

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 #: 7188786295

Cell #: 6462016853

E Mail Address: AMERILANDBROOKNYC@GMAIL.COM

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 #: 7183000006

Cell #: 917 975 6596

E-Mail Address: YUNLAO@ME.COM

msn1314 msn@hotmail.com

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, 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

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.

XIAOHONG ZHAO LIQUAN TIAN

Applicant's Name (please print)



Signature of Applicant or Agent

07/05/2023

Date

FOR VILLAGE USE ONLY:

Fee: 3000⁰⁰ 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:

Village of Croton-on-Hudson

COASTAL ASSESSMENT FORM

A. INSTRUCTIONS (Please print or type all answers)

1. Applicants, or in the case of direct actions (city, town, village) agencies, shall complete this CAF for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a (city, town, village) agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the (city, town, village) clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.
3. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION:

1. Type of (city, town, village) agency action (check appropriate response):
 - a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) _____
 - b) Financial assistance (e.g. grant, loan, subsidy) _____
 - c) Permit, approval, license, certification Vil Board Special Permit, Planning Board and ZBA approvals
 - d) Agency undertaking action OWNER OF PROPERTY

2. Describe nature and extent of action: PROPOSE VERTICAL AND HORIZONTAL EXTENSION OF EXISTING ONE STORY BUILDING AND CONVERTING TO 5 FAMILY MIX USE BUILDING.

3. Location of actions: 352 SOUTH RIVERSIDE DRIVE
(street or site description)

4. Size of site: 17298

5. Present land use: COMMERICAL BUILDING (RESTAURANT)

6. Present zoning classification: C-2 with South Riverside/Harmon Gateway Overlay zone

7. List and describe any unique or unusual land forms within or contiguous to the project site (i.e. bluffs, dunes, swales, ground depressions, other geological formations):

NONE

8. Percent of site which contains slopes of 15% or greater: NONE

9. List and describe streams, lakes, ponds or wetlands existing within or contiguous to the project area. Give name and size of each if available:

a) Name: NONE

b) Size (in acres): NA

10. If an application for the proposed action has been filed with the (city, town, village) agency, the following information shall be provided:

a) Name of applicant: XIAOHONG ZHAO

b) Mailing address: 30-05 STRATTON ST., FLUSHING, NY 11354

c) Telephone number: (area code) (718) 878-6295

d) Application number, if any:

11. Will the action be directly undertaken, require funding or approval by a state or federal agency? NO ☒ YES

If yes, which state or federal agency?

12. If the proposed action is a law, or planning or zoning document, SKIP Section "C" and go to Section "E".

C. COASTAL ASSESSMENT:

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map:	<u>X</u>	<u> </u>	<u> </u>
a) Significant fish or wildlife habitats?	<u> </u>	<u>X</u>	<u> </u>
b) Scenic resources of local or statewide significance?	<u> </u>	<u>X</u>	<u> </u>
c) Natural protective features in an erosion hazard area?	<u> </u>	<u>X</u>	<u> </u>

If the answer to any question above is "yes", please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
2. Will the proposed action have a significant effect upon:			
a) Commercial or recreational use of fish and wildlife resources?	_____	<u>X</u>	_____
b) Scenic quality of the coastal environment?	_____	<u>X</u>	_____
c) Development of future or existing water dependent uses?	_____	<u>X</u>	_____
d) Operation of the State's major ports?	_____		<u>N/A</u>
e) Land or water uses within a small harbor area?	_____	<u>X</u>	_____
f) Stability of the shoreline?	_____	<u>X</u>	_____
g) Surface or groundwater quality?	_____	<u>X</u>	_____
h) Existing or potential public recreation opportunities?	_____	<u>X</u>	_____
i) Structures, sites or districts of historic, archeological or cultural significance to the (city, town, village), State or nation?	_____	<u>X</u>	_____
3. Will the proposed action involve or result in any of the following:			
a) Physical alteration of land along the shoreline, land under water or coastal waters?	_____	<u>X</u>	_____
b) Physical alteration of two (2) acres or more of land located elsewhere in the coastal area?	_____	<u>X</u>	_____
c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the coastal area?	_____	<u>X</u>	_____
d) Energy facility not subject to Article VII or VIII of the Public Service Law?	_____	<u>X</u>	_____
e) Mining, excavation, filling or dredging in coastal waters?	_____	<u>X</u>	_____
f) Reduction of existing or potential public access to or along the shore?	_____	<u>X</u>	_____
g) Sale or change in use of publicly-owned lands located on shoreline or under water?	_____	<u>X</u>	_____
h) Development within a designated flood or erosion hazard area?	_____	<u>X</u>	_____
i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	_____	<u>X</u>	_____
j) Construction or reconstruction of erosion protective structures?	_____	<u>X</u>	_____
k) Diminished surface or groundwater quality?	_____	<u>X</u>	_____
l) Removal of ground cover from the site?	<u>X</u>	_____	_____

4. Project

YES NO N/A

a) If project is to be located adjacent to shore:

Project is NOT located adjacent to shore

1. Will water-related recreation be provided?

 X

2. Will public access to the foreshore be provided?

 X

3. Does the project require a waterfront site?

 X

4. Does it supplant a recreational or maritime use?

 X

5. Do essential public services and facilities presently exist at or near the site?

X

6. Is it located in a flood prone area?

 X

7. Is it located in an area of high erosion?

 X

b) If the project site is publicly owned:

Project is NOT Publicly owned

1. Will the project protect, maintain and/or increase the level and industrial facilities into coastal facilities?

 X

2. If located in the foreshore, will access to those and adjacent lands be provided?

 X

3. Will it involve the siting and construction of major energy facilities?

 X

4. Will it involve the discharge of effluent from major steam electric generating and industrial facilities into coastal facilities?

 X

c) Is the project site presently used by the community neighborhood as an open space or recreation area?

 X

d) Does the present site offer or include scenic views or vistas known to be important to the community?

 X

e) Is the project site presently used for commercial fishing or fish processing?

 X

f) Will the surface area of any waterways or wetland area be increased or decreased by the proposals?

 X

g) Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?

 X

h) Will the project involve any waste discharges into coastal waters?

 X

i) Does the project involve surface or subsurface liquid waste disposal?

 X

j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?

 X

k) Does the project involve shipment or storage of petroleum products?

 X

4. Project (continued)

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
l) Does the project involve discharge of toxic hazardous substances or other pollutants into coastal waters?		X	
m) Does the project involve or change existing ice management practices?		X	
n) Will the project affect any area designated as a tidal or freshwater wetland?		X	
o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?	X		
p) Will best management practices be utilized to control storm water runoff into coastal waters?	X		
q) Will the project utilize or affect the quality or quantity of sole source or surface water supplies?		X	
r) Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?		X	

D. REMARKS OR ADDITIONAL INFORMATION.

For questions answered "yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions.

(Add any additional sheets necessary to complete this form)

1: Action is located in the Village Coastal Area

3L: Top soil and associated ground cover will be removed in the area

of the proposed building

4o and 4p: Drainage patterns will be slightly altered with the addition of impervious

areas (new building). Best management practices will be used to manage storm water.

E. SUBMISSION REQUIREMENTS.

The final version of this form shall be sent to the Department of State (*New York State Dept. of State, Coastal Management Program, 162 Washington Avenue, Albany, NY 12231*) if any question in Section C is answered “yes” and either of the following conditions is met.

- Section B.1 (a) or B.1 (b) is checked **OR**
- Section B.1 (c) and B.11 is answered “yes”

=====

If assistance or further information is needed to complete this form, please contact the Village Engineer at (914) 271-4783.

Preparer's Name: XIAOHONG ZHAO

Title: P.E.

