

September 7, 2022

Sent Via Hand Delivery and Email

Robert Luntz, Chair
Village of Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520

**Re: 1380 Albany Post Road, Croton-on-Hudson
Site Plan Application**

Hon. Chair and Members of the Planning Board:

I. INTRODUCTION

This firm represents the Matra Group, LLC (“Matra” or “Applicant”), owner of the property located at 1380 Albany Post Road (“Property”) in connection with this application for site plan and subdivision consolidation approval. The Applicant is proposing to develop the Property with a 3-story, 29-unit apartment building and associated parking. The purpose of this letter is to transmit the referenced applications to your Board and request placement on your September 13, 2022 agenda.

II. DESCRIPTION OF SITE AND ZONING

The Property is located at 1380 Albany Post Road and consists of an assemblage of two contiguous parcels. An aerial image of the site is attached hereto as **Exhibit A**. The parcels are identified on the tax assessment map of the Village of Croton-on-Hudson as parcel numbers 67.10-2-14 and 15. The relevant portion of the tax assessment map is attached hereto as **Exhibit B**. The Property is approximately 1.6 acres and is located in the North End Gateway District. The underlying zoning of the Property is Limited Office (“O-1”). The site is currently improved with an approximately 2,600 s.f. structure, which houses Estate Cabinetry, and associated parking. The improvements are located on the northern side of the Property, while the southern portion of the site is vacant land.

III. PRIOR APPROVALS

In September of 2021, Matra submitted a petition to the Board of Trustees (“BOT”) requesting that certain zoning regulations be established for the North End Gateway District (“NEGD”). In connection with that petition, a full Environmental Assessment Form and Coastal Assessment Form were submitted for review. The Petition was referred to both your Board and the Waterfront Advisory Council (“WAC”) for review and recommendation. After reviewing the petition, your Board issued a memorandum, dated December 3, 2021, to the BOT recommending that the zoning amendment be adopted. Further, the WAC issued a memorandum dated December 16, 2021, in which it determined that the proposed zone text amendment was consistent with the Local Waterfront Revitalization Program. Finally, on March 7, 2022, after receiving your Board’s recommendation, the WAC recommendation, and finding that the requested amendment was compliant with the Village’s Comprehensive Plan, the BOT adopted the NEGD regulations by Local Law #3-2022.

On June 29, 2022, the Applicant submitted a special permit application to the BOT. Once again, the matter was referred to your Board for its review and recommendation. We appeared before your Board on July 12, 2022. At the conclusion of our presentation, your Board, by unanimous vote, recommended that the BOT grant the requested special permit. Finally, on August 15th, the BOT granted special permit approval for this project.

IV. CURRENT PROPOSAL

The Applicant is proposing to construct an approximately 33,400 s.f., three-story, multi-family building on the Property. The building will consist of a total of 29 units, with a mix of 18 one-bedroom units and 11 two-bedroom units. The one-bedroom units will range in size from 703 s.f. to 934 s.f. The two-bedroom units range in size from 1,003 s.f. to 1,202 s.f. Fifty (50) parking spaces are proposed and will be located at-grade on the southern and western sides of the building. Amenities associated with the project include: (i) outdoor lounge; (ii) fitness center; (iii) community/event room¹; (iv) bicycle storage racks; (v) outdoor barbeque/grill area; and (vi) electric vehicle charging stations. Additionally, the building will include a rooftop solar panel array, high efficiently air sourced heat pumps, and rainwater harvesting.

In support of this application, the following plans are submitted herewith:

1. Existing Conditions, Demo & Site Layout Plan, prepared by Alfonzetti Engineering, P.C., dated September 10, 2021, last revised September 6, 2022;
2. Proposed Grading and Utility Plan, prepared by Alfonzetti Engineering, P.C., dated September 10, 2021, last revised September 6, 2022;

¹ For use by building residents and their guests only.

3. Erosion Control Plan, prepared by Alfonzetti Engineering, P.C., dated January 21, 2021, last revised September 6, 2022;
4. Site Details, prepared by Alfonzetti Engineering, P.C., dated January 21, 2021, last revised September 6, 2022;
5. Front Elevation – Street Side (Sheet 1 of 4), prepared by DeMasi Architects, P.C., dated September 2, 2022;
6. Ground Floor Plan (Sheet 2 of 4), prepared by DeMasi Architects, P.C., dated September 2, 2022;
7. Second & Third Floor Plan (Sheet 3 of 4), prepared by DeMasi Architects, P.C., dated September 2, 2022;
8. Basement Floor Plan (Sheet 4 of 4), prepared by DeMasi Architects, P.C., dated September 2, 2022;
9. Front Elevation – Street Side (Color), prepared by DeMasi Architects, P.C.;
10. Planting Plan (Sheet L-1), prepared by IQ Landscape Architects, dated September 2, 2022, Last revised September 7, 2022; and
11. Planting Plan (Sheet L-2), prepared by IQ Landscape Architects, dated September 2, 2022, Last revised September 7, 2022.

V. CONCLUSION

Enclosed herewith, please find a completed site plan application, together with the application fee.

Overall, Matra and the Development Team maintain that this development will be a significant upgrade to the Property and will be an asset to the Village by providing an alternative housing type to the typical single-family homes in the area. It will also enhance the aesthetic in the immediate area. We look forward to processing this application before the Village. Please place this matter on the Planning Board's September 13, 2022 agenda for an initial presentation and, if your Board deems appropriate, the scheduling of the required public hearing.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Kory Salomone

cc: Client
Linda Whitehead, Esq.
Dan O'Connor, P.E.

Ralph Alfonzetti, P.E.
Lou Demasi, AIA
John Imbiano, ASLA

EXHIBIT A

RA-40

BRIGGS LANE

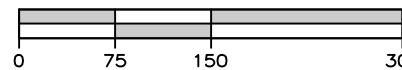
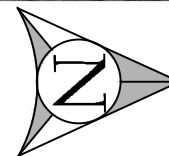
N.Y.S. ROUTE 9

0-1 IN EGD

NORTH RIVERSIDE AVE
(FORMERLY ALBANY POST RD)

RA-2.5

SCENIC DR W



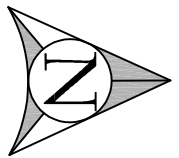
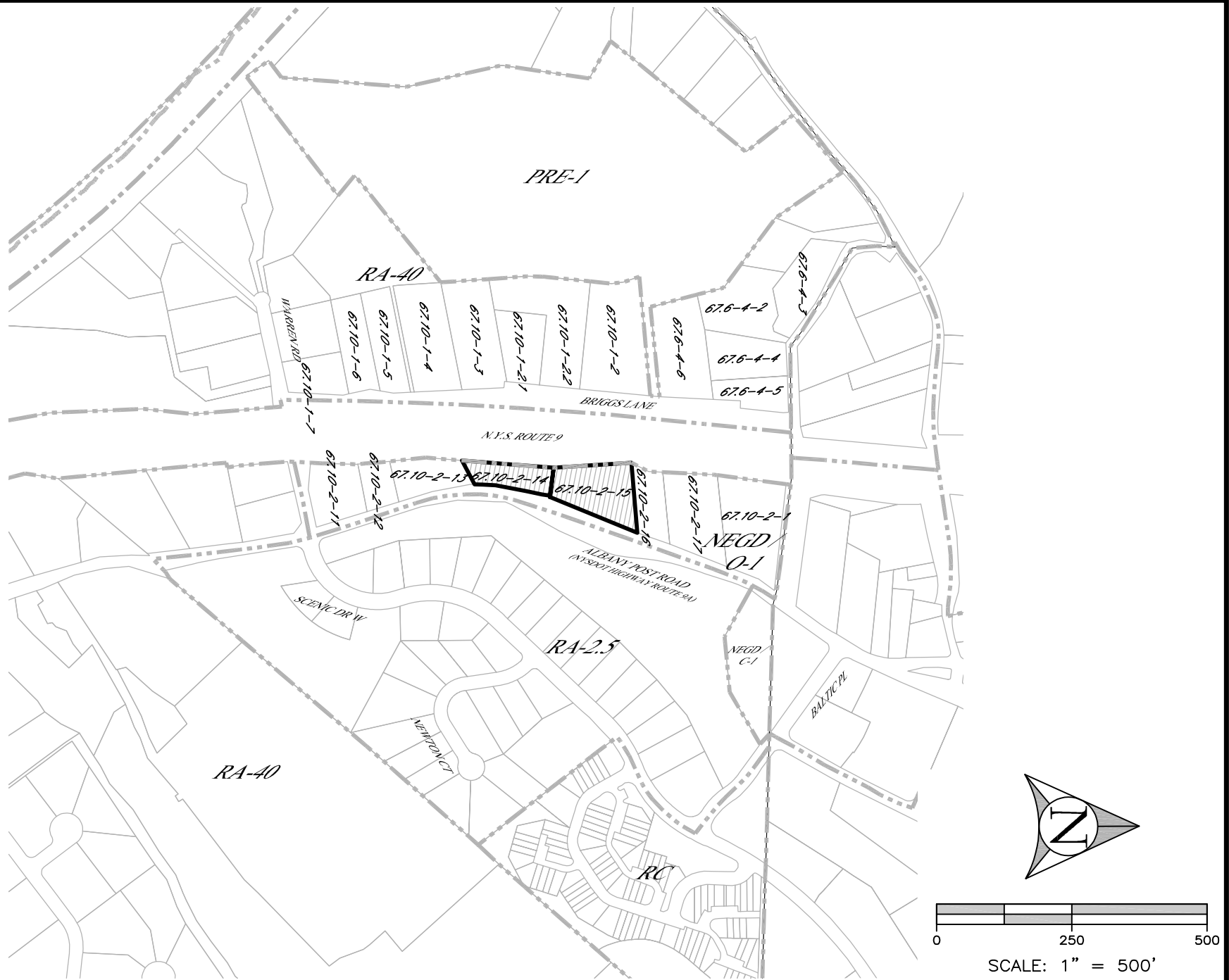
SCALE: 1" = 150'

