

AMERILAND BROOK LLC

30-05 Stratton Street,  
Queens, NY 11354  
Tel: (718) 878-6295, Fax: (888) 276-8086  
Email: abllcnyc@gmail.com

July 6, 2023

Stanley H. Kellerhouse Municipal Building  
Engineering Department/Village of Croton-on-Hudson  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501

New York State Department of State  
Coastal Management Program  
162 Washington Avenue  
Albany, NY 12231

Re: 352 South Riverside Avenue, Croton-On-Hudson, NY 10520

To whom it may concern,

Respectfully we are submitting the following applications & relative documents for permit requirement.

Attachments:

1. Site Development Plan
2. Environmental Assessment Form
3. Coastal Assessment Form
4. Site Picture(s)

For further information, please do not hesitate to call us at number above.

Sincerely,



Xiao Hong Zhao, P.E.  
License #086301



Engineering Department  
 Stanley H. Kellerhouse Municipal Building  
 One Van Wyck Street  
 Croton-on-Hudson, NY 10520-2501  
 Tel: 914-271-4783, Fax: 914-271-3790

**Planning Board**  
**and**  
**Village Board**  
**Application**

Rev 3/23

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

Application Date: 07/05/2023

Application #: 20230334  
 (for Village Use Only)

**Property Information:**

Section: 79.13 Block: 104 Lot: 29  
 Property Location (street address): 352 S RIVERSIDE AVE., CROTON-ON-HUDSON, NY 10520  
 Zoning District: C-2 Commercial Lot: yes no Vacant Lot: yes no

**Applicant Information:** Owner Contractor Lessee Other: P.E.

Last Name: ZHAO First Name: XIAOHONG  
 Company: AMERILAND BROOK LLC  
 Address: 30-05 STRATTON ST  
 City: FLUSHING State: NY Zip Code 11354  
 Office #: [REDACTED] Cell #: [REDACTED] E Mail Address: [REDACTED]

**Property Owner:** Same As Above

Last Name: JIANG First Name: LIJUAN  
 Company: N/A  
 Address: 352 S RIVERSIDE AVE.,  
 City: CROTON-ON-HUDSON State: NY Zip Code 10520  
 Office #: [REDACTED] Cell #: [REDACTED]  
 E-Mail Address: [REDACTED]

**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 \*
- Steep Slope Permit \*
- Excavation & Fill Permit
- Preliminary Subdivision
- Final Subdivision
- Village Board Special Permit \*
- Village Board Special Permit Renewal \*

*\*note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, 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. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.

B. 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.

C. 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](mailto: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 certifies that he is authorized by the Owner of subject premises to conduct the project described above.

<del>XIAOHONG ZHAO</del> LIQUAN JIANG		07/05/2023
Applicant's Name (please print)	Signature of Applicant or Agent	Date

**FOR VILLAGE USE ONLY:**

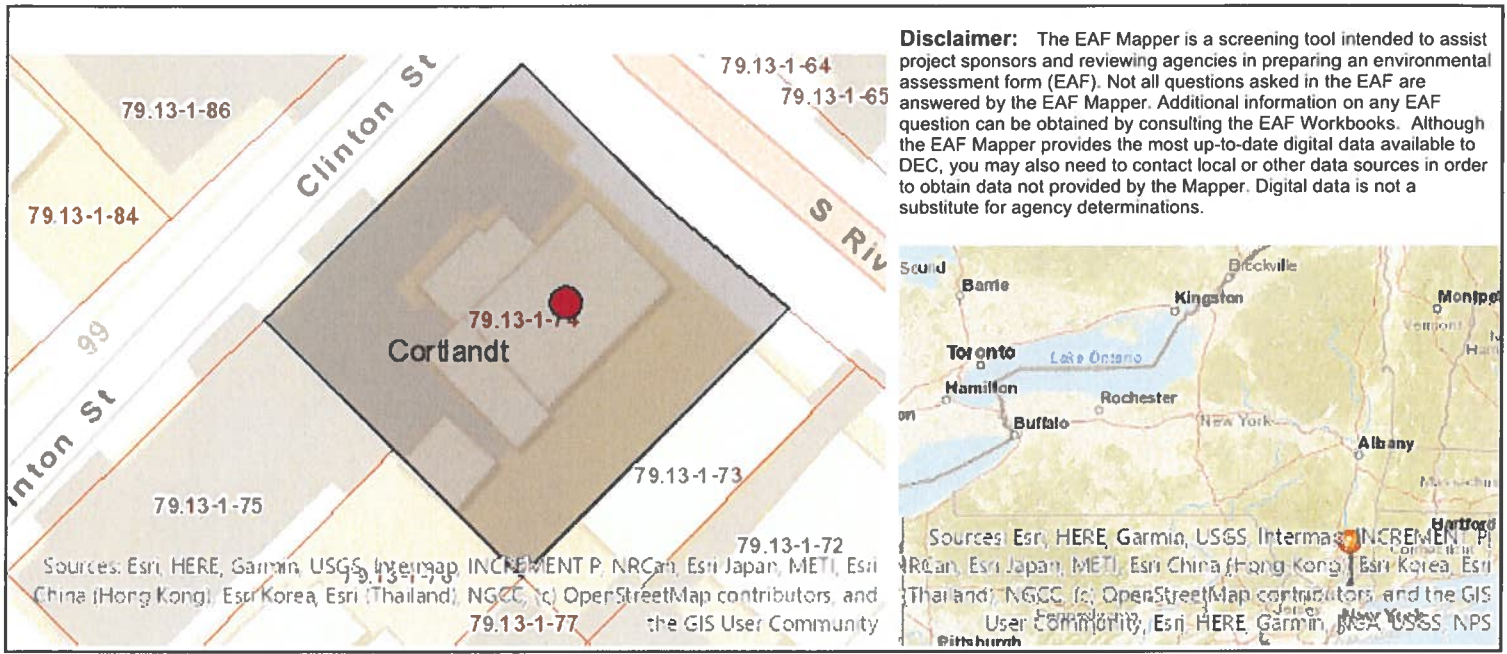
Fee: 3000<sup>00</sup> Paid on: 7/13/23 Rec'd by: KS

TAXES PAID: \_\_\_\_\_ LEASE AGREEMENT (If applicable) \_\_\_\_\_

HEARD BY THE VILLAGE BOARD ON: \_\_\_\_\_ (date) HEARD BY THE PLANNING BOARD ON: \_\_\_\_\_ (date)

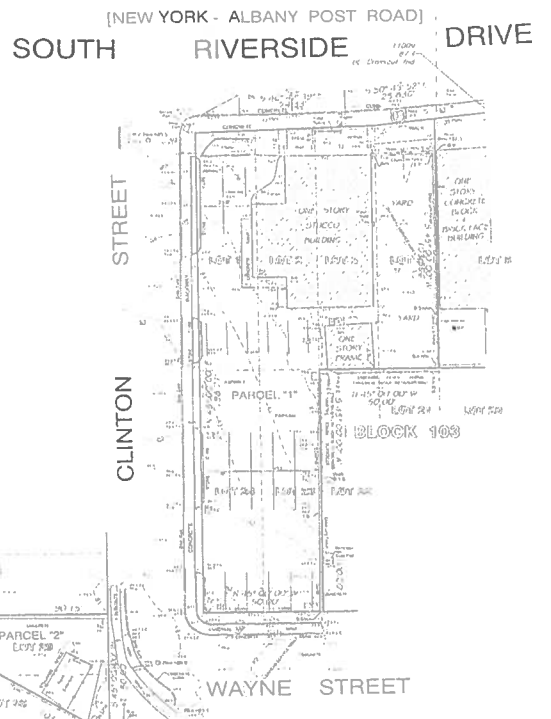
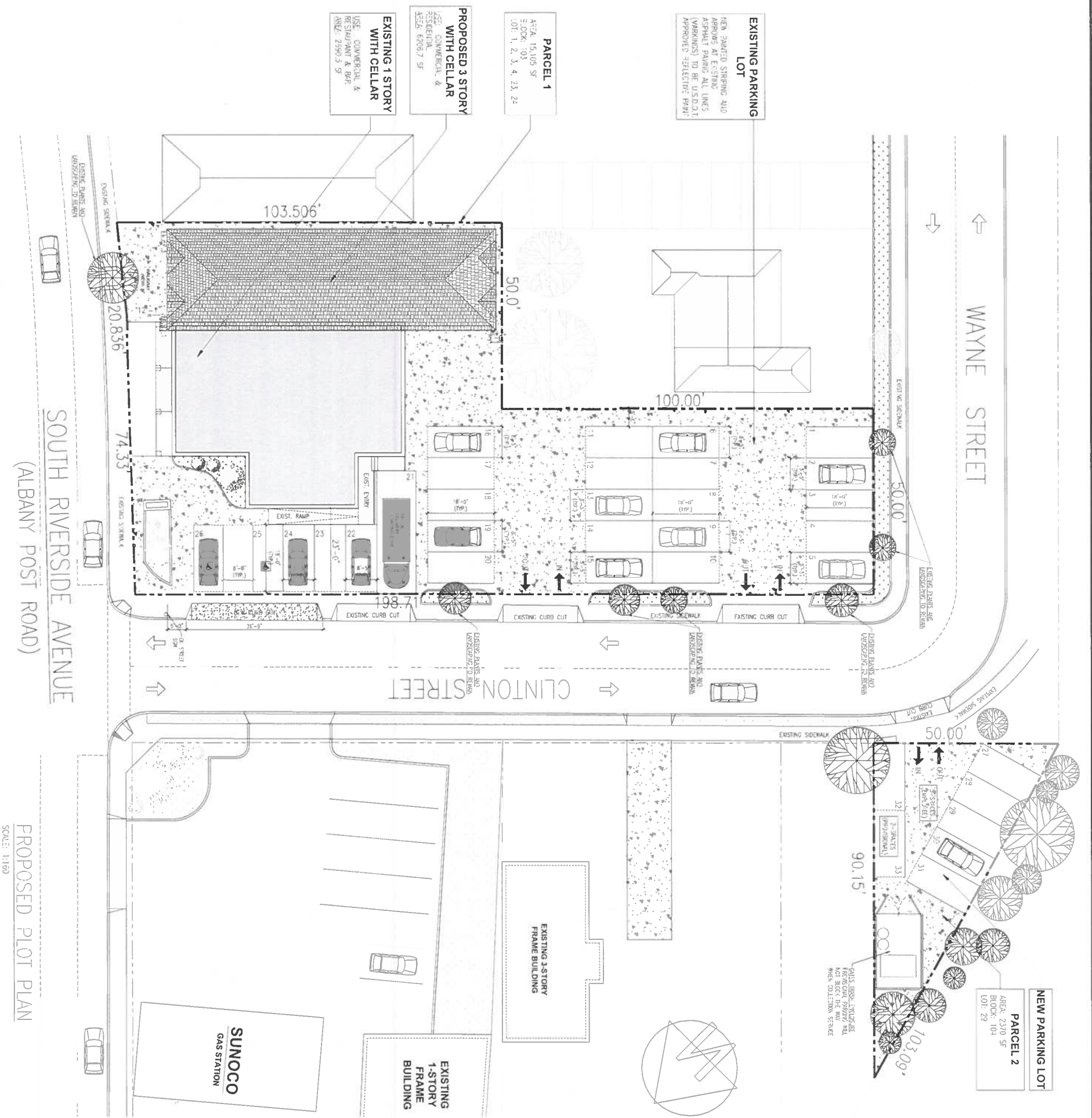
PUBLIC HEARING HELD ON: \_\_\_\_\_ (date) PUBLIC HEARING HELD ON: \_\_\_\_\_ (date)