Agency: AMERILAND BROOK LLC

Telephone No.: (718) 878-6295 E-mail: AMERILANDBROOKNYC@GMAIL.COM

Date: 07/05/2023 (revised 8/23/23)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

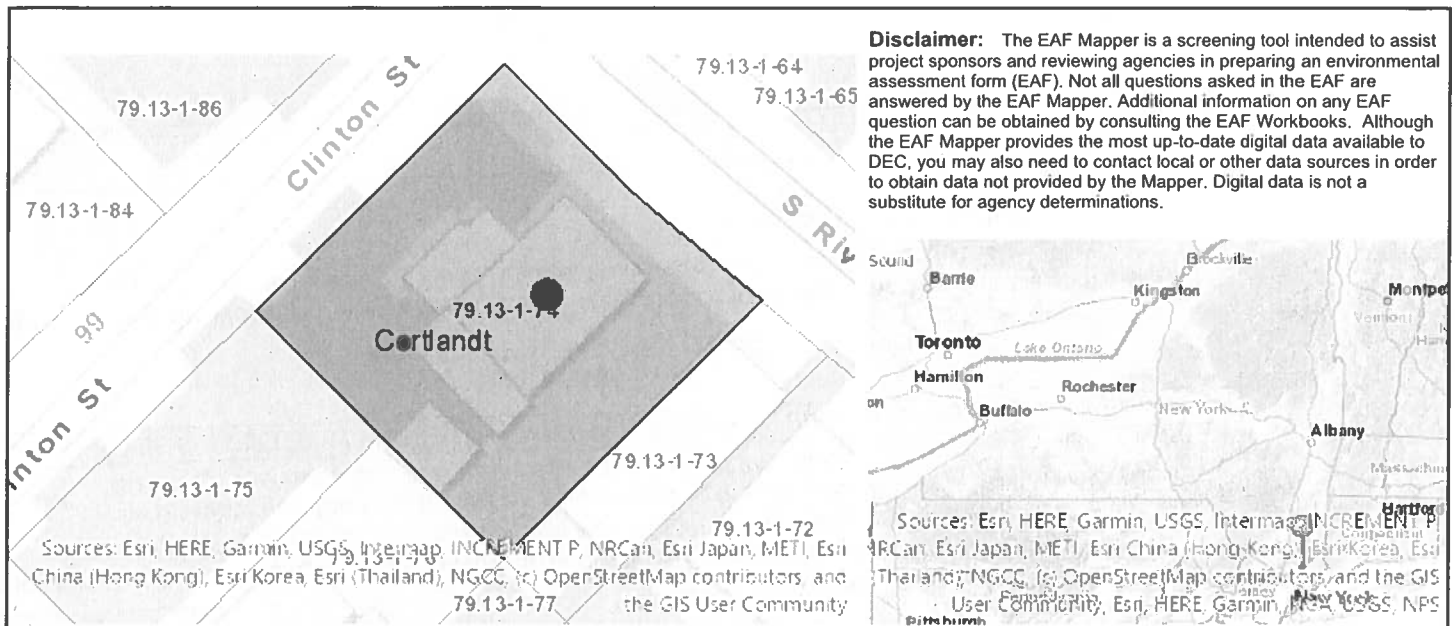
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: ONE STORY EXISTING BUILDING AND ADDING A 5 FAMILY MIXED-USE BUILDING ADJACENT TO EXISTING BUILDING			
Project Location (describe, and attach a location map): 352 SOUTH RIVERSIDE AVENUE,			
Brief Description of Proposed Action: EXISTING 1-STORY W/ CELLAR FOR COMMERCIAL USE, AND NEW ADDITION 3-STORY W/ CELLAR TO BE COMMERCIAL AND RESIDENTIAL USE (5 apartments).			
Name of Applicant or Sponsor: XIAOHONG ZHAO, P.E.		Telephone: 718-878-6295 E-Mail: ABLLCNYC@GMAIL.COM	
Address: 30-05 STRATTON STREET			
City/PO: FLUSHING	State: NEW YORK	Zip Code: 11354	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Zoning Board of Appeals			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.142 acres 0.142 acres 0.142 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 If Yes, identify: _____		NO ☐	YES ☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☒	YES ☐	
b. Are public transportation services available at or near the site of the proposed action?		☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Building will meet NYS Energy Code and NYStretch Energy Code 2020</u>		NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO ☒	YES ☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☐	☒	Croton Point Park
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle, Atlantic Sturge...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties? Village and NYSDOT	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
To proposed dry wells on site with overflow to Village and NYSDOT existing storm drainage systems		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Gas stations in the vicinity of the project site	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>XIAOHONG ZHAO, P.E.</u> Date: <u>07/06/2023</u> (revised 8/23/23)		
Signature: <u>XIAOHONG ZHAO</u> Title: <u>PROFESSIONAL ENGINEER</u>		