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

1380 ALBANY POST ROAD
TOWN OF CROTON-ON-HUDSON,
WESTCHESTER COUNTY, NEW YORK

AERIAL VIEW
SEPTEMBER 10, 2021

EXHIBIT B



SCALE: 1" = 500'

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

1380 ALBANY POST ROAD
TOWN OF CROTON-ON-HUDSON,
WESTCHESTER COUNTY, NEW YORK

TAX MAP EXHIBIT
SEPTEMBER 10, 2021

REV: NOVEMBER 1, 2021

Village of



Croton-on-Hudson

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Planning Board
and
Village Board
Application

Rev 11/17

Note: Prior to submitting this application, contact Planning Board Secretary at 914-271-4783

Application Date: 09/06/2022

Application #: _____

Property Information:

Section: 67.10

Block: 2

Lot: 14 & 15

Property Location (street address): 1380 Albany Post Road

Zoning District O-1

Commercial Lot: ☒ Yes ☐ No

Vacant Lot: ☐ Yes ☐ No

Applicant Information: Person or Company Doing Work: ☒ Owner ☐ Contractor ☐ Other: _____

Last Name: _____ First Name: _____ MI: _____

Company: The Matra Group LLC

Address: 1380 Albany Post Road

Address: _____

Phone #: _____ Cell #: _____ E-mail: _____

Property Owner:

☒ Same As Above

Last Name: _____ First Name: _____ MI: _____

Company: _____

Address: _____

Address: _____

Phone #: _____ Cell #: _____ E-mail: _____

Application Type: (Please check those that apply)

- | | | |
|---|--|--|
| ☒ Site Plan * | ☐ Amended Site Plan* | ☐ Minor Site Plan |
| ☐ Change of Use | ☐ Amended Site Plan Extension | ☐ Minor Site Plan Extension |
| ☐ Building Envelope Modification | | |
| ☐ Wetlands Permit* | ☐ Village Board Special Permit* | |
| ☐ Steep Slope Permit* | ☐ Village Board Special Permit Renewal* | |
| ☐ Excavation & Fill Permit | | |
| ☐ Preliminary Subdivision | | |
| ☐ Final Subdivision | | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

Per §230-57, the submission should also include the following documentation:

- A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- Evidence that the proposed use is consistent with the goals of the Village Master Plan.

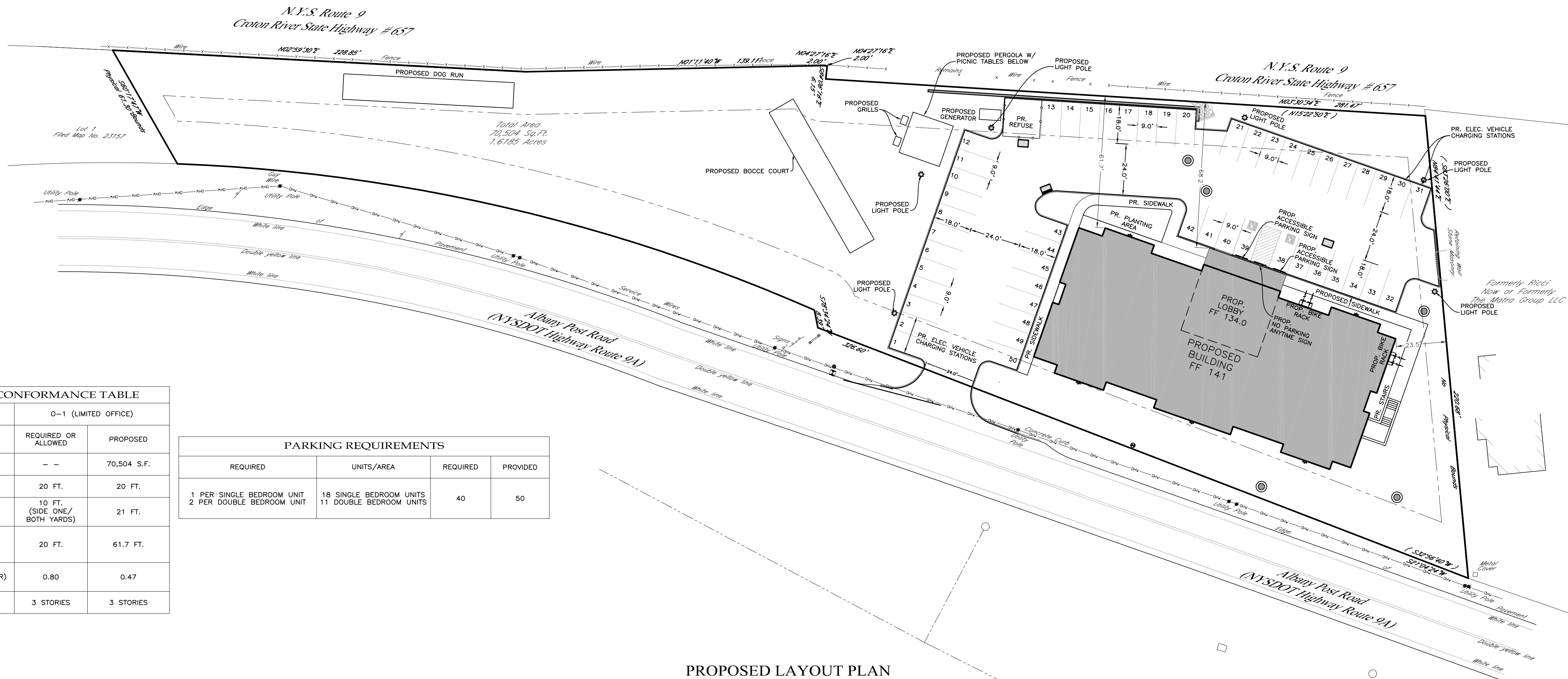
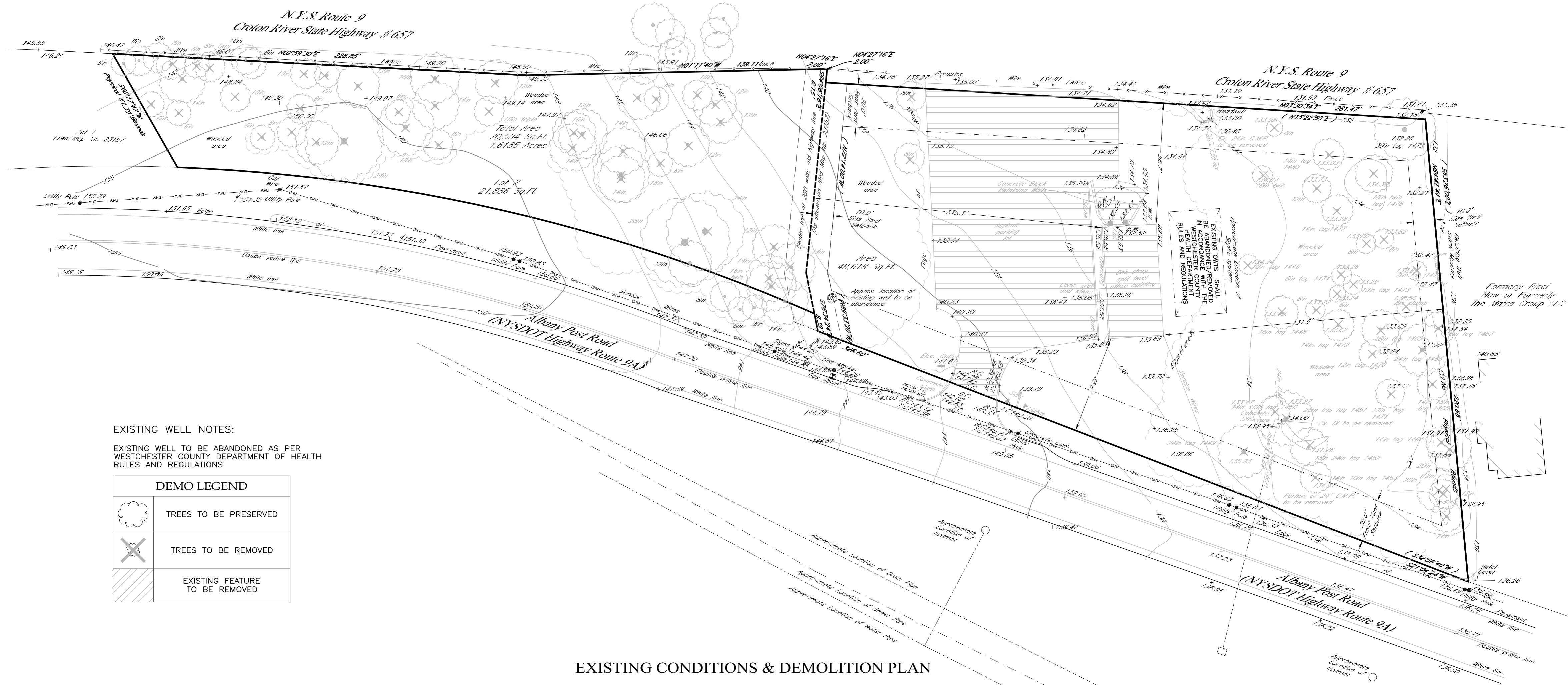
- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

INSTRUCTIONS: Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to engineering@crotononhudson-ny.gov

