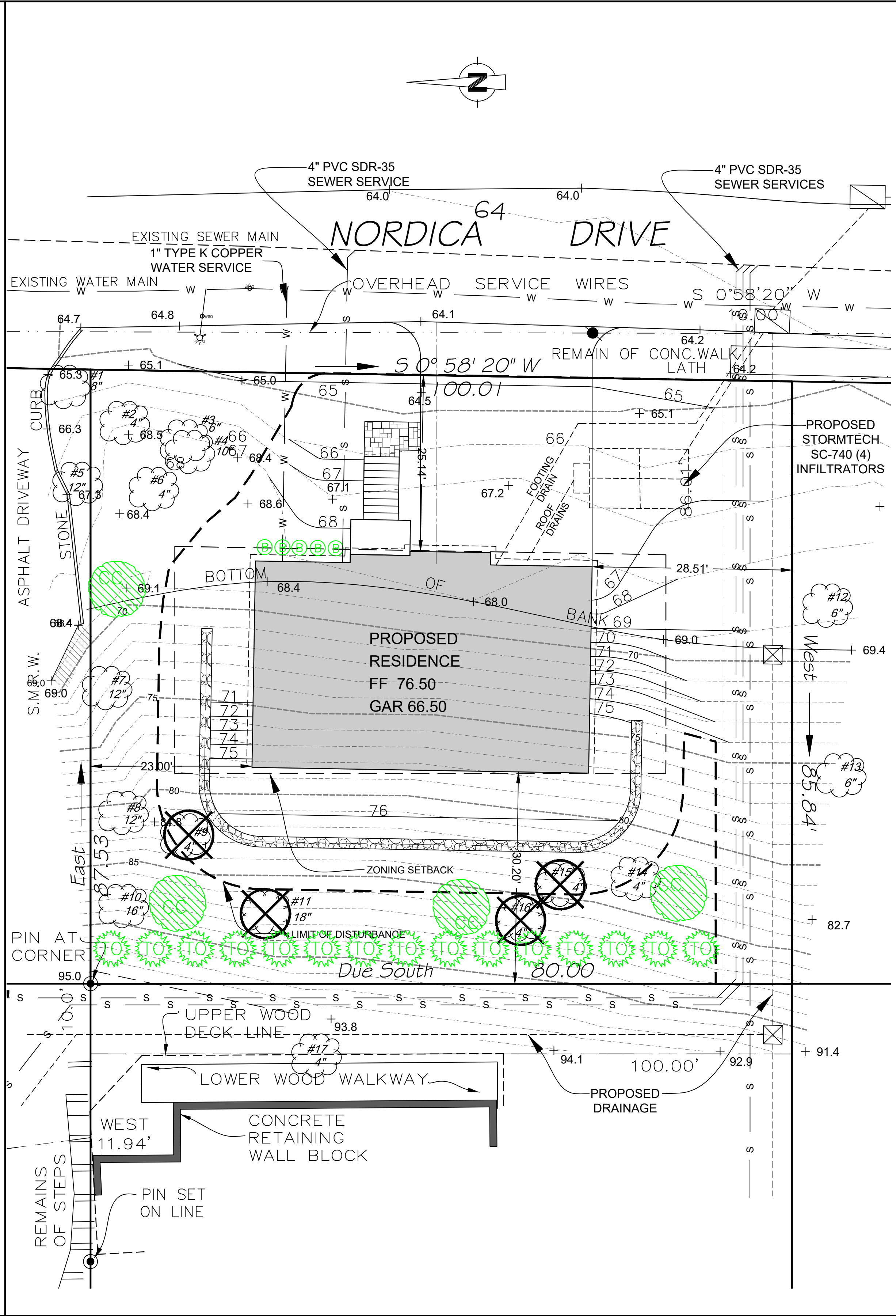
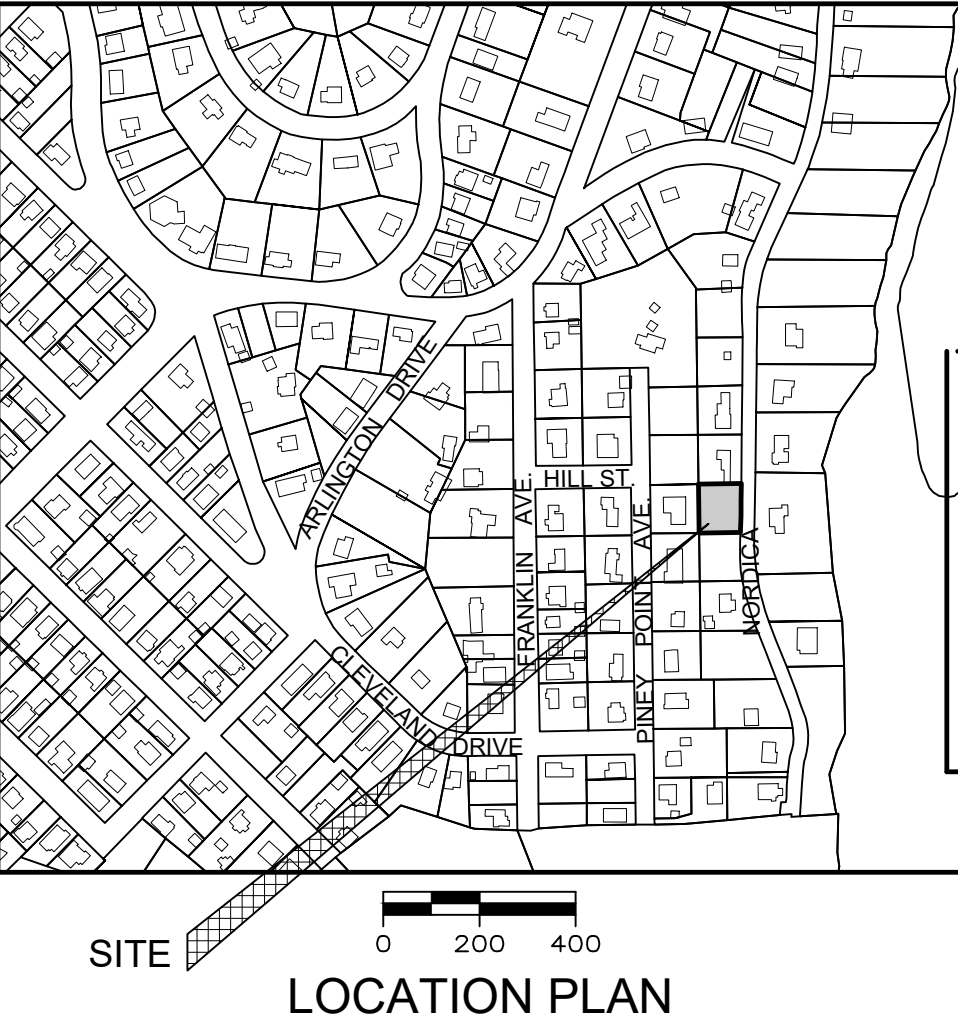