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes





**ZONING ANALYSIS**

ZONING DISTRICT: C-2 (CENTRAL BUSINESS DISTRICT)	PERMITTED	FRONTAGE	15,041 + 2,254 = 17,295 SF ±
PERMITTED BLDG AREA	6,026.7	FRONT YARD SETBACK	15' MIN 20' MAX
FRONT YARD SETBACK	0'-0"	REAR YARD SETBACK	5'-0" & 5'-0"
REAR YARD SETBACK	0'-0"	HEIGHT	35'-0"

**BUILDING INFORMATION**

GROSS BLDG AREA	2889.5
PERMITTED BLDG AREA	6,026.7
HEIGHT	35'-0"

**FLOOR AREA INFORMATION**

USE	AREA	TOTAL ZONING FL. AREA	RATIO
CELLAR	2,890.5 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,890.5 SQ. FT.	4,791.4 SQ. FT.	0.27
2ND FLOOR	2,890.5 SQ. FT.	2,890.5 SQ. FT.	0.12
3RD FLOOR	2,890.5 SQ. FT.	2,890.5 SQ. FT.	0.12
TOTAL FLOOR AREA	5,871.2 SQ. FT.	9,511.9 SQ. FT.	0.51

**PARKING TABULATIONS**

DESCRIPTION	REQUIRED	PROVIDED
1) BEHIND BLDG	10	10
2) COMMERCIAL AREA	13	23
TOTAL PARKING SPACES	23	33

1) ALL DRIVE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE 2012 NYS DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

3) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

4) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

5) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.



**AMERLAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design

Address : 30-05 Station Street, Queens, NY 11354  
 Phone : 718 878 6298  
 Email : abrook@gmail.com

No. : Date : Revision :

Project Info:  
**ENLARGEMENT**  
**352 S RIVERSIDE AVENUE, NY 10520**

Drawing Title:  
**ZONING ANALYSIS & PLOT PLAN**

Scale: 1:160

Project No.: 2001.00

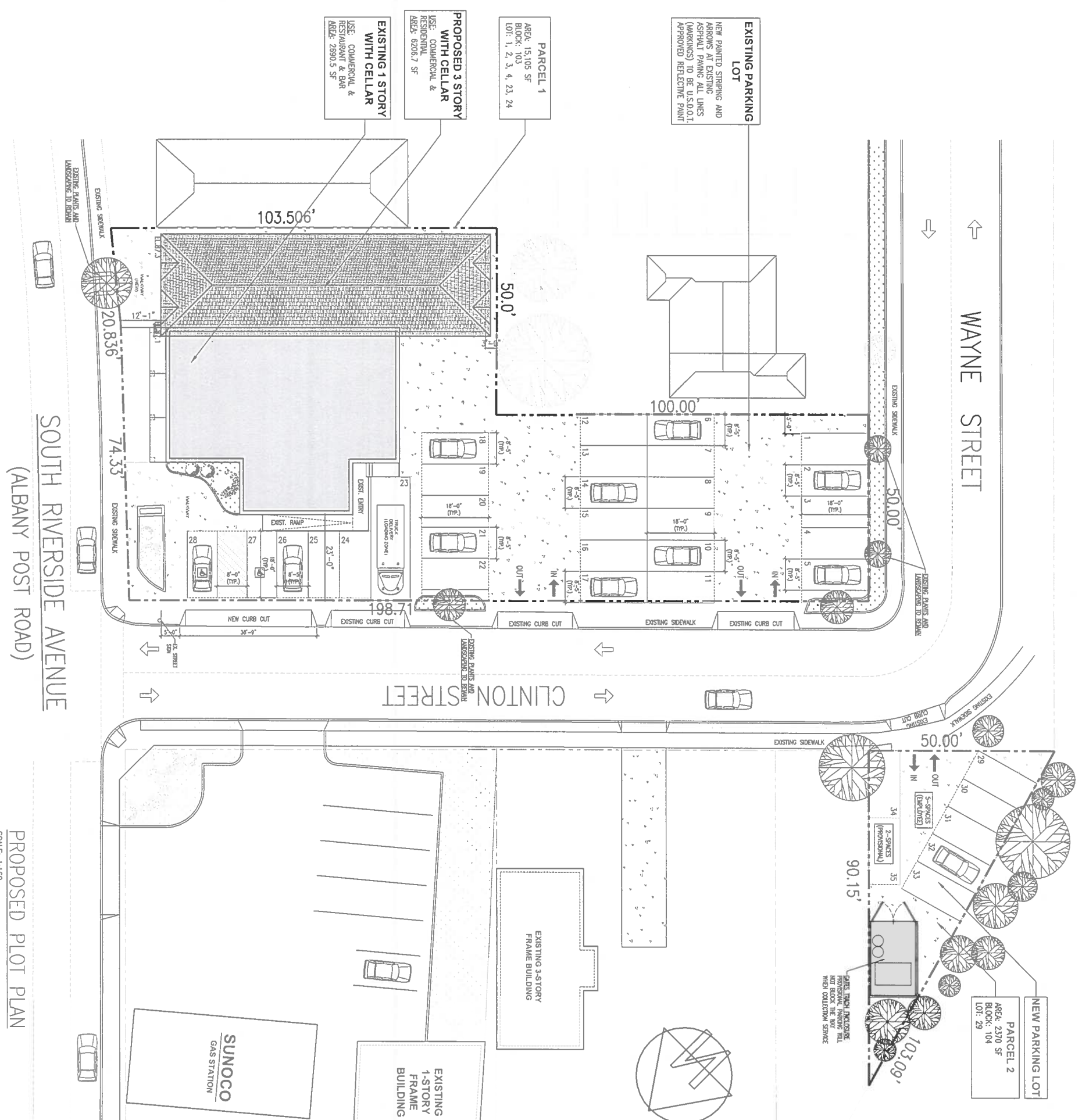
Date: 3/13/2023

Sheet No.: 1 of 7

HT

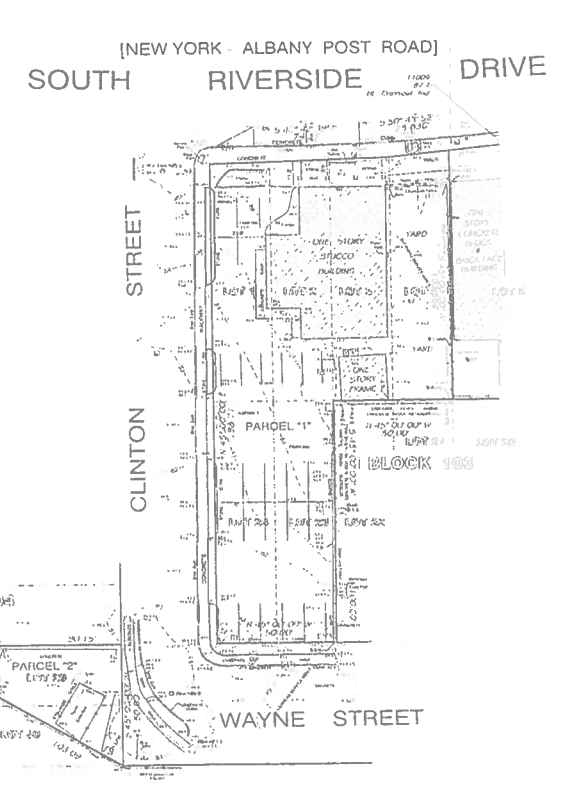
DOB APPROVAL STAMP





SOUTH RIVERSIDE AVENUE  
(ALBANY POST ROAD)

PROPOSED PLOT PLAN  
SCALE: 1:150



ZONING ANALYSIS

ZONING DISTRICT C-2 (GENERAL OVERLAY DISTRICT)	REQUIRED	PROVIDED
MAX LOT AREA	15,004 ± 2,254 = 17,258 SQ.FT.	
LOT WIDTH	50.0'	50.0'
LOT DEPTH	12'-1"	23'-0"
FRONT YARD SETBACK	15' MIN. 20' MAX.	12'-1"
SIDE YARD SETBACK	0'-0"	5.0' & 5.0'

BUILDING INFORMATION

EXIST. BLDG AREA	2890.5
PROPOSED BLDG AREA	6096.7
STORIES	3
HEIGHT	35'-0"

FLOOR AREA INFORMATION

	EXISTING	PROPOSED	TOTAL ZONING FL. AREA	RATIO
CELLAR	2,890.5 SQ. FT.	2,068.9 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,890.5 SQ. FT.	4,759.4 SQ. FT.	0.27	
2ND FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12	
3RD FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12	
TOTAL FLOOR AREA	8,972.2 SQ. FT.	8,972.2 SQ. FT.	0.51	

PARKING TABULATIONS

DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(4/2890.5/250 = 10.76) SPACE	24
TOTAL PARKING SPACES	XX	35

FOR WOOD-USE BUILDINGS IN THE WOODLAND/SOUTH RIVERSIDE CANTARY AREA THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING AMOUNT OF PARKING FOR EACH RESIDENTIAL DWELLING UNIT: ONE PARKING SPACE PLUS THE CARRIER OF (1) SPACE FOR 50 SQ. FT. OF OFFICE FLOOR AREA OR (1) SPACE PER 250 SQ. FT. OR RETAIL / SERVICE FLOOR AREA

FOR MAXIMUM HEIGHT SHALL BE 35 FEET/THREE STORIES, PROVIDED, HOWEVER, THAT THE THIRD STORY MUST BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE BUILDING.