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

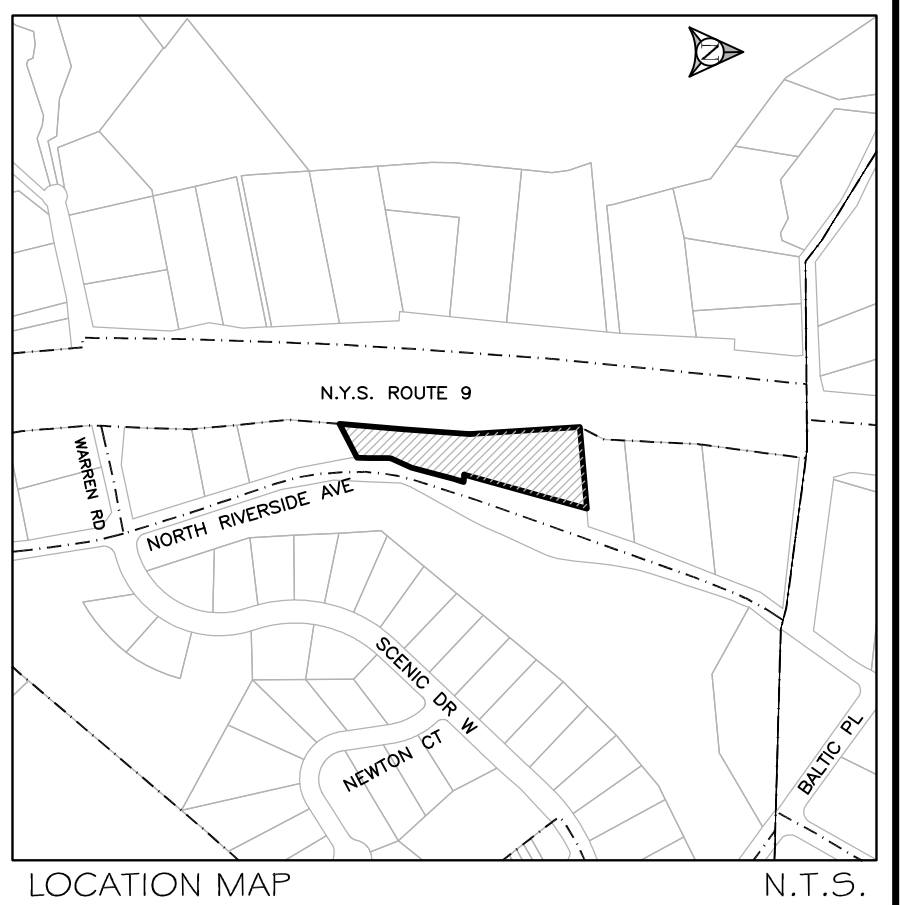
Applicant (if other than owner) certifies that he is authorized by the Owner of subject premises to conduct the project described above

<u>Applicant's Name (please print)</u> <u>Anthony J. Matra</u>	<u>Signature of Applicant or Agent</u> <u>[Signature]</u>	<u>Date</u> <u>9/6/2022</u>
<u>FOR VILLAGE USE ONLY:</u>		
Fee \$ _____	Fee Paid (date): _____	Received by: _____
TAXES PAID: _____	LEASE AGREEMENT (If applicable): _____	
HEARD BY THE VILLAGE BOARD ON: _____	HEARD BY THE PLANNING BOARD ON: _____	
PUBLIC HEARING HELD ON: _____	PUBIC HEARING HELD ON: _____	
APPROVED: ☐ _____	DENIED: ☐ _____	APPROVED: ☐ _____
		DENIED: ☐ _____



ZONING CONFORMANCE TABLE		
ZONING DISTRICT	O-1 (LIMITED OFFICE)	
	REQUIRED OR ALLOWED	PROPOSED
MINIMUM LOT AREA	--	70,504 S.F.
FRONT YARD SETBACK	20 FT.	20 FT.
SIDE YARD SETBACK	10 FT. (SIDE ONE/ BOTH YARDS)	21 FT.
REAR YARD SETBACK	20 FT.	61.7 FT.
FLOOR AREA RATIO (FAR)	0.80	0.47
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES

PARKING REQUIREMENTS			
REQUIRED	UNITS/AREA	REQUIRED	PROVIDED
1 PER SINGLE BEDROOM UNIT 2 PER DOUBLE BEDROOM UNIT	18 SINGLE BEDROOM UNITS 11 DOUBLE BEDROOM UNITS	40	50



- LOCATION MAP
- N.T.S.
- CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES, SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

Call 811
before you dig

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

STATE OF NEW YORK
RALPH ALFONZETTI
LICENSED PROFESSIONAL ENGINEER
076215

SCALE: 1" = 30'

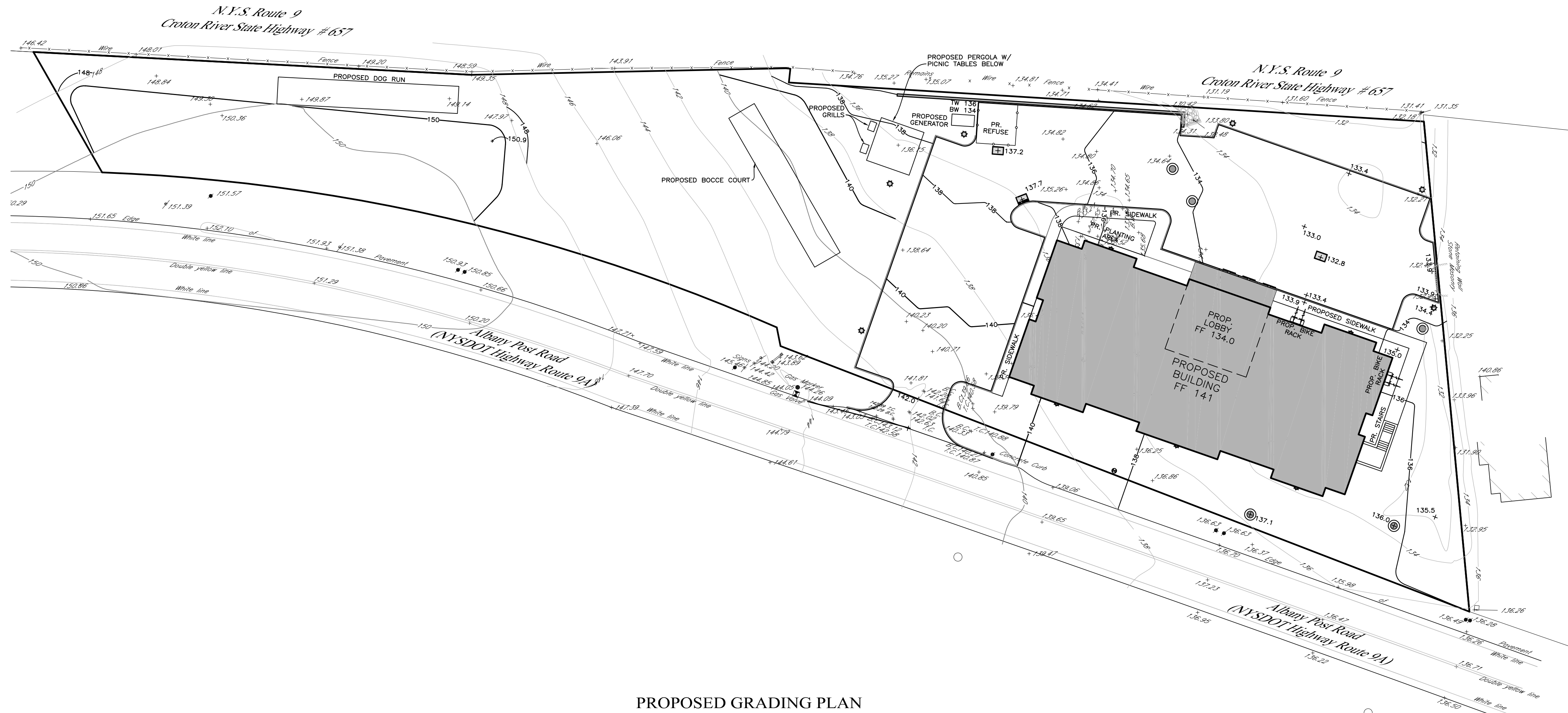
ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA
OWNER/APPLICANT:
MATRA GROUP LLC
SITE ADDRESS:
1380 ALBANY POST ROAD,
CROTON ON HUDSON, NY
TAX MAP #:
67.10-2-14
67.10-2-15
LOT AREA: 1.618 AC
ZONING:
O-1 (LIMITED OFFICE)
NEGD (NORTH END)
REVISIONS:
REVISED: SEPTEMBER 6, 2022
REVISED: JUNE 27, 2022
REVISED: NOVEMBER 1, 2021