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

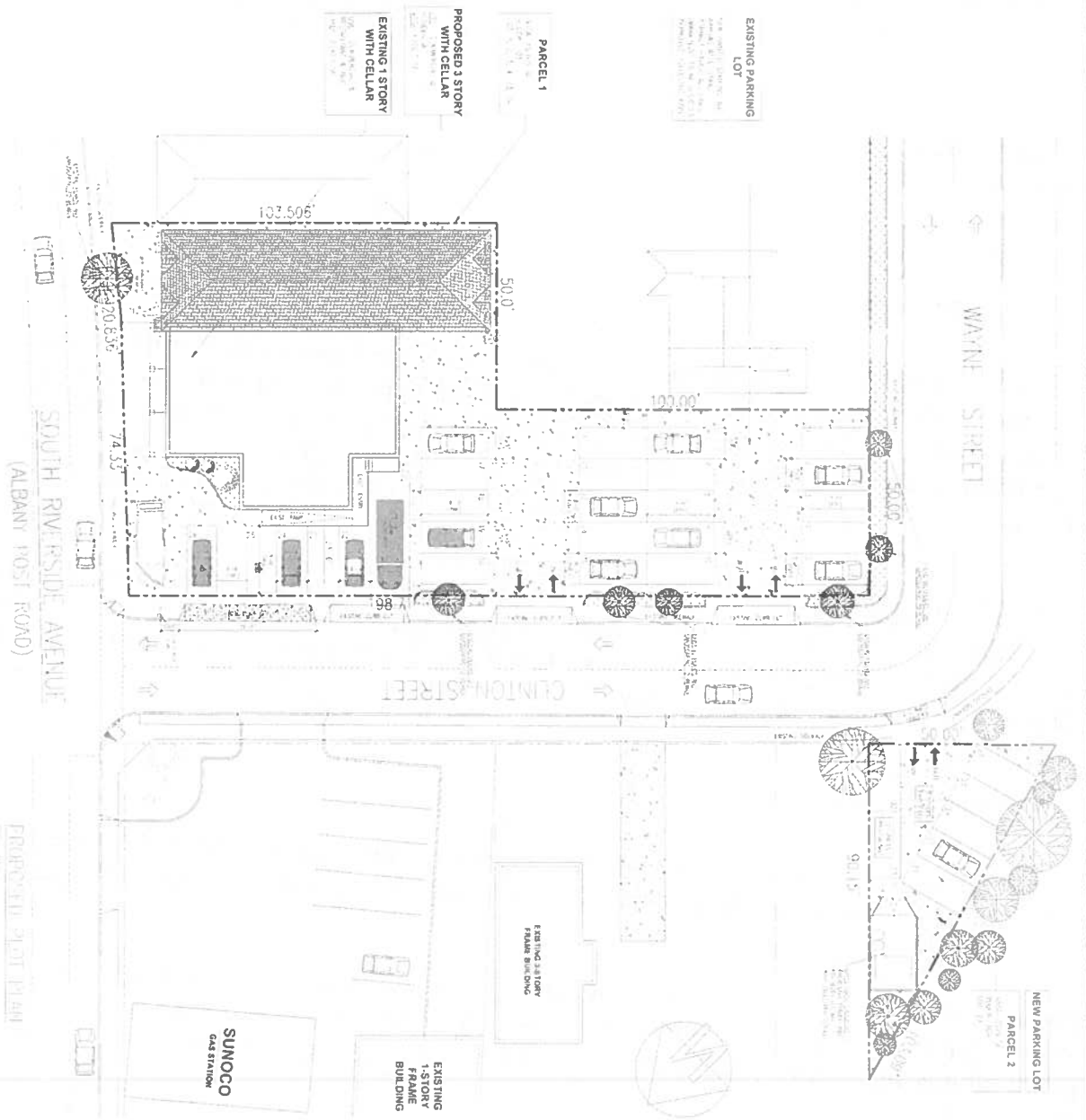


TABLE 1: LOT DATA

Lot No.	Area (sq. ft.)	Area (sq. yds.)	Front Footage (ft.)	Side Footage (ft.)	Back Footage (ft.)	Depth (ft.)	Front Setback (ft.)	Side Setback (ft.)	Back Setback (ft.)
1	10,350.6	236.1	100.0	50.0	100.0	100.0	10.0	10.0	10.0
2	9,112.0	209.3	100.0	50.0	100.0	100.0	10.0	10.0	10.0

TABLE 2: BUILDING DATA

Building No.	Area (sq. ft.)	Area (sq. yds.)	Front Footage (ft.)	Side Footage (ft.)	Back Footage (ft.)	Depth (ft.)	Front Setback (ft.)	Side Setback (ft.)	Back Setback (ft.)
1	10,350.6	236.1	100.0	50.0	100.0	100.0	10.0	10.0	10.0
2	9,112.0	209.3	100.0	50.0	100.0	100.0	10.0	10.0	10.0

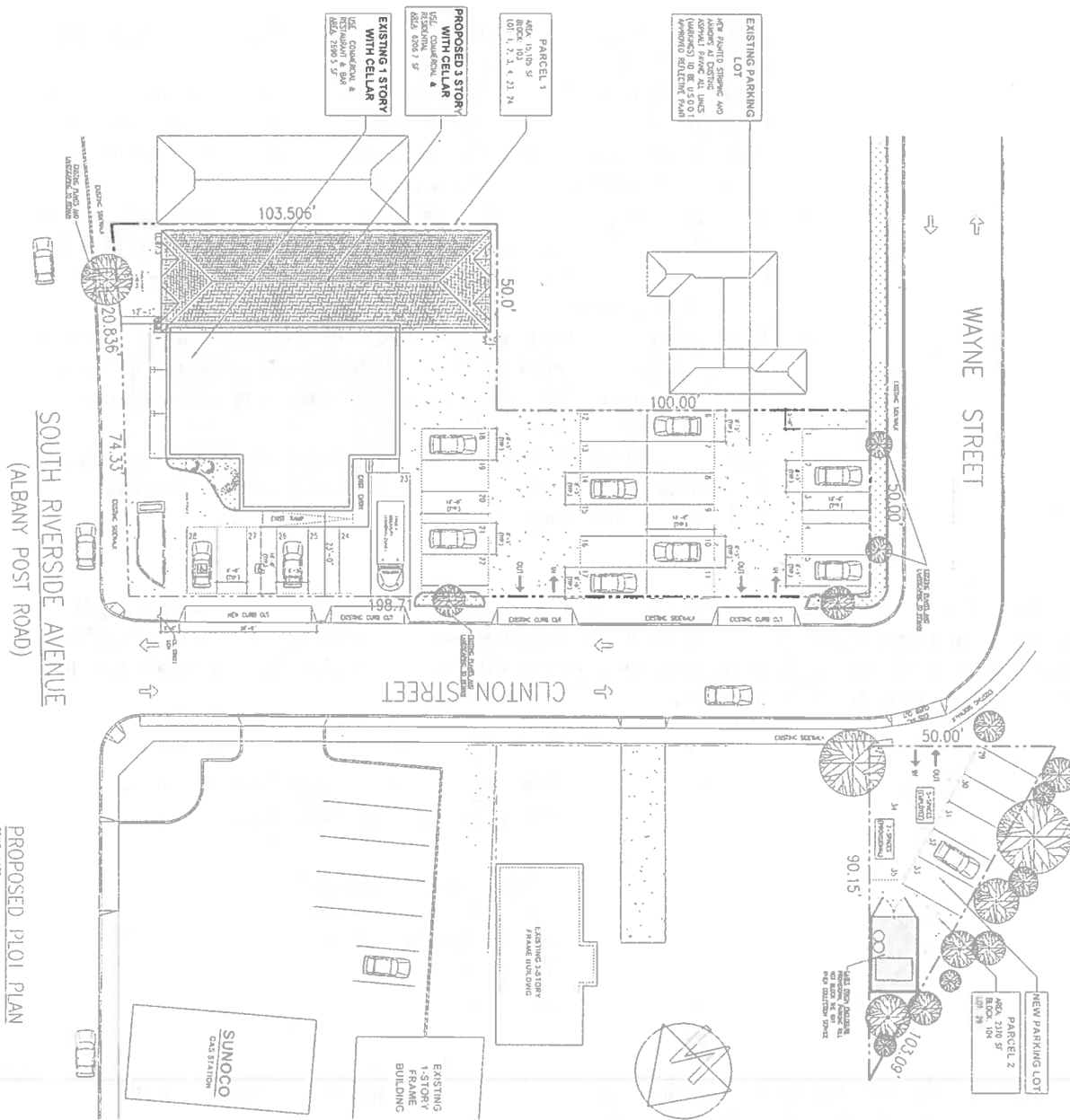
NEW YORK ALBANY POST ROAD
SOUTH RIVERSIDE DRIVE