(S) VARIANCE GRANTED ON JULY 8, 2017

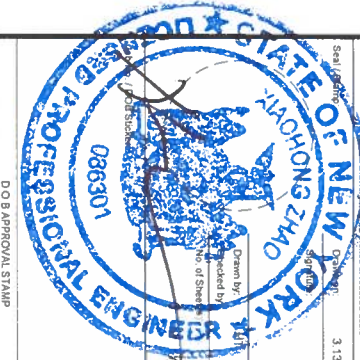
ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE DESIGN.

NOTES

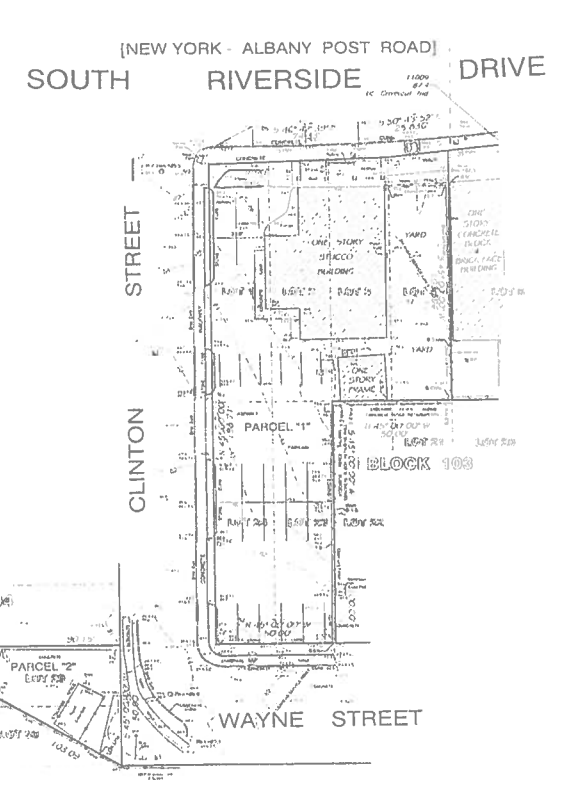
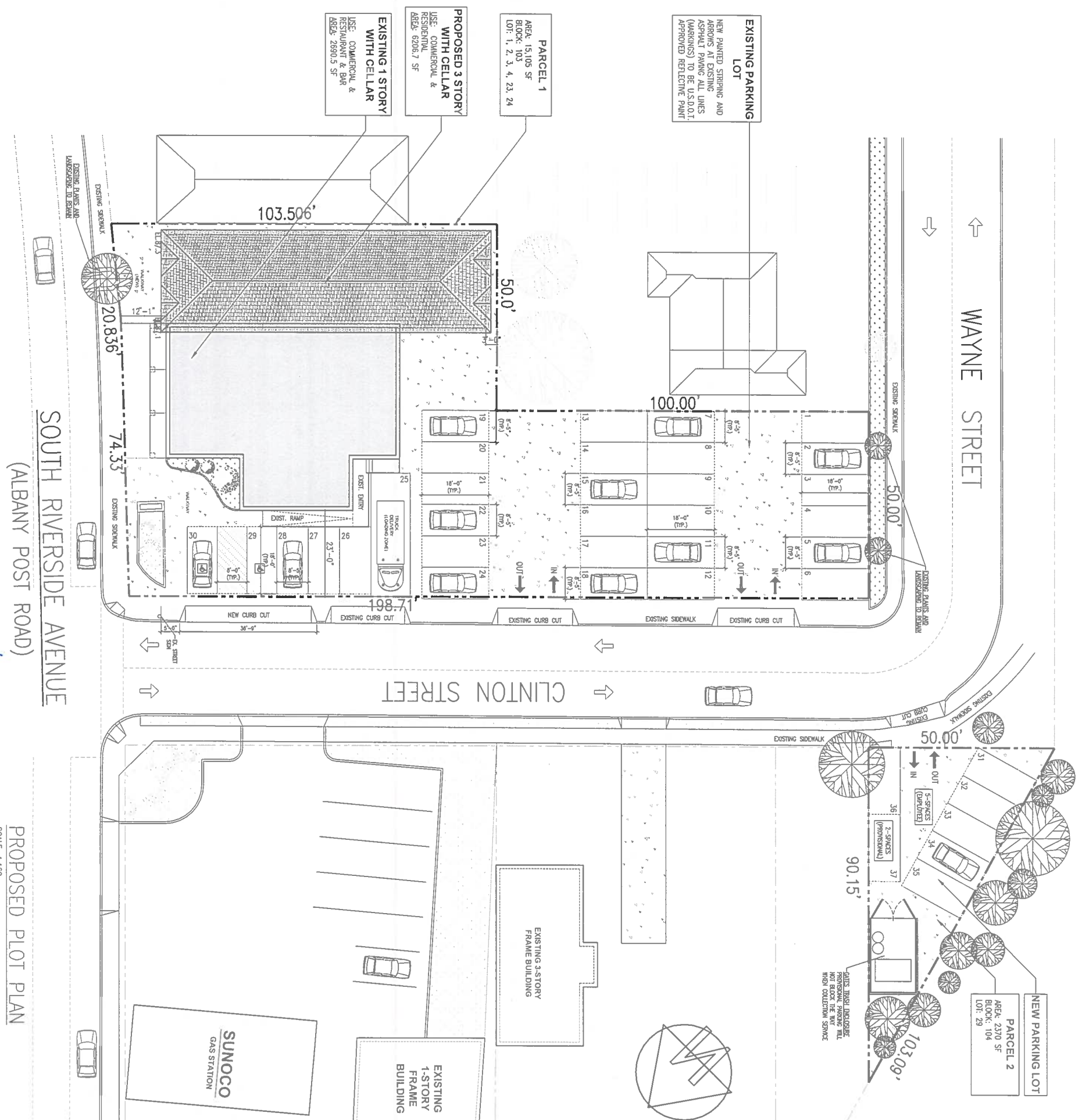
**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address: 30-05 Station Street, Queens, NY 11354  
Phone: 718-878-6295  
Email: abrook@gmail.com

Project Title: ENLARGEMENT  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title: ZONING ANALYSIS & PLOT PLAN  
Drawing No.: Z-001.00  
Scale: As indicated at reduced scale  
Date: 3/13/2023



D.O.B APPROVAL STAMP



**ZONING ANALYSIS**

DESCRIPTION	REQUIRED	PROVIDED
ZONING DISTRICT C-2 (CITYWIDE OVERLAY DISTRICT)		PROVIDED
MAX LOT AREA	15,044 ± 2,254 = 17,298 SQ.FT.	15,105 SQ.FT.
LOT WIDTH	50.0'	50.0'
LOT DEPTH	---	---
FRONT YARD SETBACK	15' MIN. 20' MAX.	23'-0"
FRONT YARD SETBACK	12'-1"	12'-1"
SIDE YARD SETBACK	0'-0"	5.0' & 5.0'

**BUILDING INFORMATION**

EXIST. BLDG AREA	2690.5
PROPOSED BLDG AREA	6066.7
STORIES	5
HEIGHT	35'-0"
	35.0'

**FLOOR AREA INFORMATION**

	EXISTING	PROPOSED	TOTAL ZONING FL. AREA	MINO
CELLAR	2,690.5 SQ. FT.	2,068.9 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,690.5 SQ. FT.	2,068.9 SQ. FT.	4,759.4 SQ. FT.	0.27
2ND FLOOR	---	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12
3RD FLOOR	---	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12
TOTAL FLOOR AREA	---	---	8,897.2 SQ. FT.	0.51

**PARKING TABULATIONS**

DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(4)(2690.5/250) = 10.76 SPACE	27
TOTAL PARKING SPACES	XX	37

SECTION-07.13

FOR UNITS-USE BUILDINGS IN THE HANCOCK/SOUTH RIVERSIDE CANTARY AREA THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING AMOUNT OF PARKING FOR EACH RESIDENTIAL DWELLING UNIT: ONE PARKING SPACE PLUS ONE PARKING SPACE FOR EACH BEDROOM IN THE UNIT IN EXCESS OF ONE BEDROOM. COMMERCIAL SERVICE FLOOR AREA (4)(2690.5/250) = 10.76 SPACE PER 250 SQ. FT. OR BEHALF /

FOR MAXIMUM HEIGHT SHALL BE 35 FEET/THREE STORIES, PROVIDED, HOWEVER, THAT THE THIRD STORY MUST BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE BUILDING.