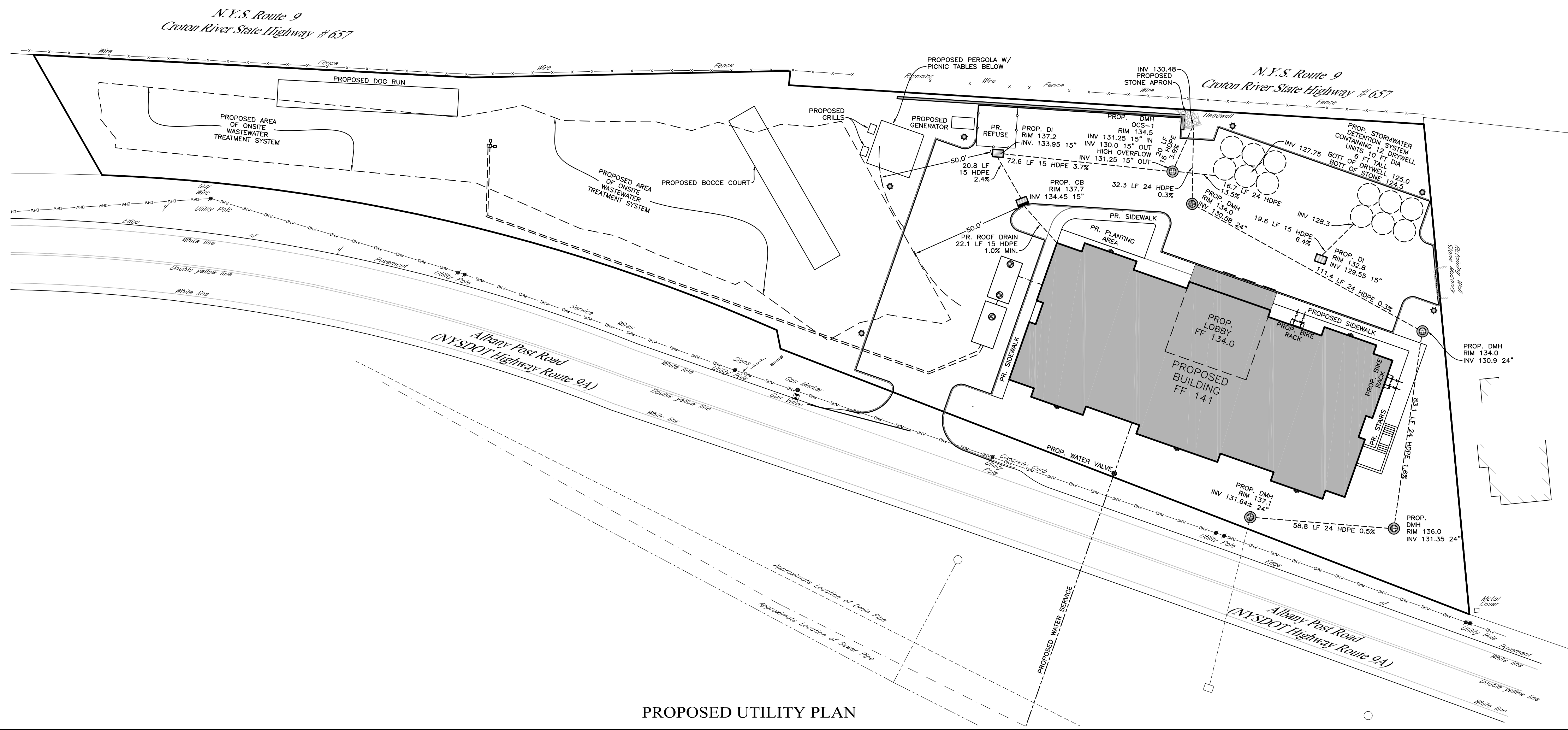
DRAWING:
EXISTING CONDITIONS, DEMO &
SITE LAYOUT PLAN
SEPTEMBER 10, 2021

PROJECT:
1380 ALBANY POST ROAD
PROPOSED DEVELOPMENT
CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK

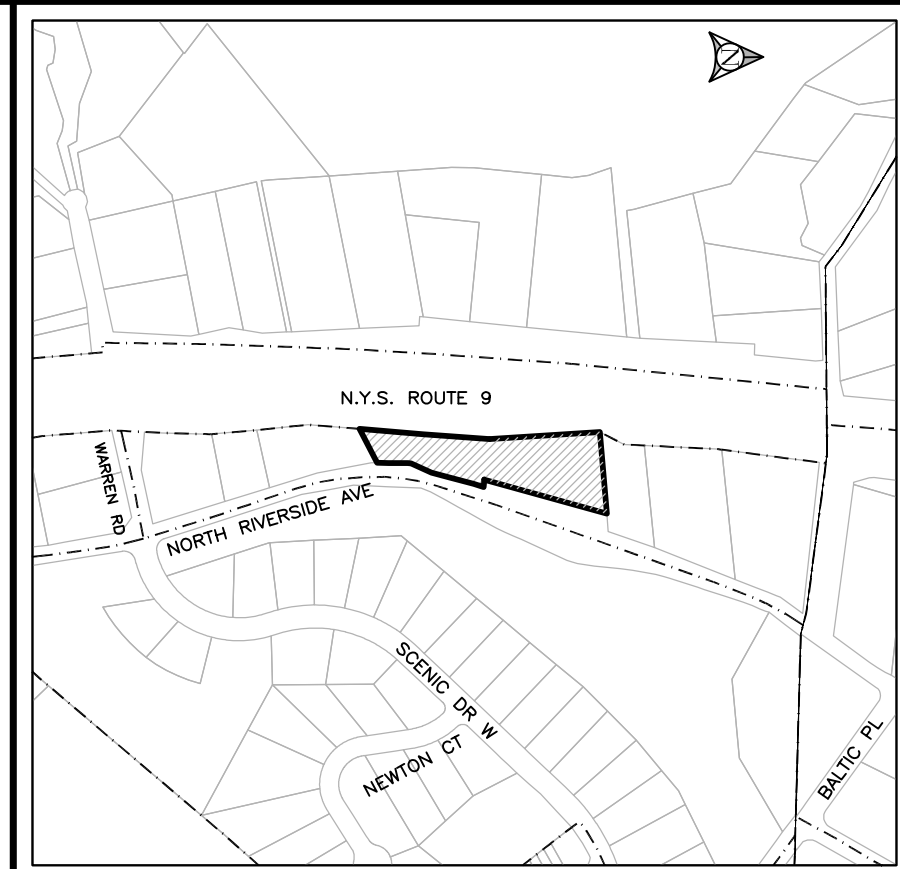
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01
OF
04



PROPOSED GRADING PLAN

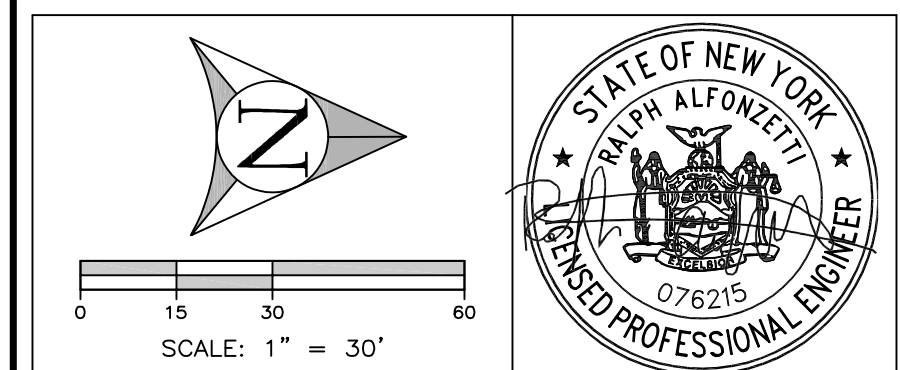


PROPOSED UTILITY PLAN



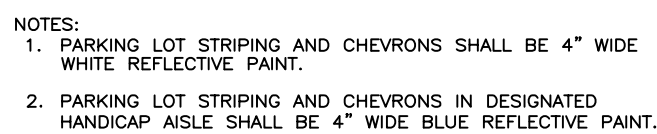
LOCATION MAP N.T.S.

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14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

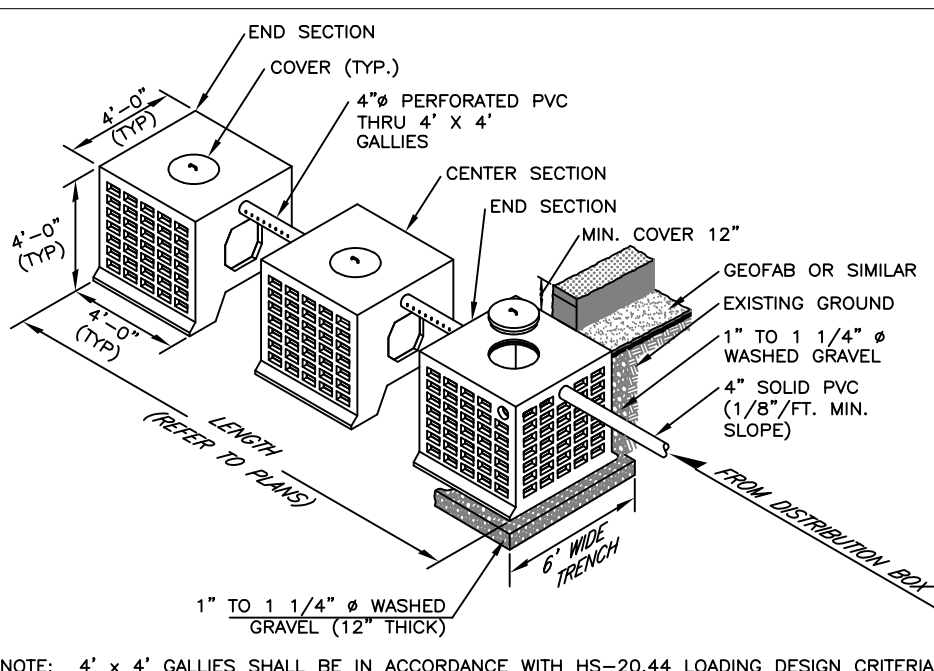
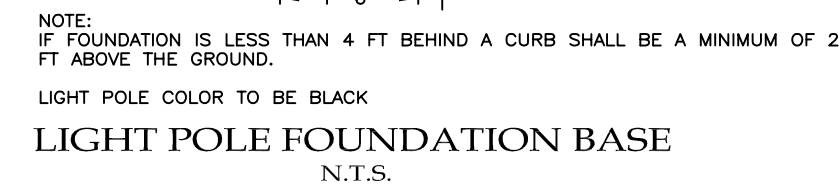
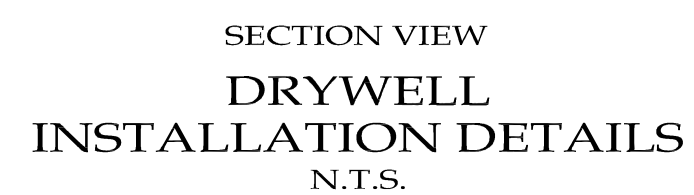
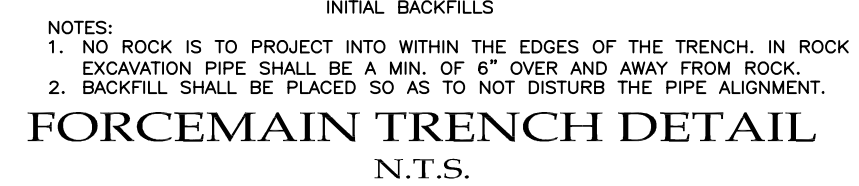
SITE DATA	
OWNER/APPLICANT:	MATRA GROUP LLC
SITE ADDRESS:	1380 ALBANY POST ROAD, CROTON ON HUDSON, NY
TAX MAP #:	67.10-2-14 67.10-2-15
LOT AREA:	1.618 AC
ZONING:	O-1 (LIMITED OFFICE) NECD (NORTH END)
REVISIONS:	REvised: SEPTEMBER 6, 2022 REvised: JUNE 27, 2022 REvised: NOVEMBER 1, 2021
DRAWING:	PROPOSED GRADING AND UTILITY PLAN SEPTEMBER 10, 2021
PROJECT:	1380 ALBANY POST ROAD PROPOSED DEVELOPMENT CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK
SHEET:	02 OF 04