ZONING ANALYSIS & PLOT PLAN

ENLARGEMENT
352 S RIVERSIDE AVENUE NY 10500

AMERILAND BRO. K. L.C.
ARCHITECT & ENGINEER
100100



ZONING ANALYSIS

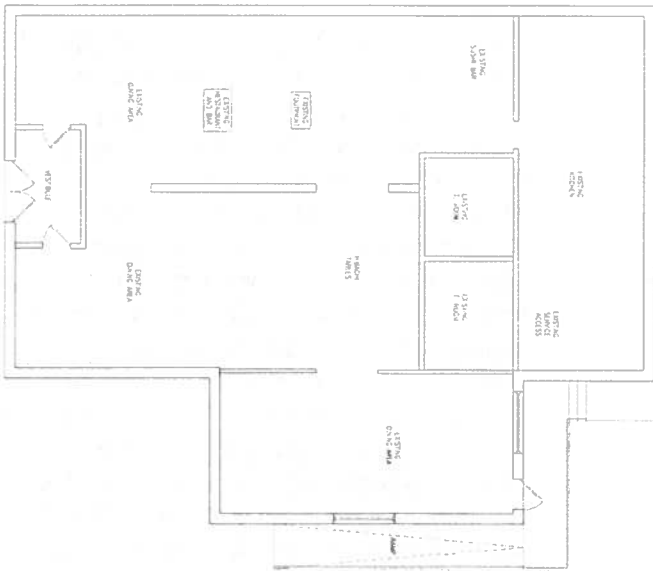
ZONE	DESCRIPTION	PERMITTED	PROPOSED
RES-10	Single-Family Detached	Not Permitted	Not Permitted
RES-20	Single-Family Detached	Not Permitted	Not Permitted
RES-30	Single-Family Detached	Not Permitted	Not Permitted
RES-40	Single-Family Detached	Not Permitted	Not Permitted
RES-50	Single-Family Detached	Not Permitted	Not Permitted
RES-60	Single-Family Detached	Not Permitted	Not Permitted
RES-70	Single-Family Detached	Not Permitted	Not Permitted
RES-80	Single-Family Detached	Not Permitted	Not Permitted
RES-90	Single-Family Detached	Not Permitted	Not Permitted
RES-100	Single-Family Detached	Not Permitted	Not Permitted
RES-110	Single-Family Detached	Not Permitted	Not Permitted
RES-120	Single-Family Detached	Not Permitted	Not Permitted
RES-130	Single-Family Detached	Not Permitted	Not Permitted
RES-140	Single-Family Detached	Not Permitted	Not Permitted
RES-150	Single-Family Detached	Not Permitted	Not Permitted
RES-160	Single-Family Detached	Not Permitted	Not Permitted
RES-170	Single-Family Detached	Not Permitted	Not Permitted
RES-180	Single-Family Detached	Not Permitted	Not Permitted
RES-190	Single-Family Detached	Not Permitted	Not Permitted
RES-200	Single-Family Detached	Not Permitted	Not Permitted
RES-210	Single-Family Detached	Not Permitted	Not Permitted
RES-220	Single-Family Detached	Not Permitted	Not Permitted
RES-230	Single-Family Detached	Not Permitted	Not Permitted
RES-240	Single-Family Detached	Not Permitted	Not Permitted
RES-250	Single-Family Detached	Not Permitted	Not Permitted
RES-260	Single-Family Detached	Not Permitted	Not Permitted
RES-270	Single-Family Detached	Not Permitted	Not Permitted
RES-280	Single-Family Detached	Not Permitted	Not Permitted
RES-290	Single-Family Detached	Not Permitted	Not Permitted
RES-300	Single-Family Detached	Not Permitted	Not Permitted
RES-310	Single-Family Detached	Not Permitted	Not Permitted
RES-320	Single-Family Detached	Not Permitted	Not Permitted
RES-330	Single-Family Detached	Not Permitted	Not Permitted
RES-340	Single-Family Detached	Not Permitted	Not Permitted
RES-350	Single-Family Detached	Not Permitted	Not Permitted
RES-360	Single-Family Detached	Not Permitted	Not Permitted
RES-370	Single-Family Detached	Not Permitted	Not Permitted
RES-380	Single-Family Detached	Not Permitted	Not Permitted
RES-390	Single-Family Detached	Not Permitted	Not Permitted
RES-400	Single-Family Detached	Not Permitted	Not Permitted
RES-410	Single-Family Detached	Not Permitted	Not Permitted
RES-420	Single-Family Detached	Not Permitted	Not Permitted
RES-430	Single-Family Detached	Not Permitted	Not Permitted
RES-440	Single-Family Detached	Not Permitted	Not Permitted
RES-450	Single-Family Detached	Not Permitted	Not Permitted
RES-460	Single-Family Detached	Not Permitted	Not Permitted
RES-470	Single-Family Detached	Not Permitted	Not Permitted
RES-480	Single-Family Detached	Not Permitted	Not Permitted
RES-490	Single-Family Detached	Not Permitted	Not Permitted
RES-500	Single-Family Detached	Not Permitted	Not Permitted
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RES-980	Single-Family Detached	Not Permitted	Not Permitted
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ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

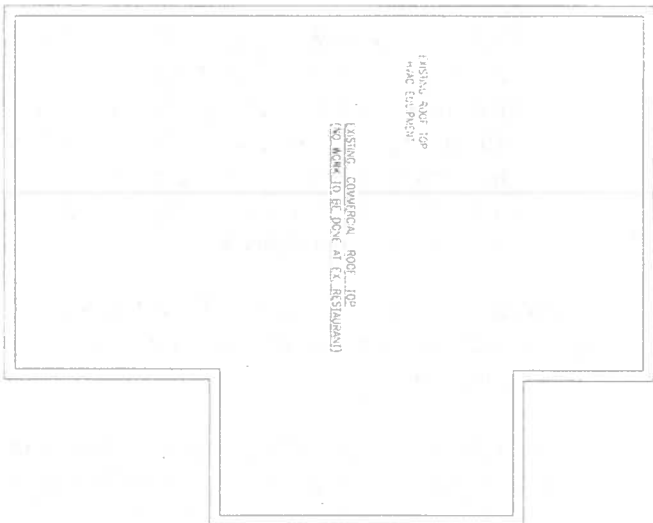
ZONING ANALYSIS & PLOT PLAN

AMERILAND BROOK LLC
Architectural, Zoning & Building Code Interpretation
Address: 11500 Sunnyside Avenue, Suite 1100
Phone: (718) 462-1234
Fax: (718) 462-1235
Email: info@amerilandbrook.com