(3) VARIANCE GRANTED ON MAY 8, 2017

NOTES

1) ALL SURVEY INFORMATION SHOWN ON THIS PLOT PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY "TA, SAUER" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

2) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design

Address: 3005 Strain Street, Queens, NY 11354  
Phone: 718.678.6295  
Email: abrook@gmail.com

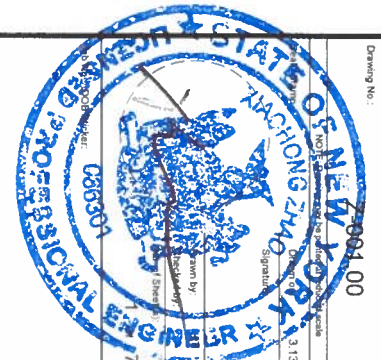
No. \_\_\_\_\_ Date: \_\_\_\_\_  
Prepared by: \_\_\_\_\_

**ENLARGEMENT**  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title: ZONING ANALYSIS & PLOT PLAN

Drawing No.: 7-094.00

Date: 3.13.2023

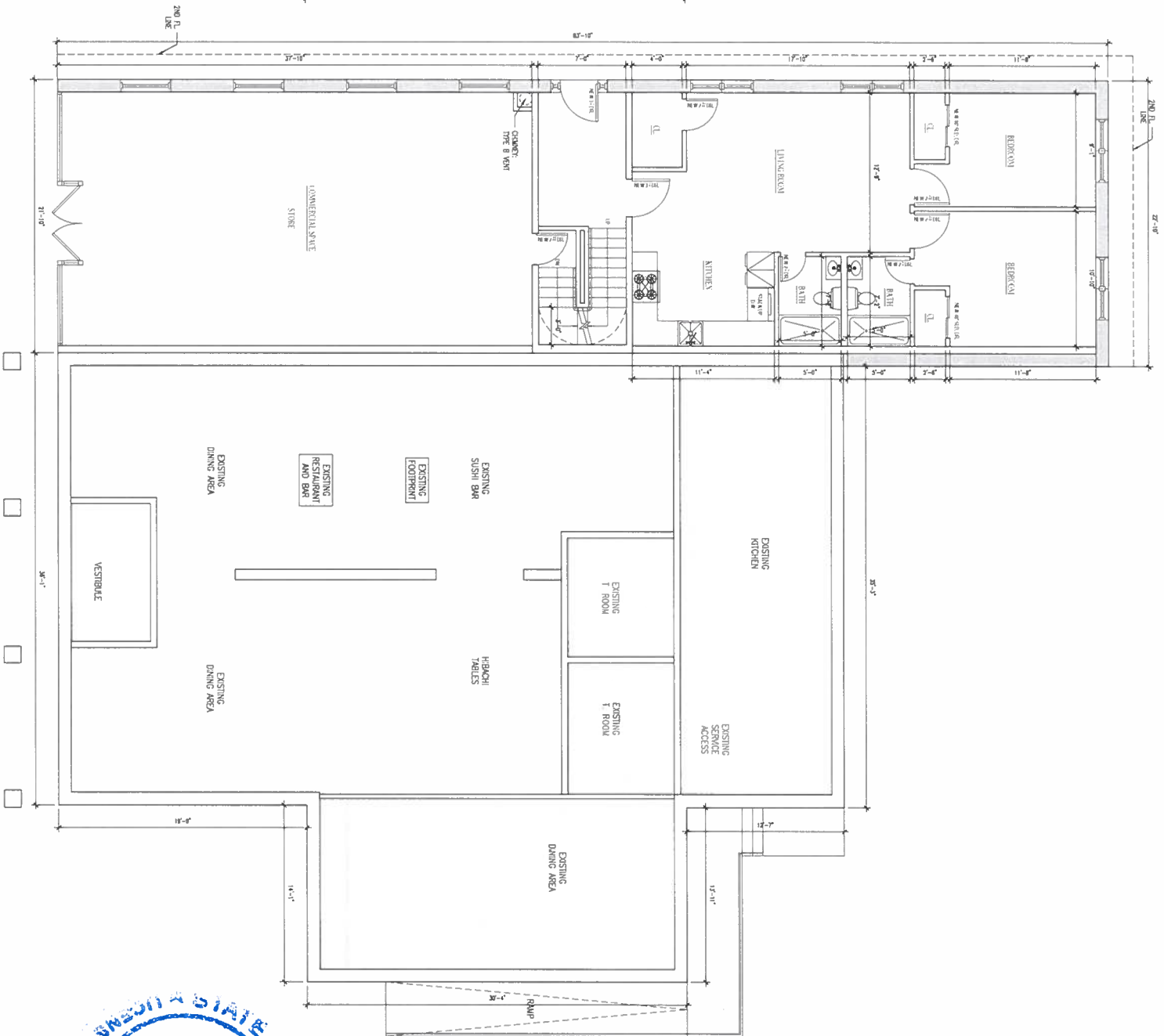
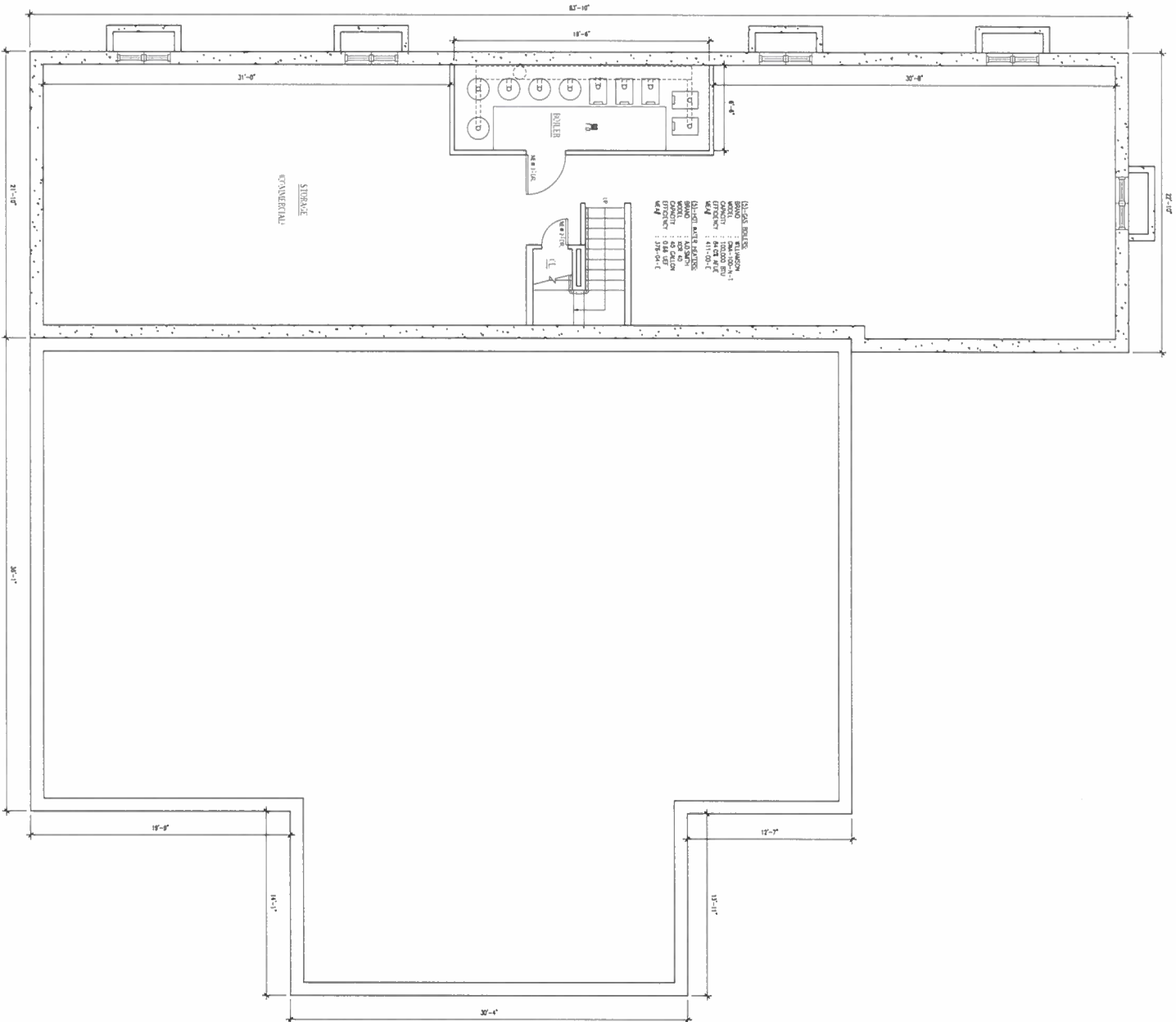


D.O.B. APPROVAL STAMP









**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design

Address : 30-05 Station Street, Queens, NY 11354  
 Phone : 718.878.6295  
 Email : abdcny@gmail.com

No. :      Date:      Revision:

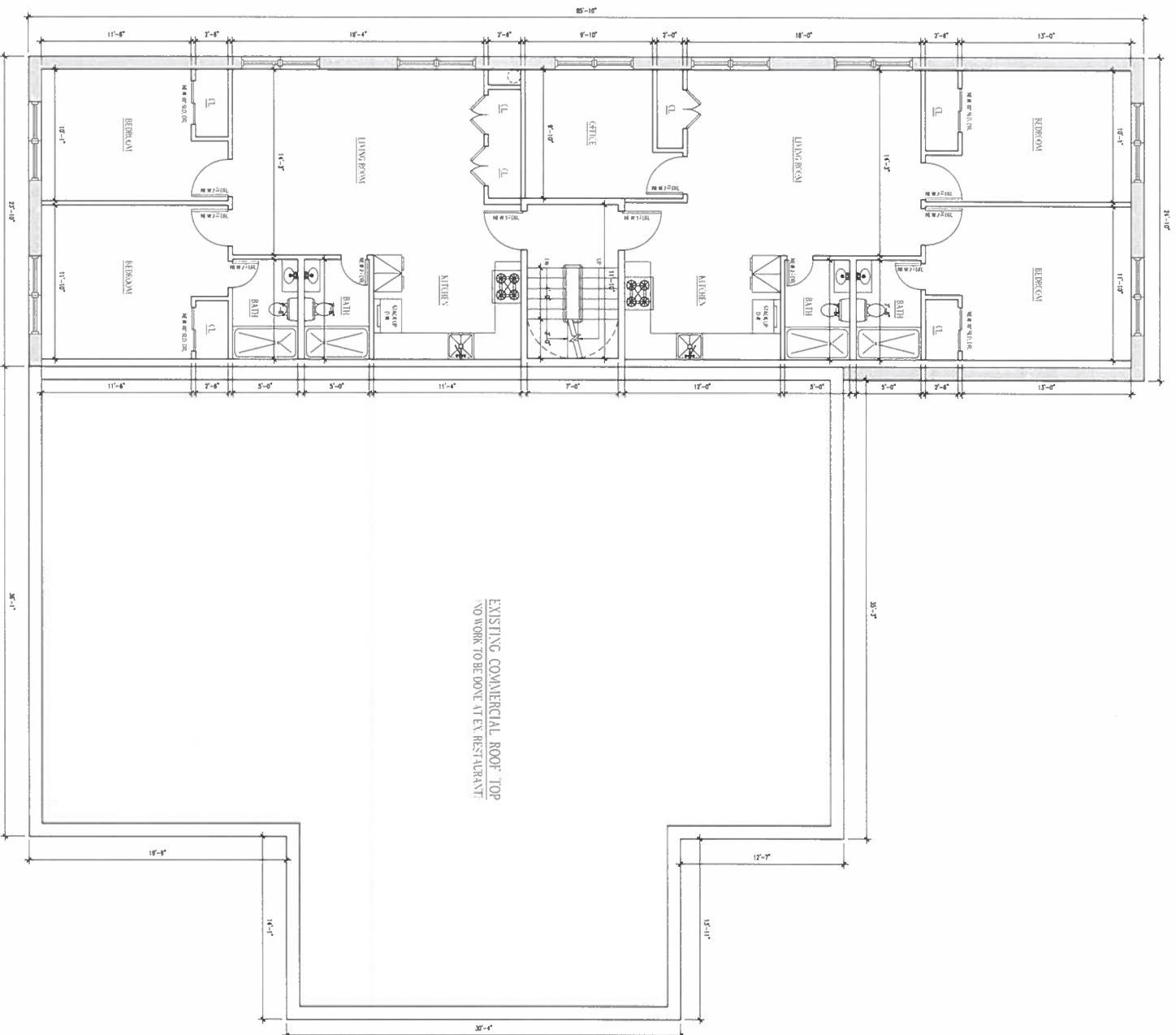
Project Info:  
**ENLARGEMENT**  
**352 S RIVERSIDE AVENUE, NY 10520**

Drawing Title:  
**PROPOSED FLOOR PLANS**

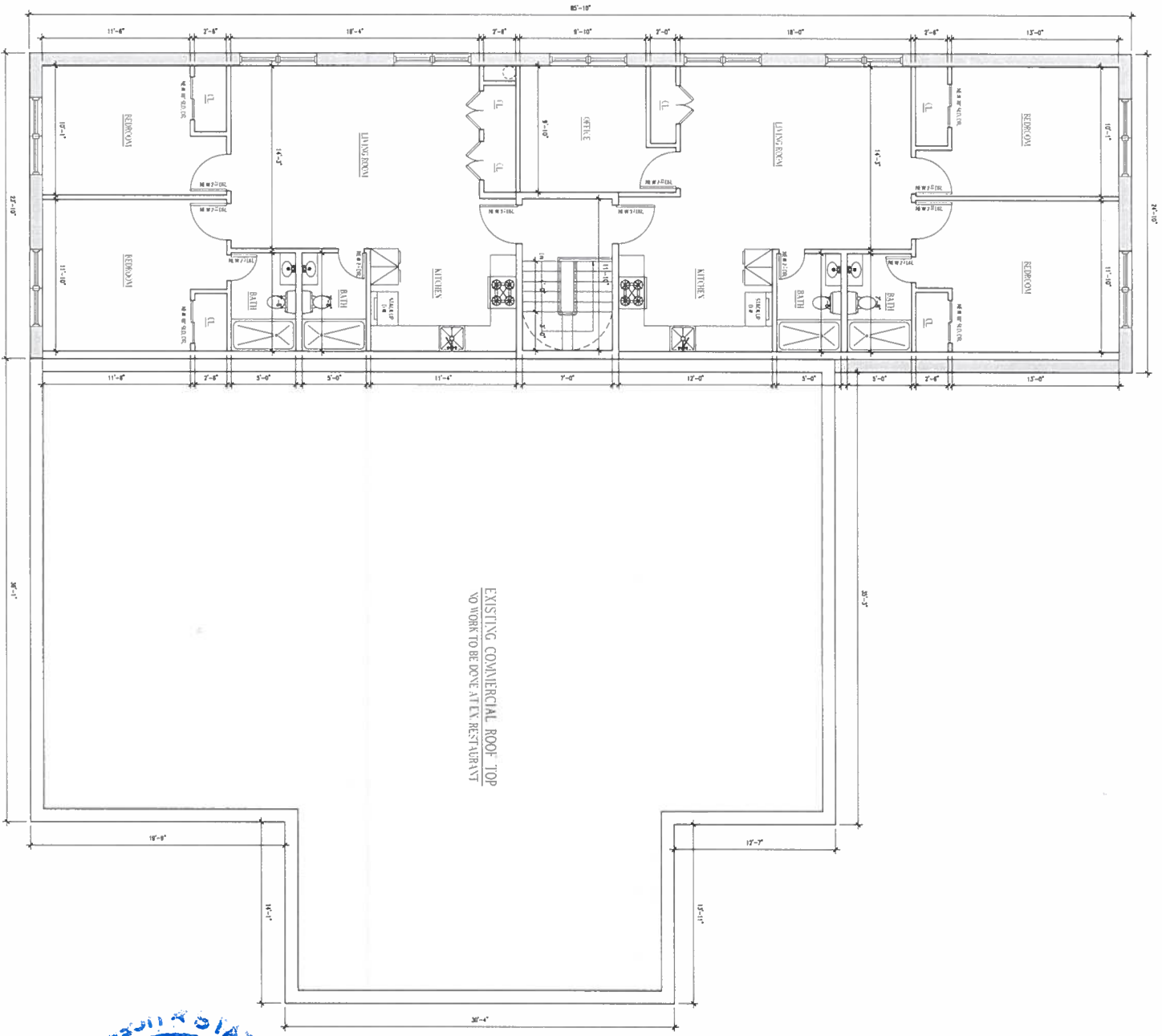
Scale: 3/16" = 1'-0"  
 Date: 3.13.2023  
 Drawn by: HT  
 Checked by: HT  
 3 of 7

NEW YORK STATE  
 OFFICE OF STATE ARCHITECTURE  
 080300T

DOB APPROVAL STAMP



3 PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



4 PROPOSED 3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address : 3005 Station Street, Queens, NY 11354  
Phone : 718.678.6295  
Email : abrook@amail.com

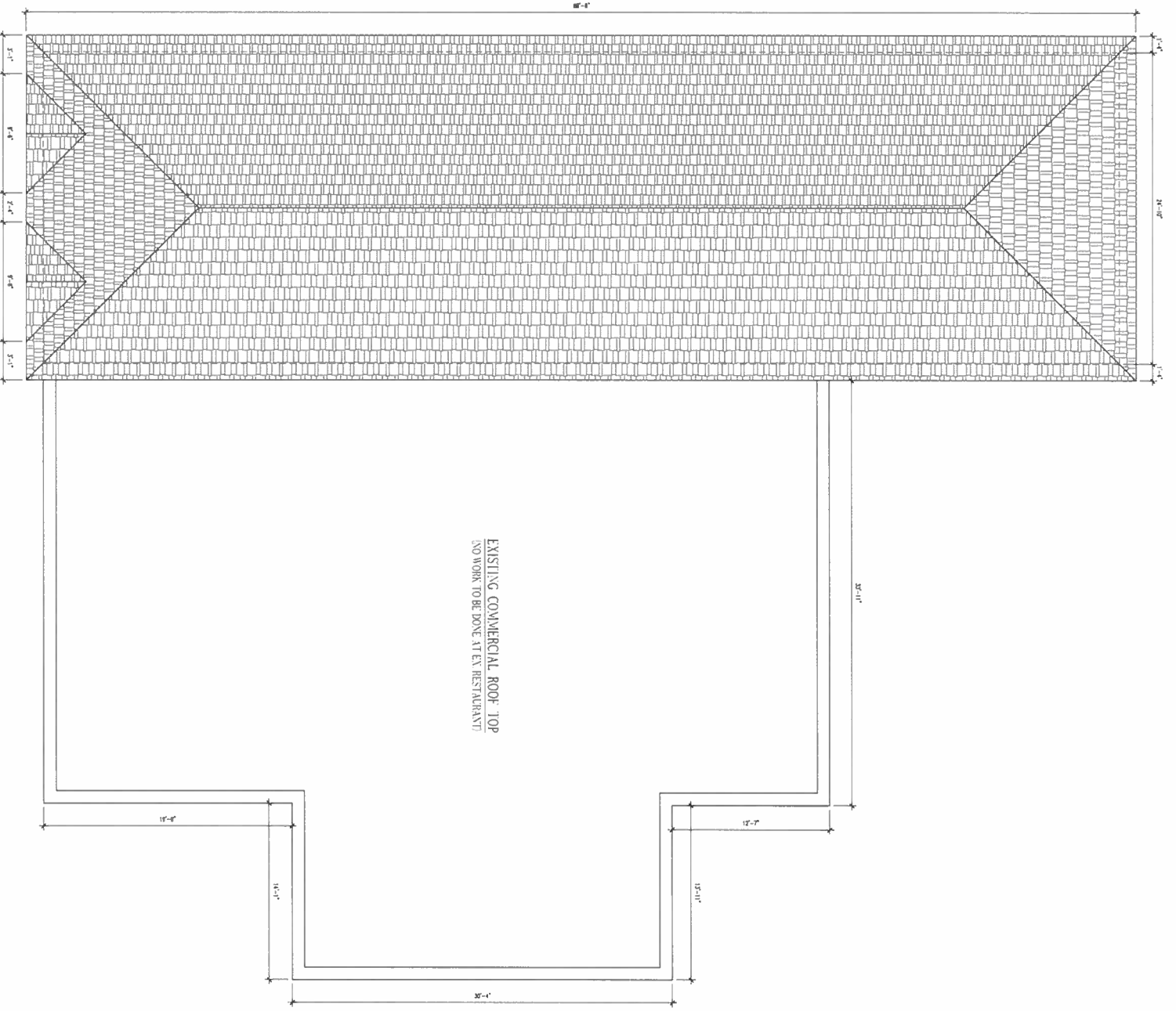
No. :      Date :      Revision :