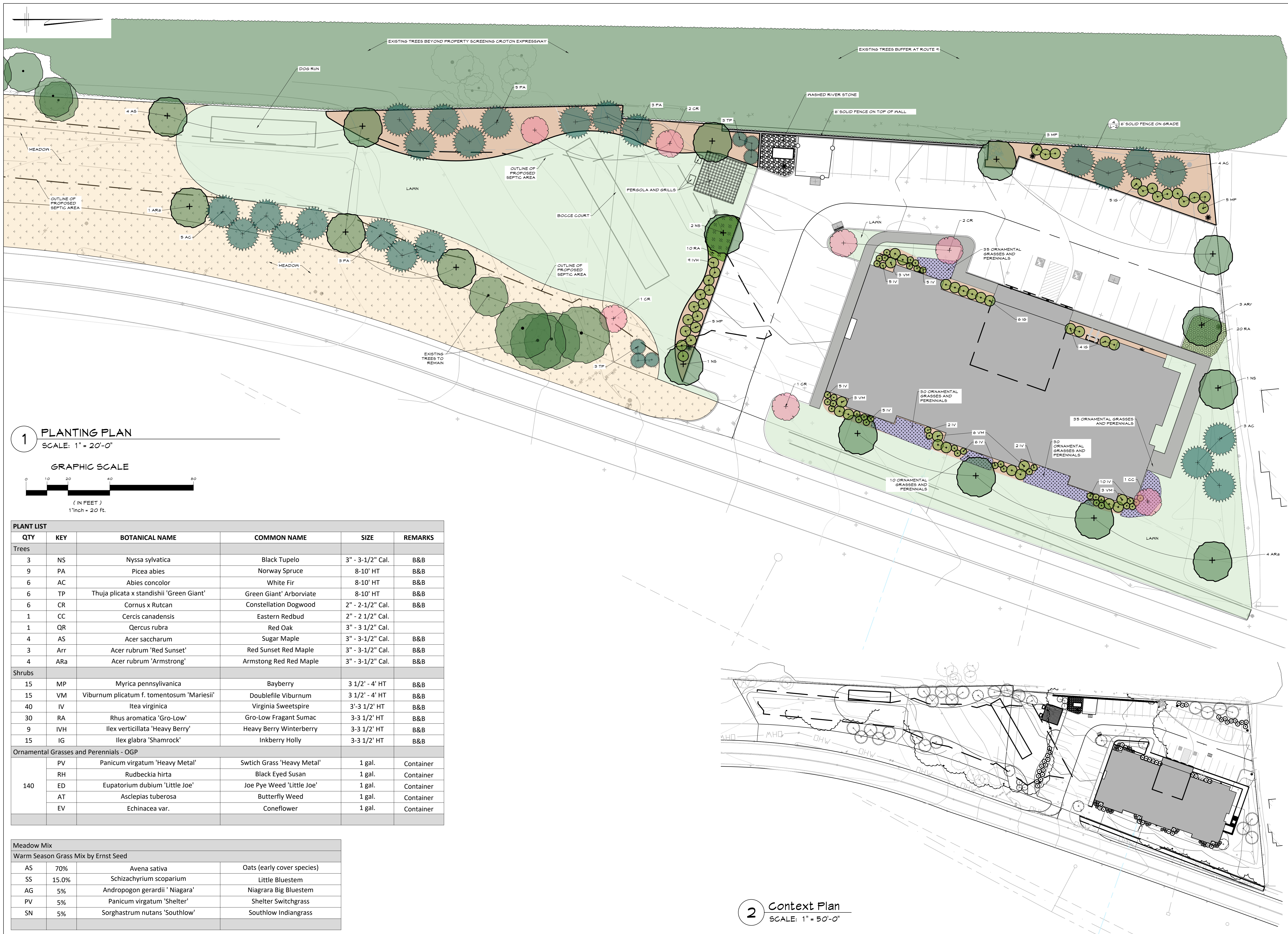


PAVEMENT MARKING DETAIL
N.T.S.



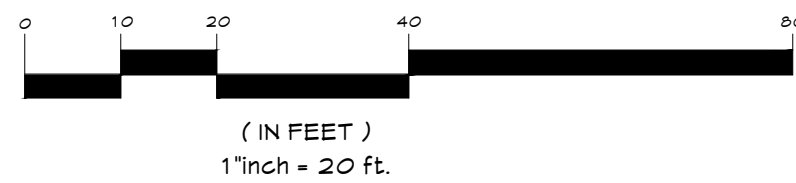
TYPICAL RETAINING WALL
N.T.S.





1 PLANTING PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE

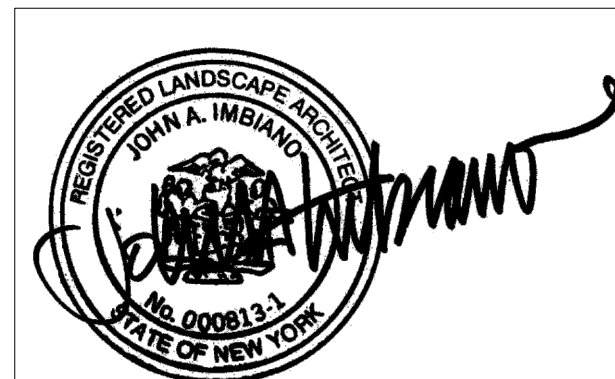


PLANT LIST					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
3	NS	Nyssa sylvatica	Black Tupelo	3" - 3-1/2" Cal.	B&B
9	PA	Picea abies	Norway Spruce	8-10' HT	B&B
6	AC	Abies concolor	White Fir	8-10' HT	B&B
6	TP	Thuja plicata x standishii 'Green Giant'	Green Giant' Arborviate	8-10' HT	B&B
6	CR	Cornus x Rutcan	Constellation Dogwood	2" - 2-1/2" Cal.	B&B
1	CC	Cercis canadensis	Eastern Redbud	2" - 2 1/2" Cal.	
1	QR	Qercus rubra	Red Oak	3" - 3 1/2" Cal.	
4	AS	Acer saccharum	Sugar Maple	3" - 3-1/2" Cal.	B&B
3	Arr	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3" - 3-1/2" Cal.	B&B
4	ARa	Acer rubrum 'Armstrong'	Armstrong Red Red Maple	3" - 3-1/2" Cal.	B&B
Shrubs					
15	MP	Myrica pennsylvanica	Bayberry	3 1/2' - 4' HT	B&B
15	VM	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	3 1/2' - 4' HT	B&B
40	IV	Itea virginica	Virginia Sweetpire	3'-3 1/2' HT	B&B
30	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3-3 1/2' HT	B&B
9	IVH	Ilex verticillata 'Heavy Berry'	Heavy Berry Winterberry	3-3 1/2' HT	B&B
15	IG	Ilex glabra 'Shamrock'	Inkberry Holly	3-3 1/2' HT	B&B
Ornamental Grasses and Perennials - OGP					
140	PV	Panicum virgatum 'Heavy Metal'	Switich Grass 'Heavy Metal'	1 gal.	Container
	RH	Rudbeckia hirta	Black Eyed Susan	1 gal.	Container
	ED	Eupatorium dubium 'Little Joe'	Joe Pye Weed 'Little Joe'	1 gal.	Container
	AT	Asclepias tuberosa	Butterfly Weed	1 gal.	Container
	EV	Echinacea var.	Coneflower	1 gal.	Container

Meadow Mix			
Warm Season Grass Mix by Ernst Seed			
AS	70%	Avena sativa	Oats (early cover species)
SS	15.0%	Schizachyrium scoparium	Little Bluestem
AG	5%	Andropogon gerardii 'Niagara'	Niagara Big Bluestem
PV	5%	Panicum virgatum 'Shelter'	Shelter Switchgrass
SN	5%	Sorghastrum nutans 'Southlow'	Southlow Indiangrass