Professional Engineer Seal:
JACOBSON ENGINEERING
0086301
3/13/2023



2 EXISTING/DEMO 1ST FLOOR PLAN
SCALE 3/16" = 1'-0"



3 EXISTING/DEMO ROOF PLAN
SCALE 3/16" = 1'-0"



EXISTING DEMO FLOOR PLANS

ENLARGEMENT
352 S RIVERSIDE AVENUE NY 10520

AMERILAND BROOK LLC
Architecture, Zoning & Building Code Interior Design

Address 3525 Madison Street Queens, NY 11364

Phone 718 818 0000

Fax 718 818 0000

E-mail ameriland@ameriland.com

Web www.ameriland.com

Project No. 1001.00

Project Name

Project Location

Project Date

Project Status

Project Description

Project Owner

Project Architect

Project Engineer

Project Designer

Project Draftsman

Project Checker

Project Approver

Project Date

Project Status

Project Description

Project Owner

Project Architect

Project Engineer

Project Designer

Project Draftsman

Project Checker

Project Approver

Project Date

Project Status

Project Description

Project Owner

Project Architect

Project Engineer

Project Designer

Project Draftsman

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Project Status

Project Description

Project Owner

Project Architect

Project Engineer

Project Designer

Project Draftsman

Project Checker

Project Approver

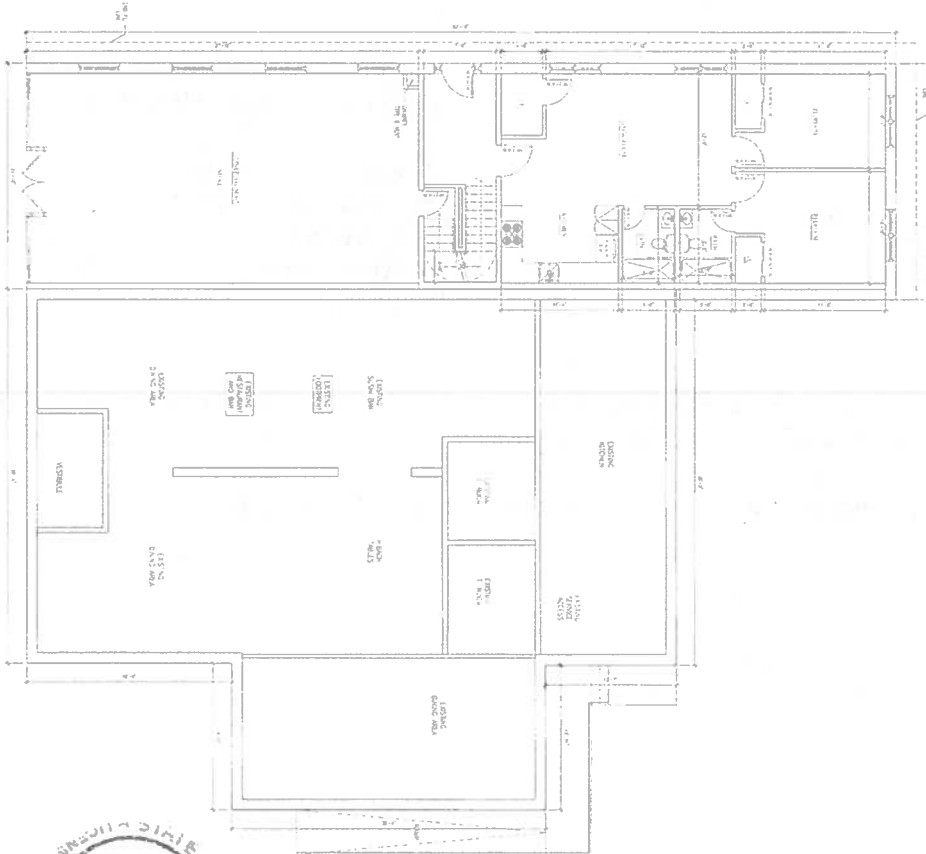
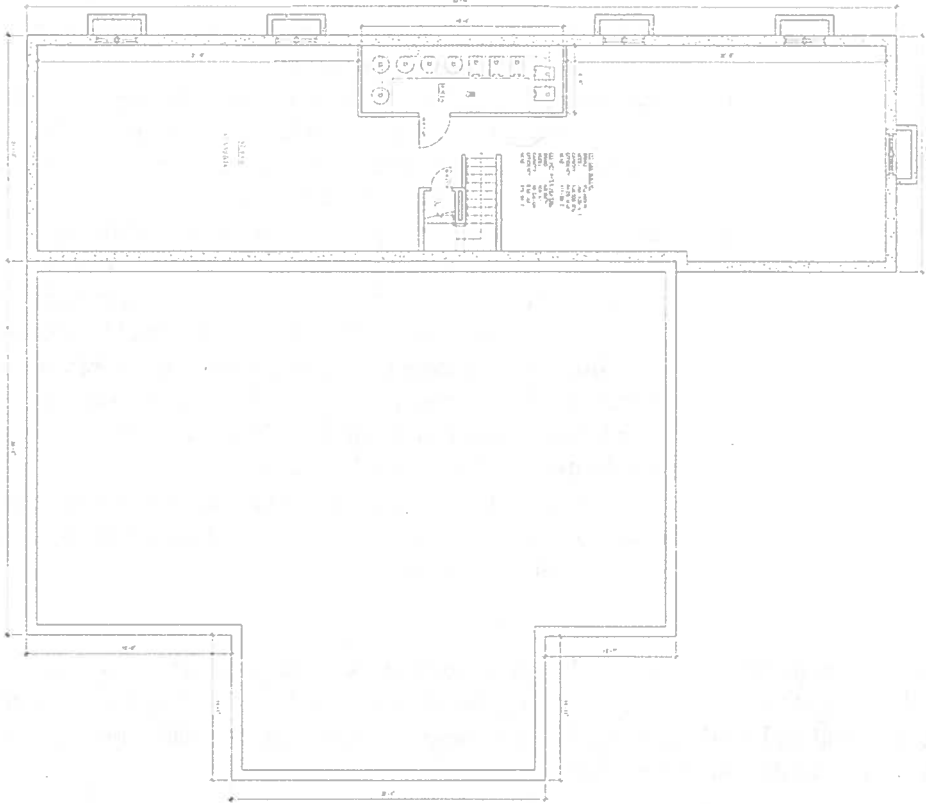
Project Date

Project Status

Project Description

Project Owner

Project Architect

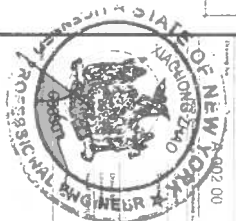
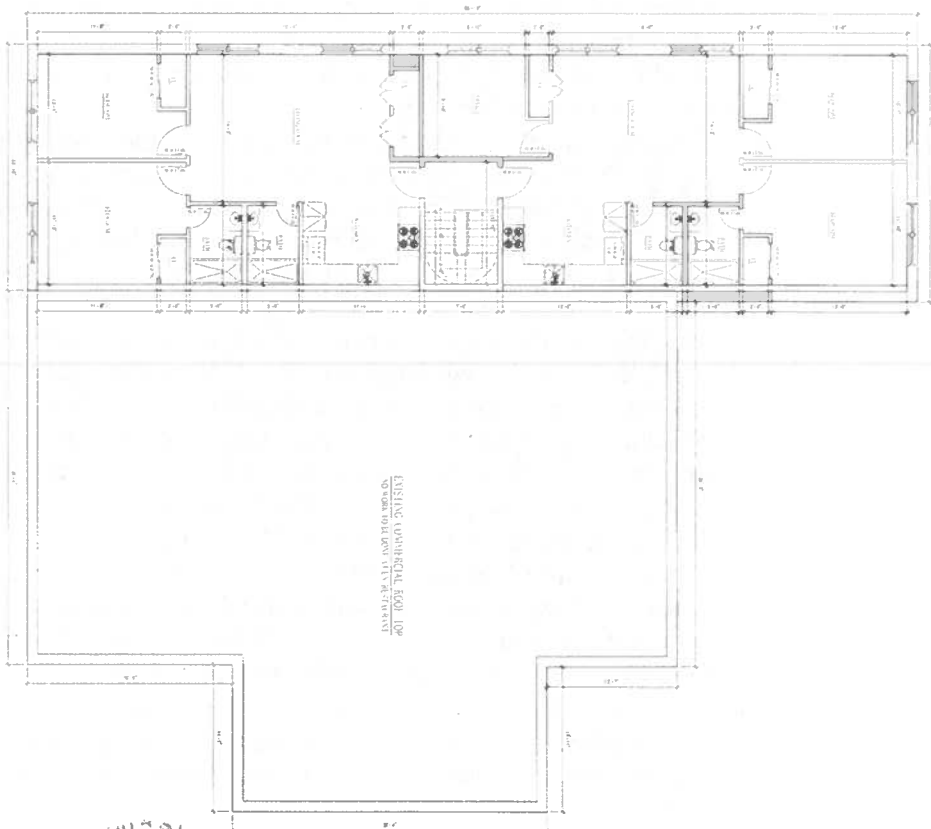


PROPOSED FLOOR PLANS

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

AMERILAND BROOK LLC
Architectural, Planning & Building Code Interior Design
1000 30th Street, 5th Floor, New York, NY 10014
Tel: 212-697-1100
Fax: 212-697-1101
www.amerilandbrook.com

008-104001-1100



PROPOSED FLOOR PLANS

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

AMERILAND BROOK LLC
Architecture • Zoning & Building Code • Interior Design

A. Schmitt
1700 E
E 7701
E 7701

Year	Country	Value of exports
2000	China	1000000000000
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2020	China	1000000000000