Project Info :  
**ENLARGEMENT**  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
**PROPOSED FLOOR PLANS**

Drawing No. : A-2002.00  
Drawing Scale : 3/16" = 1'-0"  
Date : 3.13.2023  
Drawn by : HT  
Checked by : HT  
of 7

D.O.B. APPROVAL STAMP



5 PROPOSED ROOF FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address : 30-05 Station Street, Queens, NY 11354  
 Phone : 718 878 6295  
 Email : abrookny@gmail.com

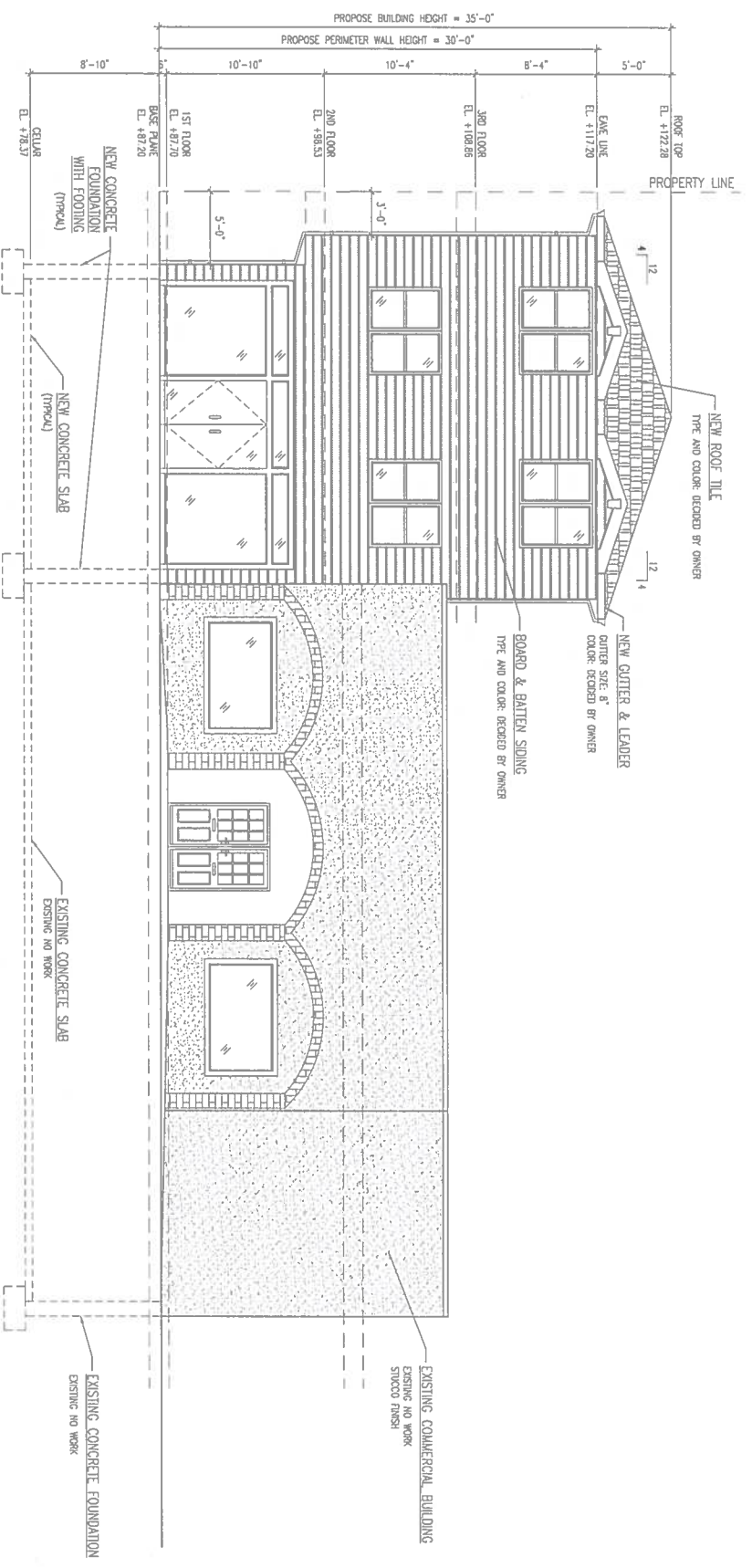
No. :                      Revision:  
 Date:                    Date:  
 Project Info:  
**ENLARGEMENT**  
 352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
**PROPOSED FLOOR PLANS**

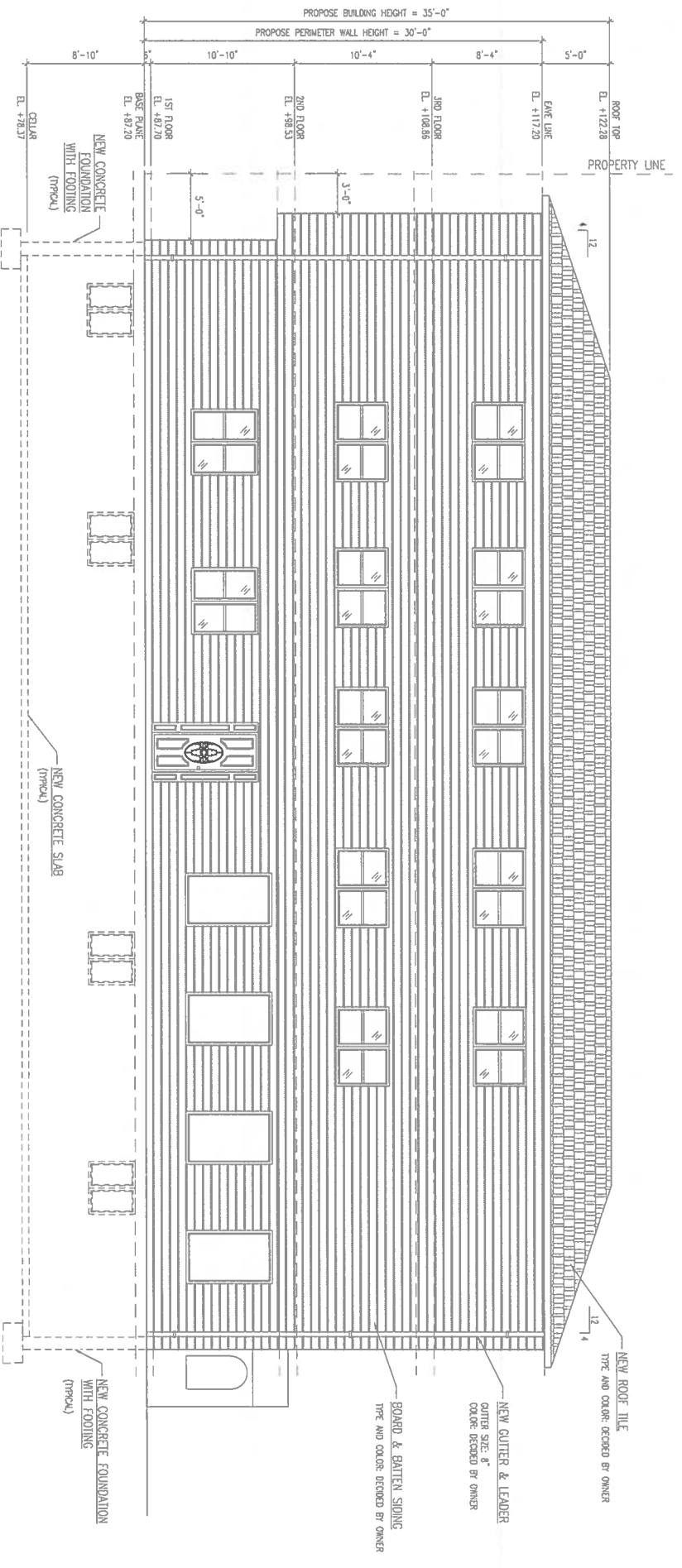
Drawing No. **2003.00**  
 Date: **3 13 2023**  
 Designer: **JUNJIONG ZHAO**  
 Checker: **HT**  
 Date: **3 13 2023**  
 Project: **5 of 7**

DOB APPROVAL STAMP





FRONT BUILDING ELEVATION (NORTHEAST)  
SCALE: 3/16" = 1'-0"



SIDE BUILDING ELEVATION (SOUTHEAST)  
SCALE: 3/16" = 1'-0"

**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address: 30-05 Station Street, Queens, NY 11354  
Phone: 718.878.6255  
Email: amberlyne@gmail.com