EXISTING CONDITIONS
SCALE: 1"=10'



PROPOSED PLAN
SCALE: 1"=10'



PROPERTY DATA	
PROPERTY OWNER	MARK FRANZOSO
OWNERS ADDRESS	33 CROTON PT. AVENUE CROTON ON HUDSON, NY 10520
APPLICANT	MARK FRANZOSO
LOCATION	23 NORDICA DRIVE CROTON, NY 10520
TAX MAP DATA	SECTION 79.13 BLOCK 4 LOT 64
SITE AREA	0.20 ACRES
WATERSHED	HUDSON RIVER
WATER SUPPLY SYSTEM	VILLAGE OF CROTON

VILLAGE OF CROTON-ON-HUDSON ZONING REQUIREMENTS		
ZONING DISTRICT - RA-9		RESIDENTIAL
BULK REGULATIONS	REQUIRED / ALLOWABLE	PROPOSED
LOT AREA (SQUARE FEET)	9,375	8,669'
LOT WIDTH (FEET)	75	100.00
LOT DEPTH (FEET)	125	85.84'
FRONT YARD SETBACK (FEET)	25	25.14
SIDE YARD SETBACKS / COMBINED	12 / 30	23.00 / 51.51
REAR YARD SETBACK (FEET)	30	30.20
HABITABLE FLOOR AREA (SQUARE FEET)	PER D.U. : 1,000 MAIN FLOOR: 880	2,109 1,442
FLOOR AREA RATIO	0.40	0.24
BUILDING HEIGHT		
STORIES	2 1/2	2
FEET	35	18±
MAX. BUILDING COVERAGE (% OF LOT AREA)	35%	24%
REQUIRED OFF STREET PARKING	2 PER D.U.	2

- ZONING NOTES
- LOT AREA VARIANCE GRANTED 10-4-2020
 - LOT DEPTH REDUCTION PURSUANT TO VILLAGE CODE §230-40(G)(2)

PLANT LIST

SHRUBS					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
5	B	BUXUS MICROPHYLLA	BOXWOOD	5.5 GAL.	PLANT 2' APART
TREES					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
4	CC	CERCIS CANADENSIS	RED BUD	8-10 FT.	
15	TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	5-6 FT.	

9 REV. LANDSCAPING 01-21-22	5 REV. HOUSE LOC. 11-15-21
8 REV. LANDSCAPING 01-12-22	4 REVISED LOD 9-22-21
7 REVISE LOD 11-25-21	3 MISC. REVISIONS 7-20-21
6 ADD TREE SURV. 11-22-21	2 MISC. REVISIONS 3-26-21
	1 MISC. REVISIONS 4-20-20
	ISSUE DATE: 4-17-20
	PROJECT NUMBER:



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

EXISTING CONDITIONS
AND SITE PLAN

PROPOSED RESIDENCE
Prepared For
MARK FRANZOSO



Know what's below.
Call before you dig.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE
NEW YORK STATE EDUCATION LAW.