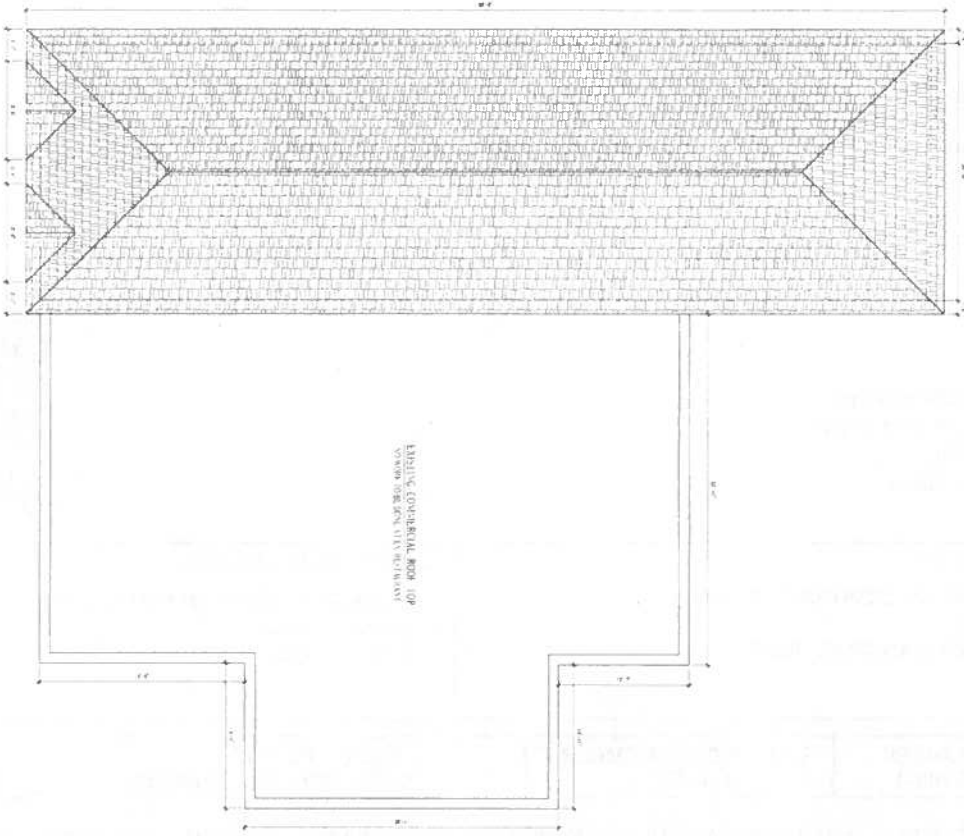
461-20

Classy 142

00 00028-11615

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PROPOSED ROOF FLOOR PLAN
SCALE 1/8" = 1'-0"



LANDING FOR STAIRS FROM 10P
TO 10P FROM 10P TO 10P



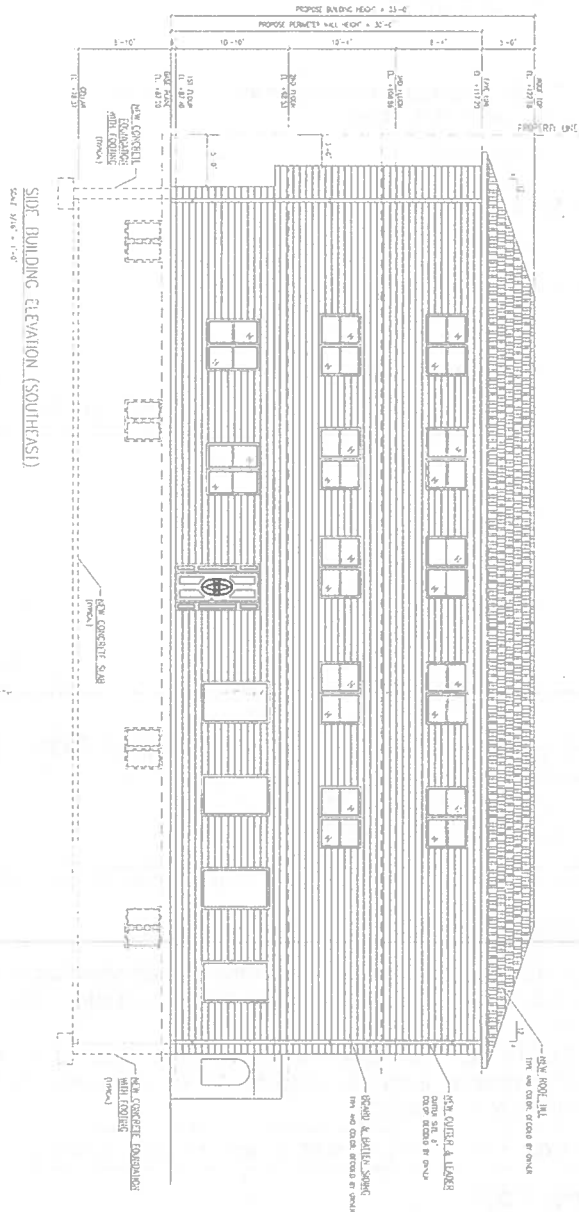
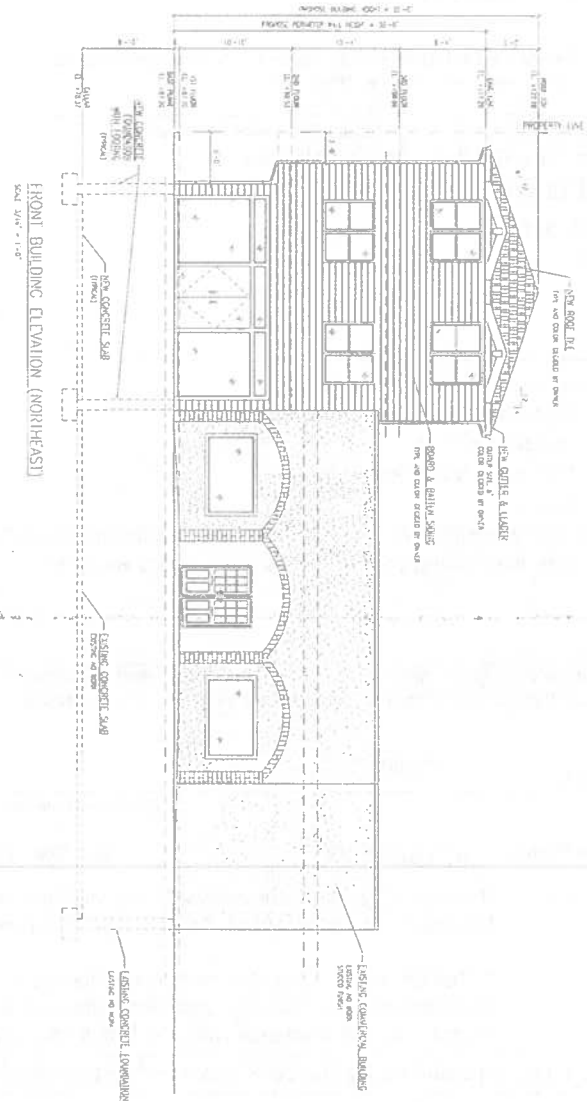
3.13.2020

PROPOSED FLOOR PLANS

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

AMERLAND BROOK LLC
Architects, Engineers & Interiors Design

Address: 352 S RIVERSIDE AVENUE, NY 10520
Phone: (914) 352-1111
Fax: (914) 352-1112
Email: info@amerlandbrook.com



FRONT BUILDING ELEVATION (NORTHEAST)

SIDE BUILDING ELEVATION (SOUTHEAST)