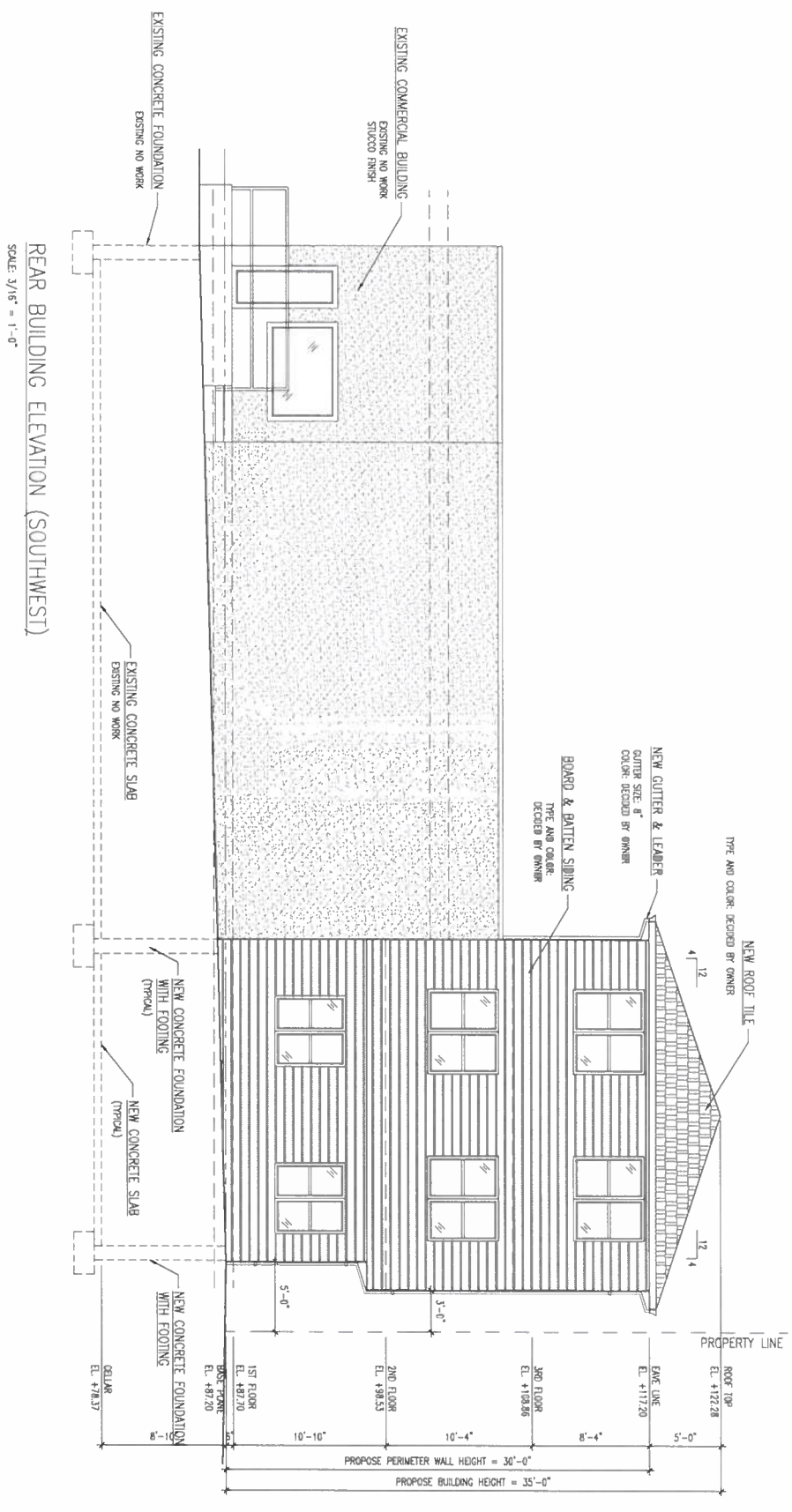
Project Info:  
**ENLARGEMENT**  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
**PROPOSED ELEVATIONS**

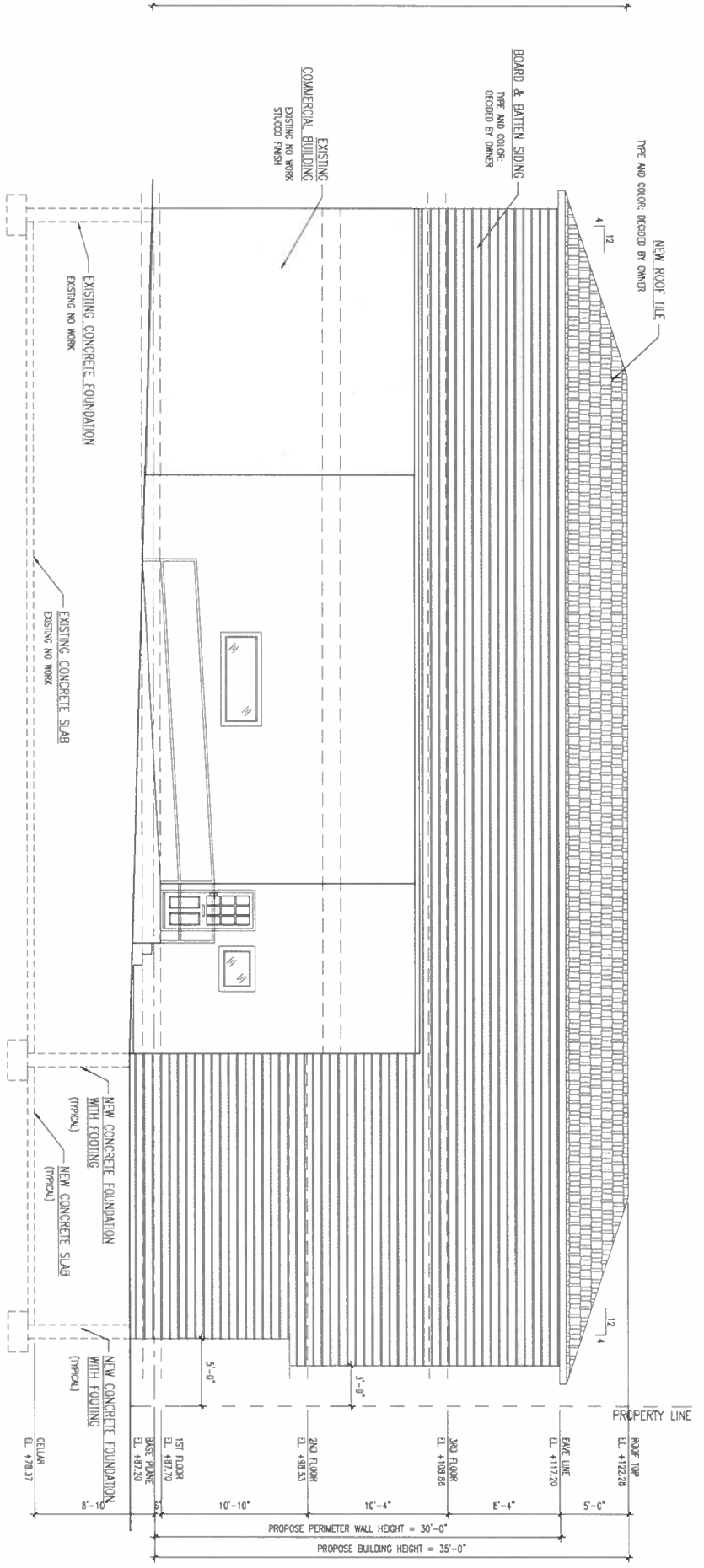


DOB APPROVAL STAMP

3 13 2023  
HT  
6 of 7



REAR BUILDING ELEVATION (SOUTHWEST)  
SCALE: 3/16" = 1'-0"



FRONT BUILDING ELEVATION (NORTHWEST)  
SCALE: 3/16" = 1'-0"

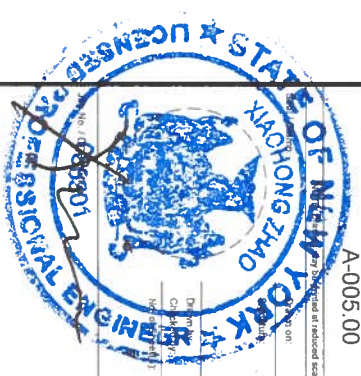
**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address: 30-05 Station Street, Queens, NY 11354  
Phone: 718 878 6295  
Email: aab@amrllc.com

Project Info  
**ENLARGEMENT**  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title  
**PROPOSED ELEVATIONS**