2 Context Plan
SCALE: 1" = 50'-0"

General Notes



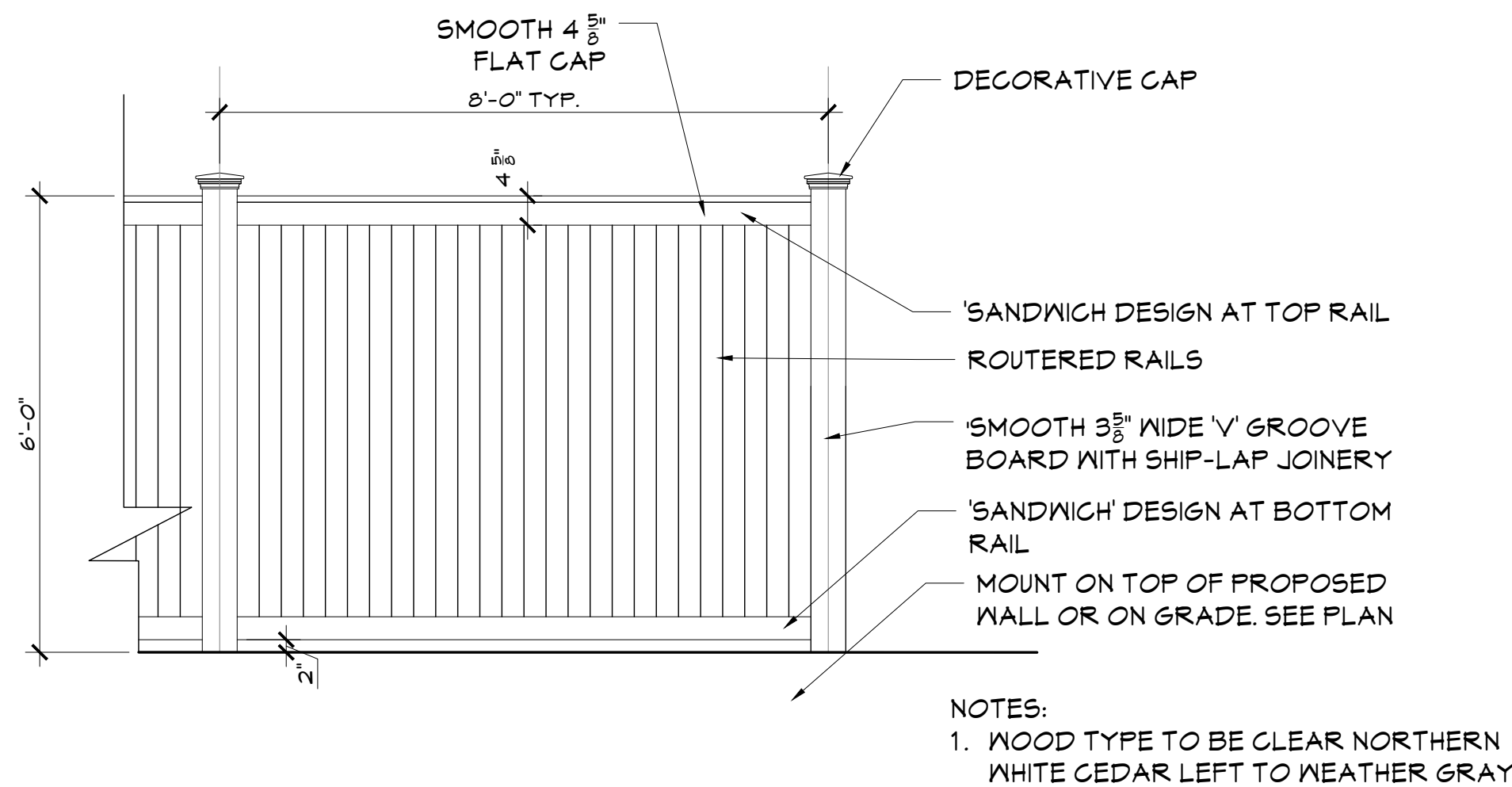
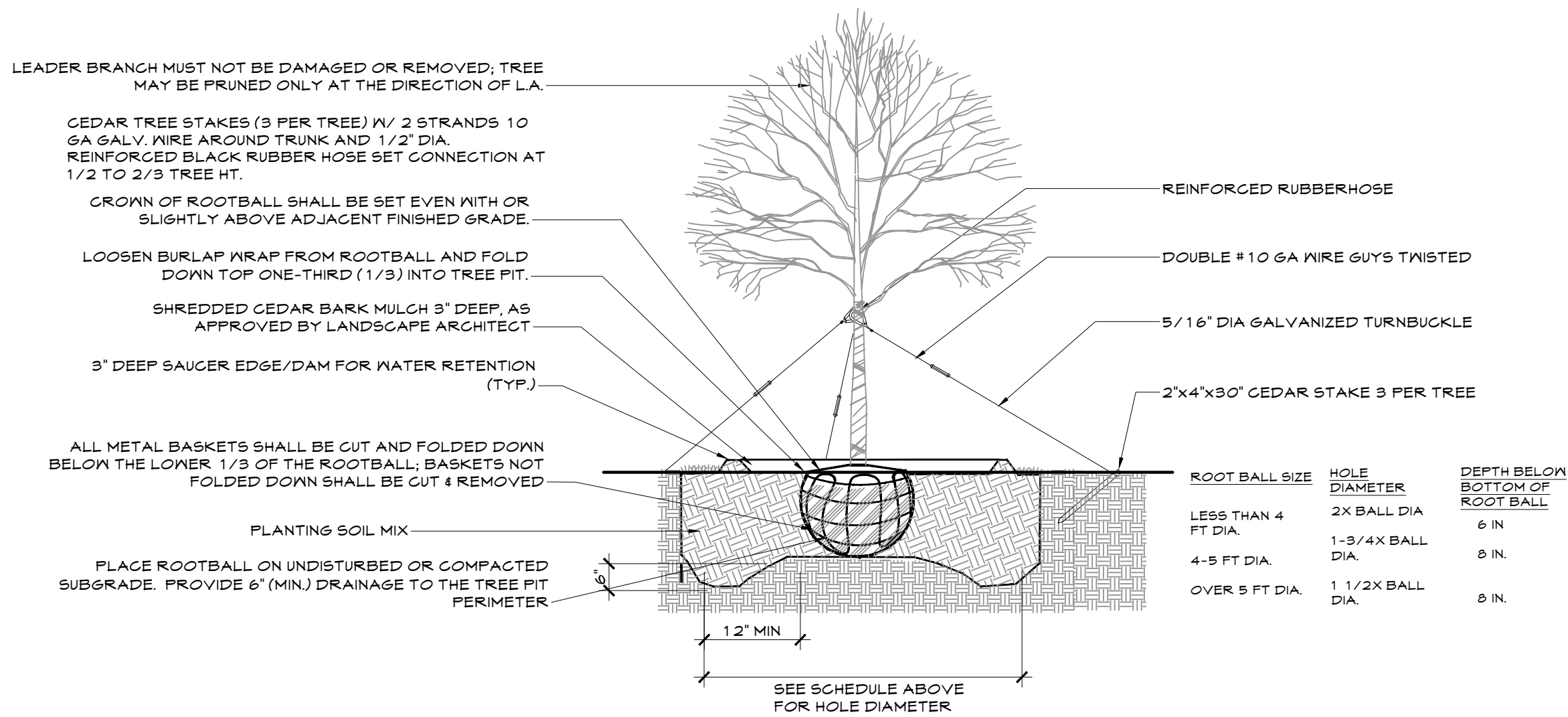
I	SITE PLAN APPROVAL	9/7/2022
No.	Revision/Issue	Date

IQ
Imbiano -Guigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandarch.com
(914) 282-0200

Project Name
**1380 Albany Post Road
Croton on Hudson, NY**

Drawing Title
Planting Plan

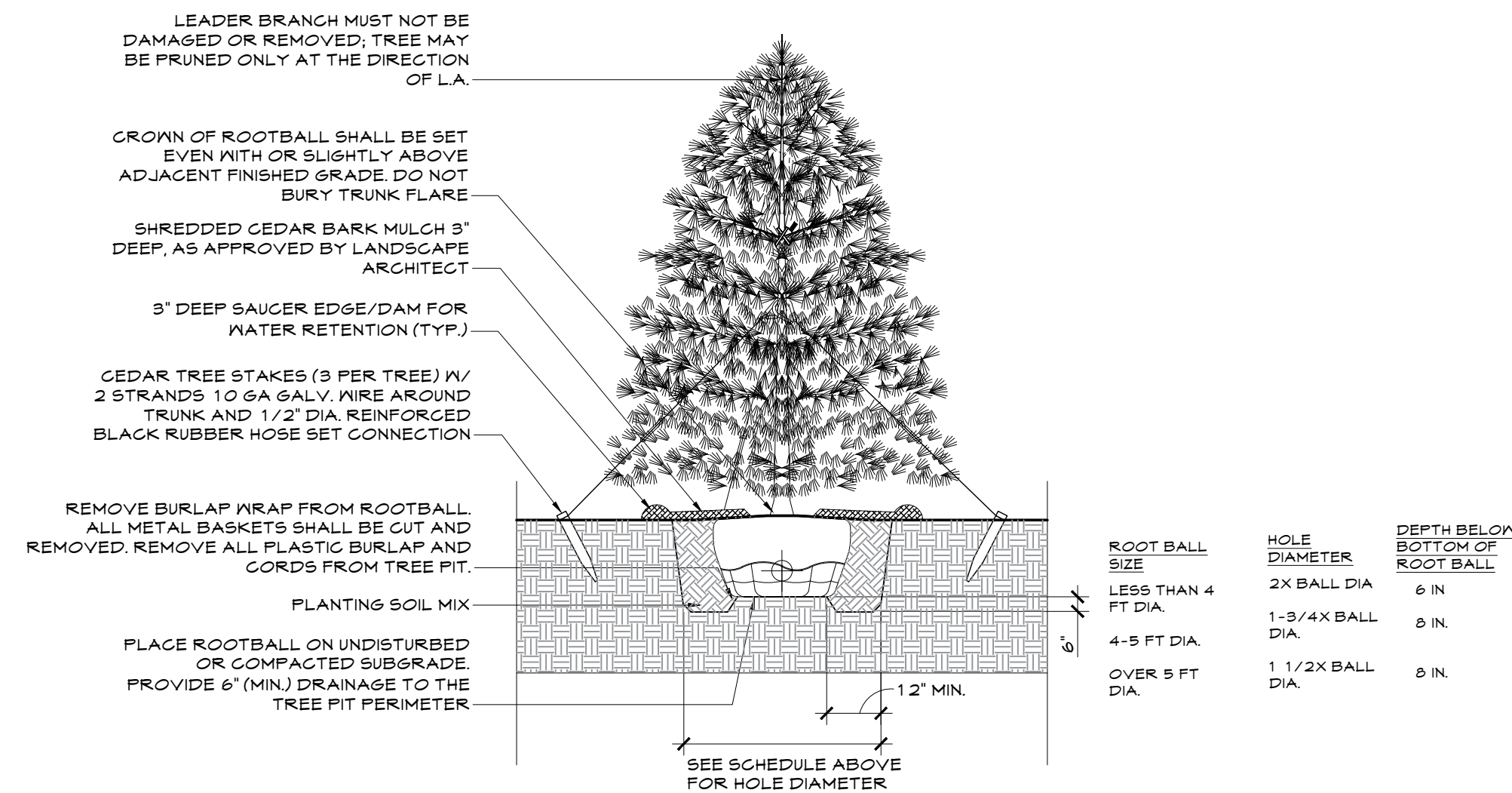
Scale AS SHOWN	Sheet No. L-1
Date September 2, 2022	
Drawn By ST	Checked By RPQ