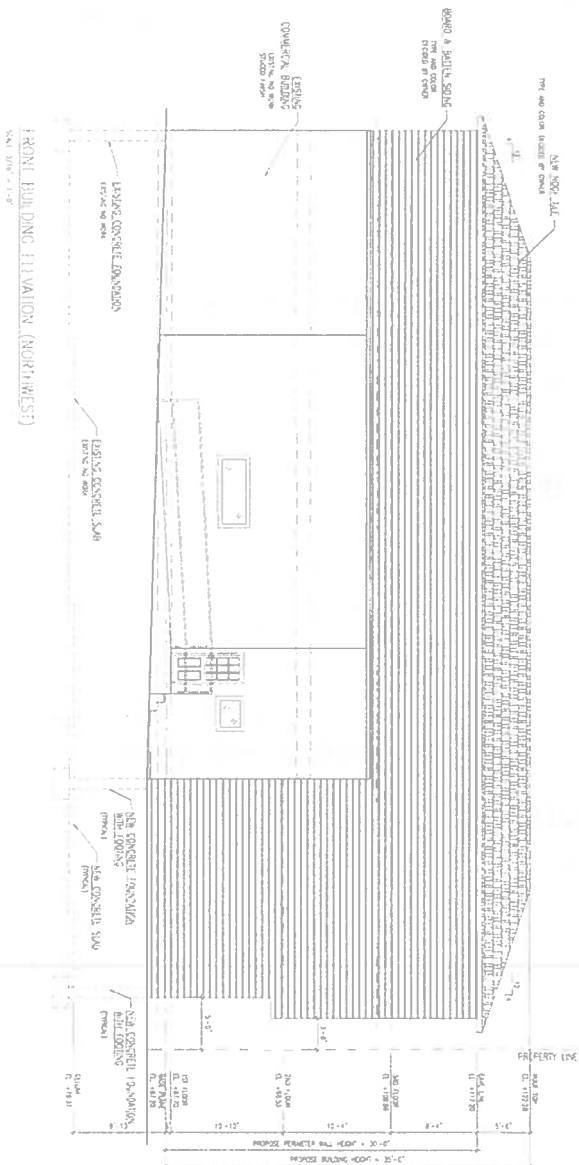
AMERLAND BROOK LLC
 352 S RIVERSIDE AVENUE, NY 10520
 914-481-1124
 914-481-1125
 914-481-1126

ENLARGEMENT
 352 S RIVERSIDE AVENUE, NY 10520

PROPOSED ELEVATIONS



2023 AMERLAND, LLC



A-005.00

PROPOSED ELEVATIONS

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10020

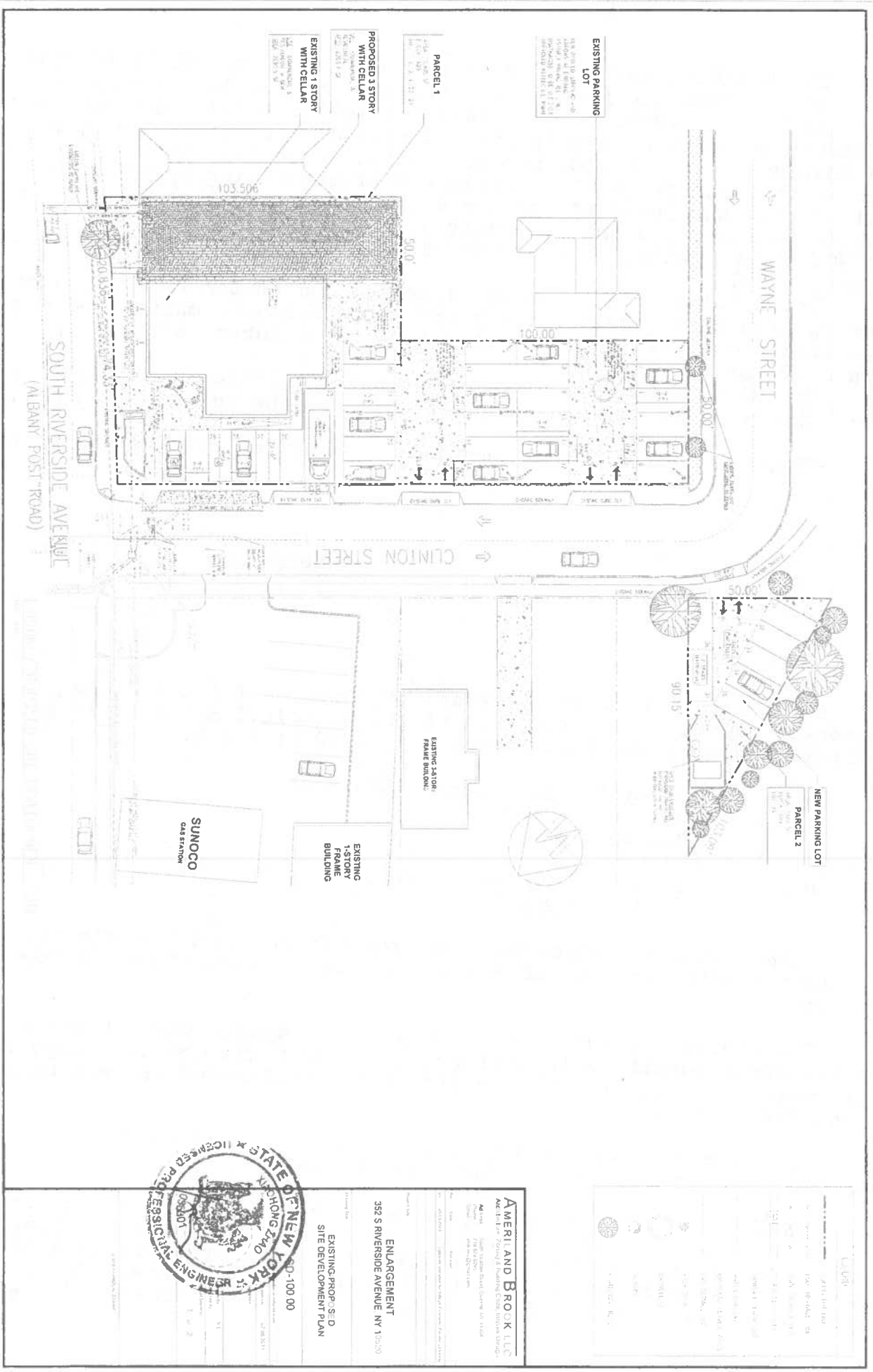
AMERILAND BROOK LLC
Architect, Drawing & Funding Code Review Design

TABLE 1. Mean values of the variables measured in the 1000 subjects

Address: 30-675 Stevenson Street, Portland, OR 97204
Phone: 718-348-6579
E-mail: info@CQVad.com

EXISTING/PROPOSED
SITE DEVELOPMENT PLAN





EXISTING PARKING LOT

100.00' x 100.00'
100.00' x 100.00'
100.00' x 100.00'

PARCEL 1

100.00' x 100.00'
100.00' x 100.00'

PROPOSED 3 STORY WITH CELLAR

EXISTING 1 STORY WITH CELLAR

100.00' x 100.00'
100.00' x 100.00'

NEW PARKING LOT PARCEL 2

100.00' x 100.00'

EXISTING 1 STORY FRAME BUILDING

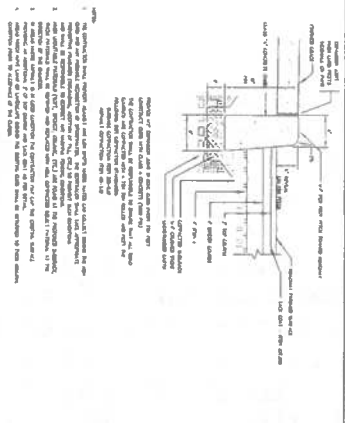
EXISTING 1 STORY FRAME BUILDING

SUNOCO GAS STATION

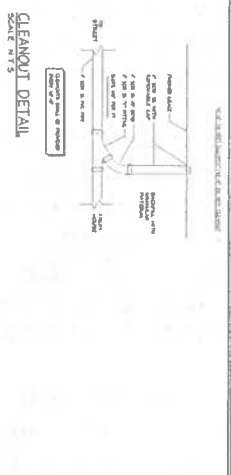


AMERI AND BROOK LLC
352 S RIVERSIDE AVENUE NY 10500
ENLARGEMENT
EXISTING PROP. S.D.
SITE DEVELOPMENT PLAN

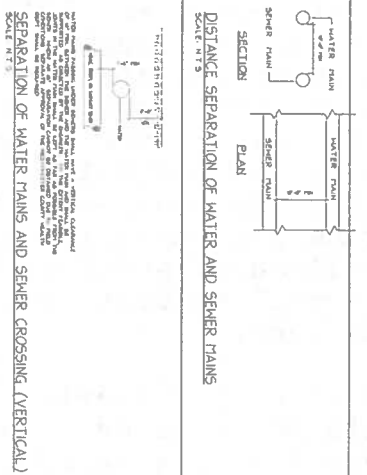
NO.	REVISION	DATE
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2	ISSUED FOR PERMIT	03/20/17
3	ISSUED FOR PERMIT	03/20/17
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5	ISSUED FOR PERMIT	03/20/17
6	ISSUED FOR PERMIT	03/20/17
7	ISSUED FOR PERMIT	03/20/17
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9	ISSUED FOR PERMIT	03/20/17
10	ISSUED FOR PERMIT	03/20/17