Drawing No.  
A-005.00

Date  
3.13.2023



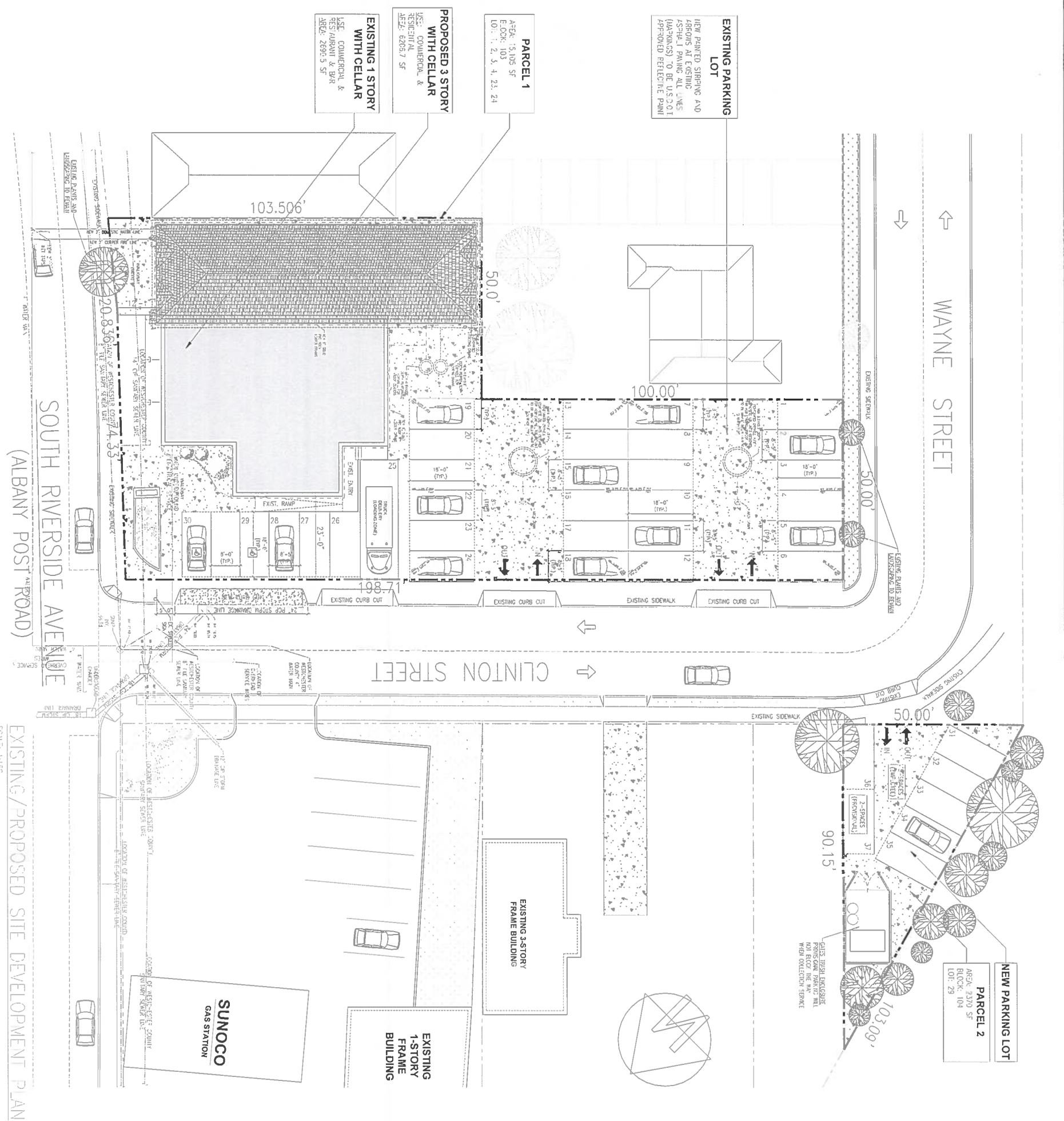
D.O.B. APPROVAL STAMP











EXISTING/PROPOSED SITE DEVELOPMENT PLAN  
SCALE: 1:162

**LEGEND**

	ZONING LOT LINE
	EASEMENT LINE
	FOOT DRAINAGE LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN LINE
	OVERHEAD SERVICE WIRES
	GAS SERVICE LINE
	AREA DRAIN
	PAVEMENT
	SCRUBBS
	PALM TREES

**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design

Address: 38-05 Straton Street, Queens, NY 11354  
Phone: 718.878.6295  
Email: amber@amerialand.com

No.: 07132023 Date: 07/13/2023  
Revision: Updated site plan for Village Examiner Review (2 items)

Project No.: 352 S RIVERSIDE AVENUE NY 10520

Enlargement  
EXISTING/PROPOSED  
SITE DEVELOPMENT PLAN

Drawing Title: ENLARGEMENT  
Project No.: 352 S RIVERSIDE AVENUE NY 10520  
Scale: SD-100.00

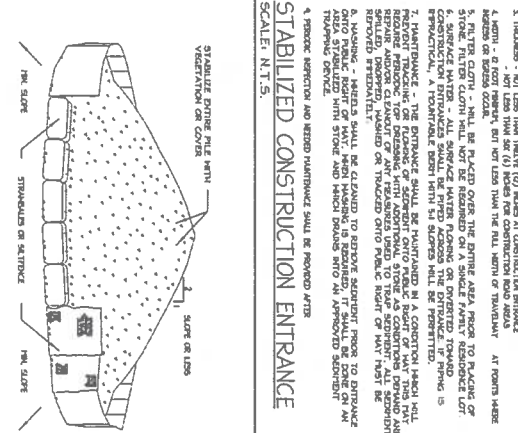
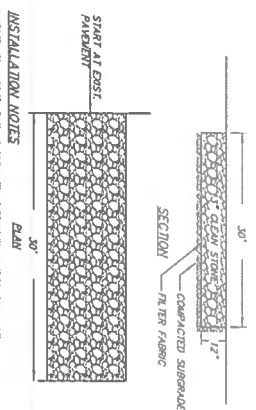
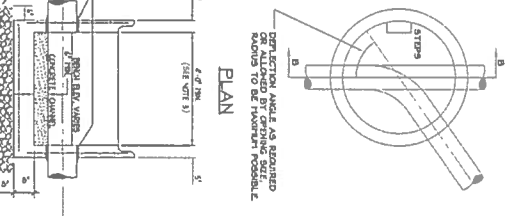
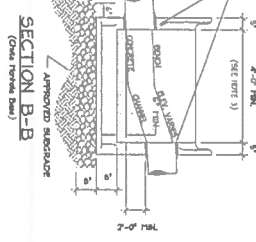
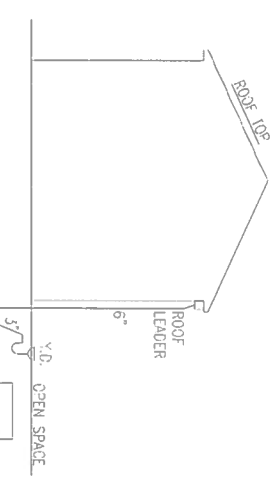
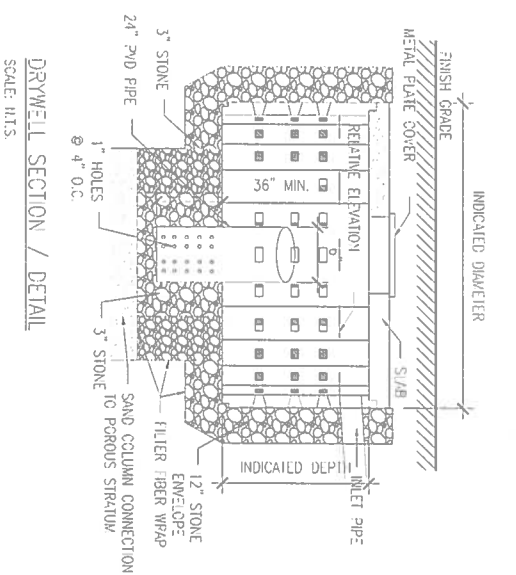
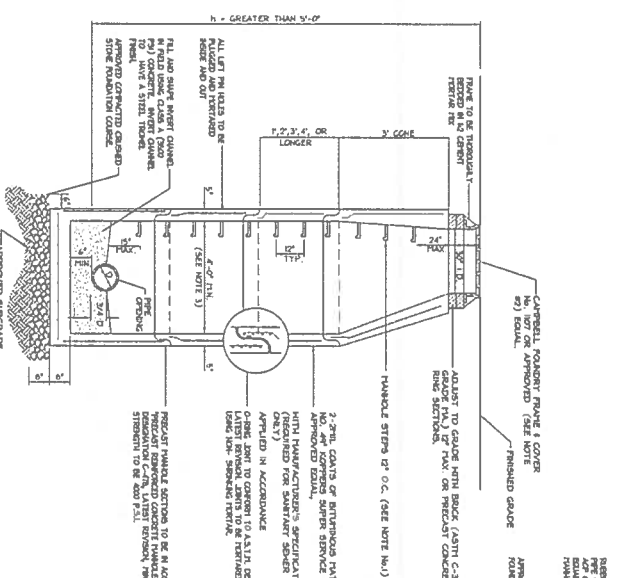
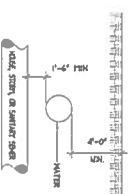
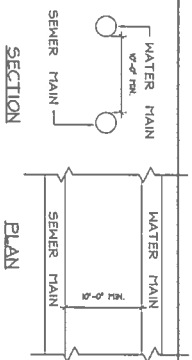
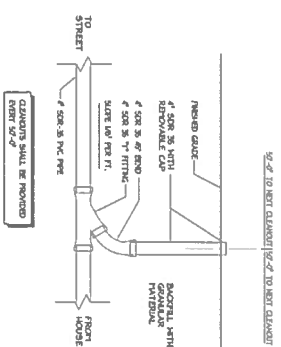
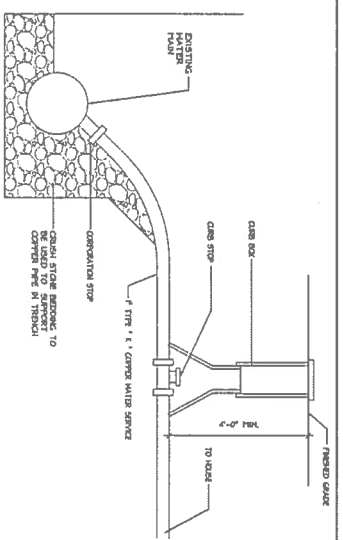
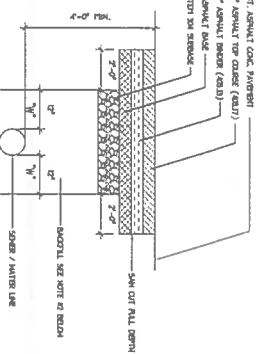
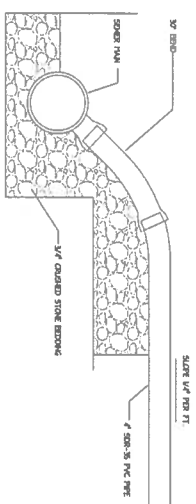
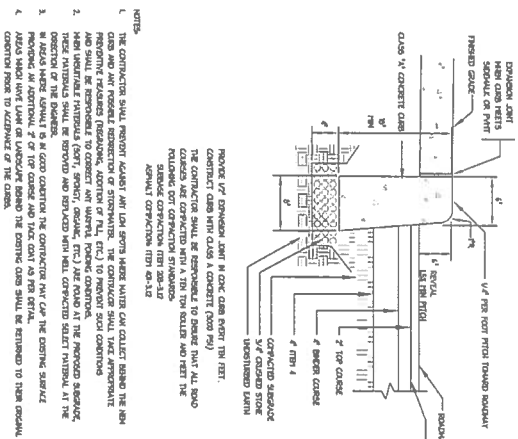
Design Firm: AMERILAND BROOK LLC  
Author: [Name]  
Checked By: [Name]  
Date: 07.06.2023

Professional Engineer Seal: XIAO HONG ZHAO, State of New York, License No. 088301

Sheet: 1 of 2

D.O.B. APPROVAL STAMP





**AMERLAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address: 30-05 Strifton Street, Queens, NY 11354  
 Phone: 718 878 8285  
 Email: abrooklyn@gmail.com

Project Info:  
**ENLARGEMENT**  
**352 S RIVERSIDE AVENUE, NY 10520**

Proposed Site Details  
 Drawing Title  
 No.:  
 Date:  
 Revision:  
 Scale: N.T.S.

Professional Seal:  
**JOHNSON, JAMES**  
 06301  
 2 of 2

Approval Stamp:  
 O O B APPROVAL STAMP