- PLANTING NOTES:
1. PROTECT ALL EXISTING VEGETATION TON THAT IS NOTED ON THE PLANS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 2. USE EXTREME CAUTION TO PROTECT UTILITIES
 3. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE AND ALONG THE PROPERTY LINE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. . ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
 5. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK.
 6. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE MECHANICAL EQUIPMENT AND UTILITIES EXISTING OF PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 7. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
 8. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 9. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 10. ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
 11. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
 12. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT FINAL WRITTEN APPROVAL..
 13. CONTRACTOR TO COORDINATE PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES.
 14. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
 15. CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
 16. TOP SOIL MIX SHALL INCLUDE:
 - +3 PARTS SCREENED TOPSOIL
 - +1 PART SAND
 - +1 PART HUMMUS
 - +5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX

1 DECIDUOUS TREE PLANTING

SCALE: 1/2" = 1'-0"

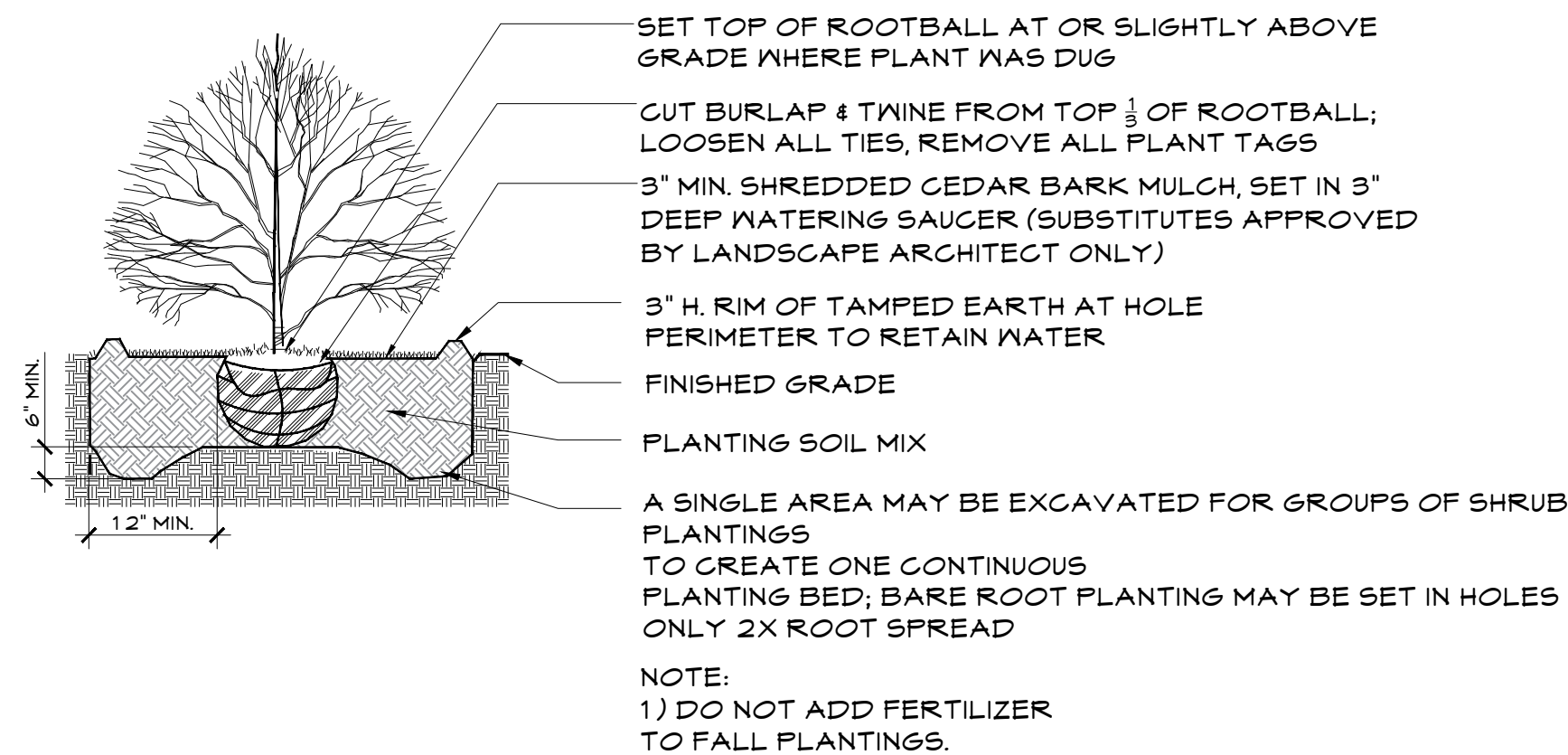


4 SOLID 6' FENCE

SCALE: 1/2" = 1'-0"

2 EVERGREEN TREE PLANTING

SCALE: 3/8" = 1'-0"



3 SHRUB PLANTING

SCALE: 3/8" = 1'-0"

General Notes



No.	Revision/Issue	Date
-----	----------------	------

IQ

Imbiano -Guigley
Landscape Architects

31 Mamaroneck Ave
White Plains, New York 10601
admin@iglandarch.com
(914) 282-0200

Project Name

1380 Albany Post Road
Croton on Hudson, NY

Drawing Title

Planting Plan

Scale
AS SHOWN

Date
September 2, 2022

Drawn By
ST

Checked By
RPQ

Sheet No.

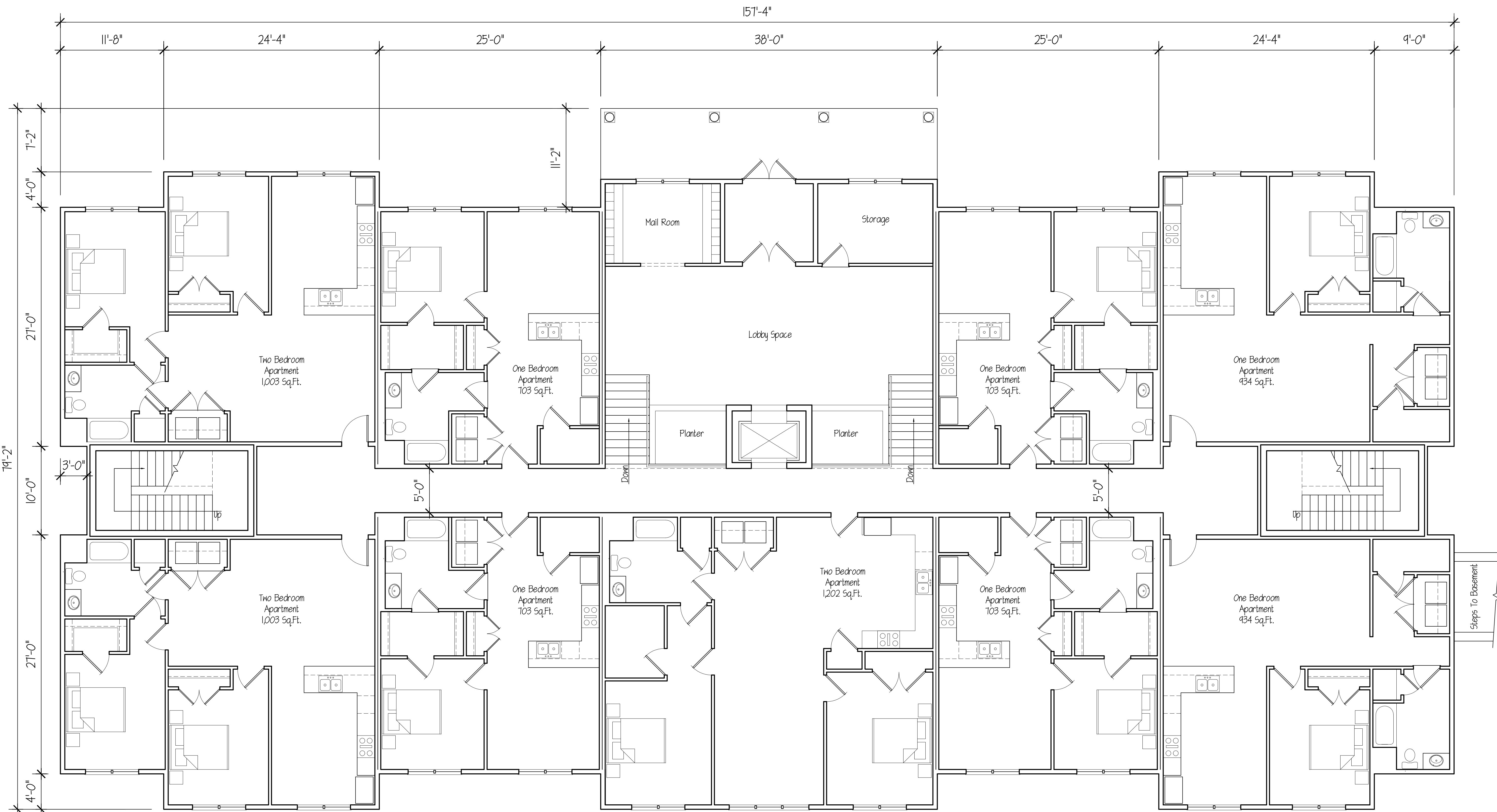
L-2



 **Front Elevation - Street Side**
Scale: 3/16" = 1'-0"

- A - Stucco Siding
- B - Natural Wood Rain Screen
- C - Stone Veneer
- D - Metal Board & Batten Siding