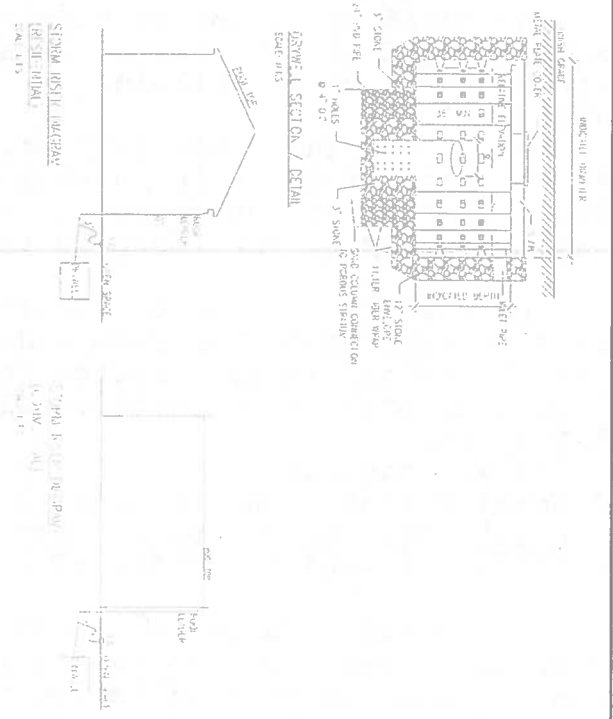
SANITARY HOUSE CONNECTION
SCALE: N.T.S.



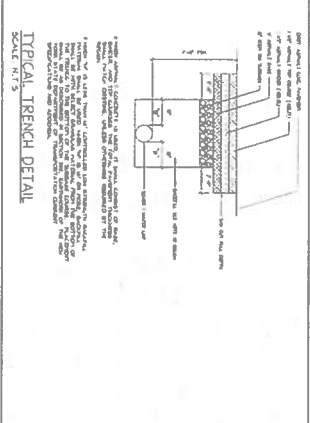
CLEANOUT DETAIL
SCALE: N.T.S.



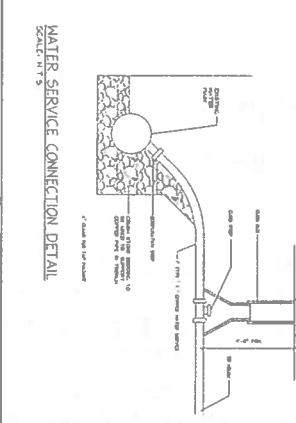
SEPARATION OF WATER MAINS AND SEWER CROSSING (VERTICAL)
SCALE: N.T.S.



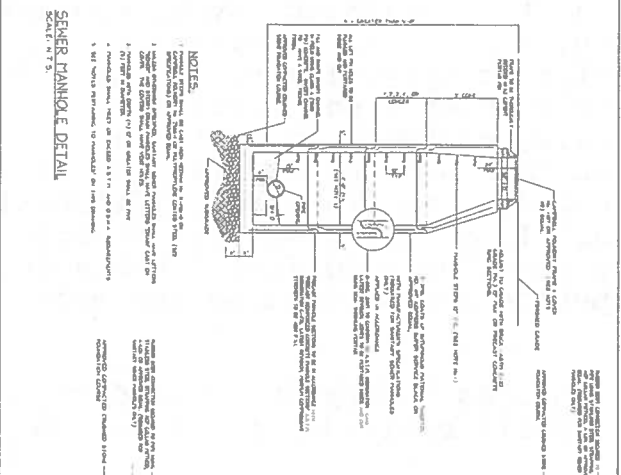
SEWER HOUSE DIAGRAM
SCALE: N.T.S.



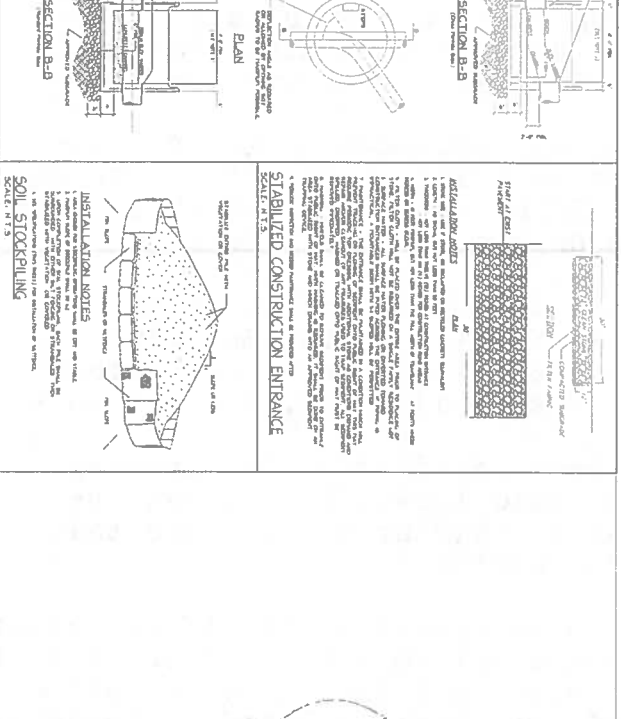
TYPICAL TRENCH DETAIL
SCALE: N.T.S.



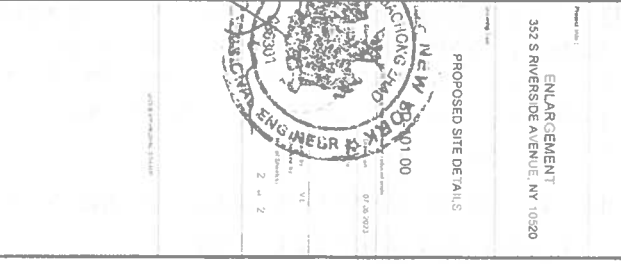
WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.



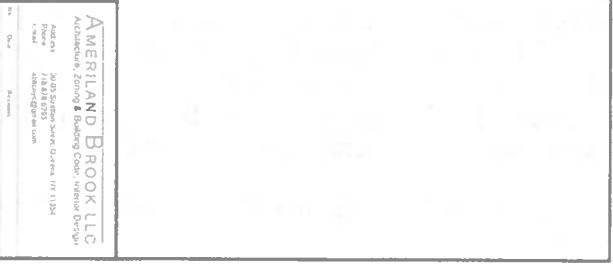
SEWER MANHOLE DETAIL
SCALE: N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



SOIL STOCKPILING
SCALE: N.T.S.



INSTALLATION NOTES
SCALE: N.T.S.



PROPOSED SITE DETAILS
ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

AMERLAND BROOK LLC
Architectural, Engineering & Building Construction Division
352 S RIVERSIDE AVENUE, NY 10520
Project No. 10520
Date: 10/15/10
Author: J.O'Connell
Reviewer: J.O'Connell
Scale: N.T.S.