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Revision	Date
Date	Sept. 2, 2022
Job No	221-089
Drawing	1 OF 4



 **Ground Floor Plan**
Scale: 3/16" = 1'-0"

Apartment Numbers For First Floor
(6) Single Bedrooms
(3) Double Bedrooms

Apartment Numbers For Second And Third Floors
(12) Single Bedrooms
(8) Double Bedrooms

For A Total Of 40 Beds

Commercial Mixed Use For:

1380 Albany Post Rd.
Croton-On-Hudson, NY.



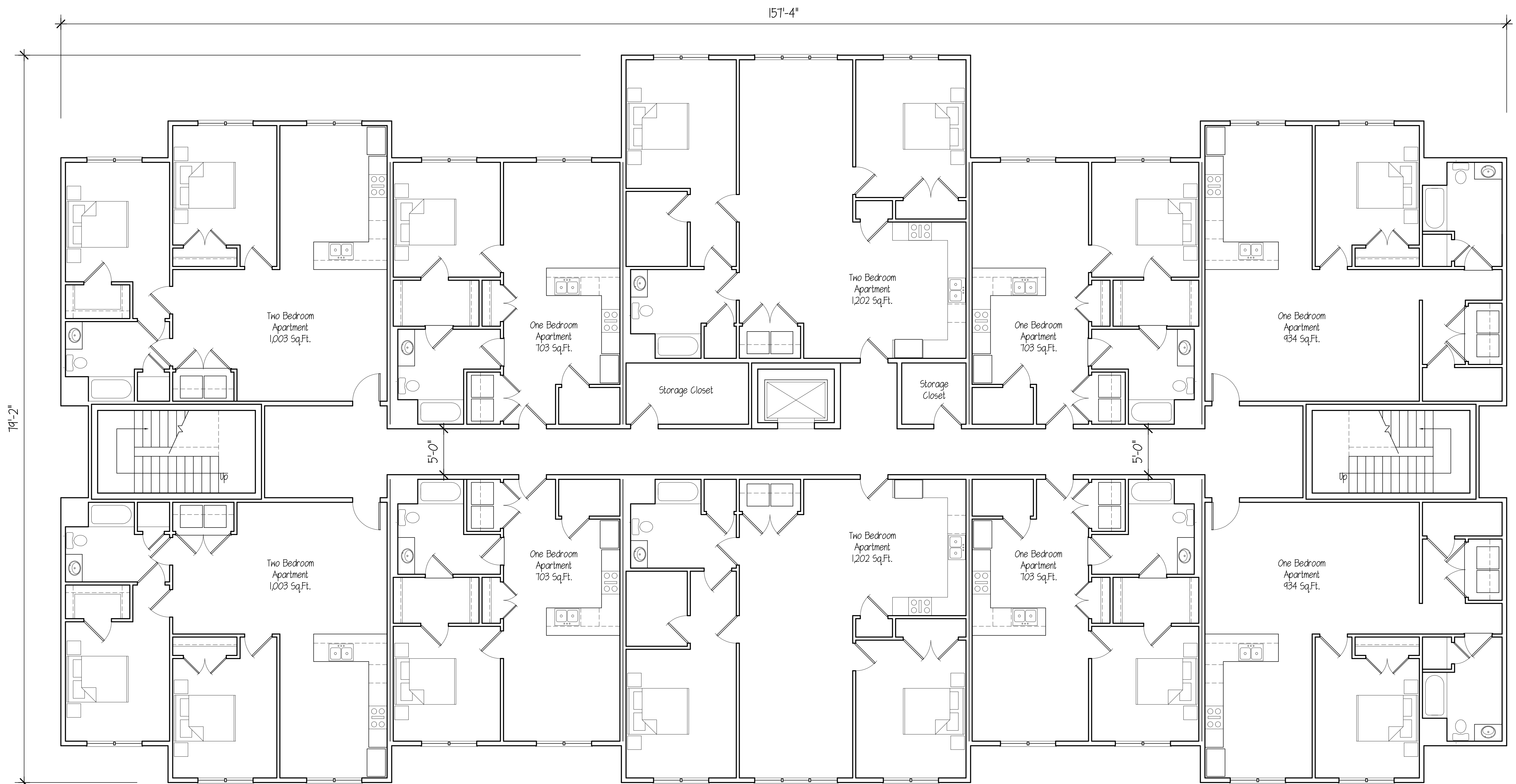
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Revision	Date
Date	Sept. 2, 2022
Job No	221-084
Drawing	2 OF 4



Second & Third Floor Plan

Scale: 3/16" = 1'-0"

Apartment Numbers For First Floor
(6) Single Bedrooms
(3) Double Bedrooms

Apartment Numbers For Second And Third Floors
(12) Single Bedrooms
(8) Double Bedrooms

For A Total Of 40 Beds

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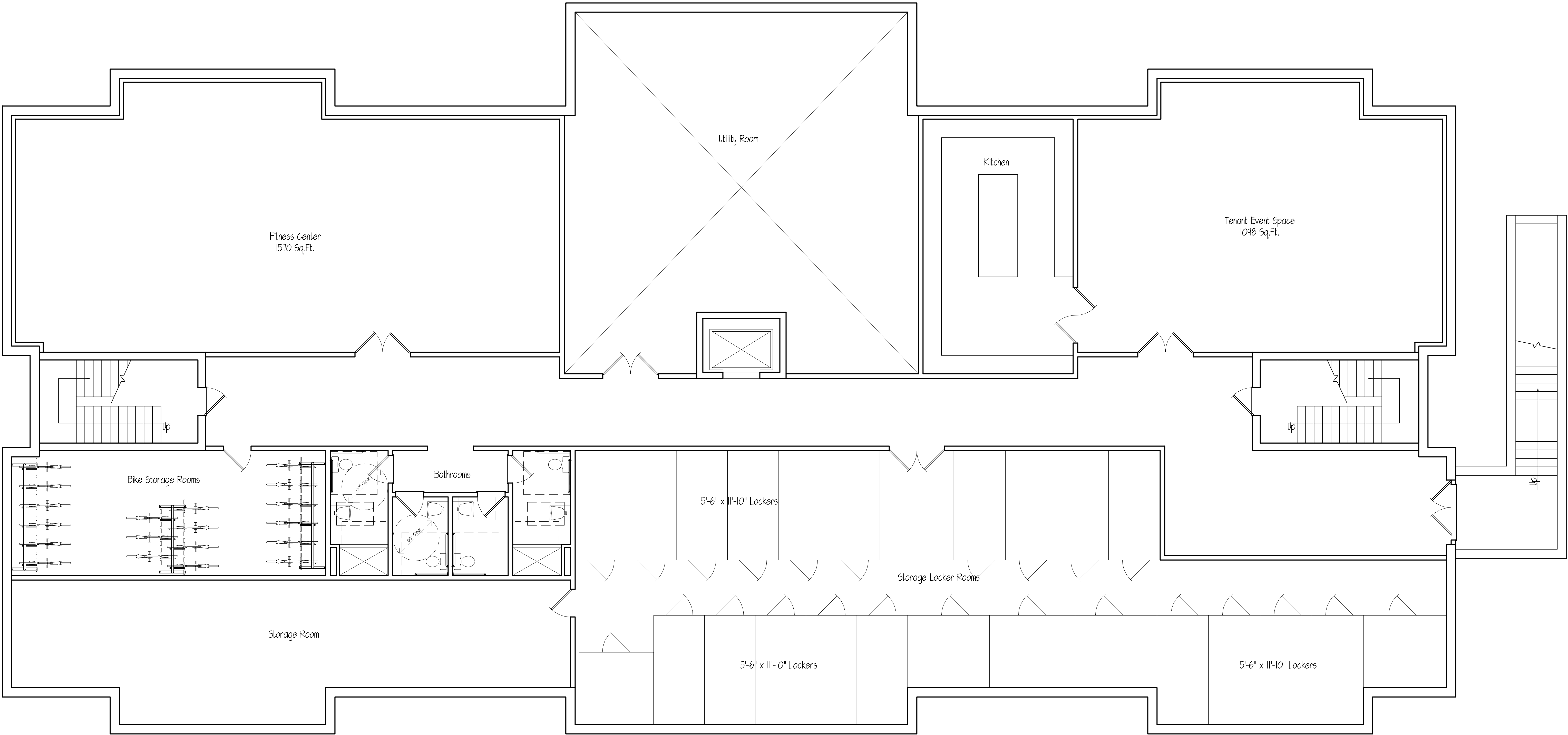


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Commercial Mixed Use For:
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Croton-On-Hudson, NY.**

Revision	Date
Date	Sept. 2, 2022
Job No	221-084
Drawing	

3 OF 4



 **Basement Floor Plan**
Scale: 3/16" = 1'-0"

	
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Revision	Date
Date	Sept. 2, 2022
Job No	221-089
Drawing	
4	OF 4

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