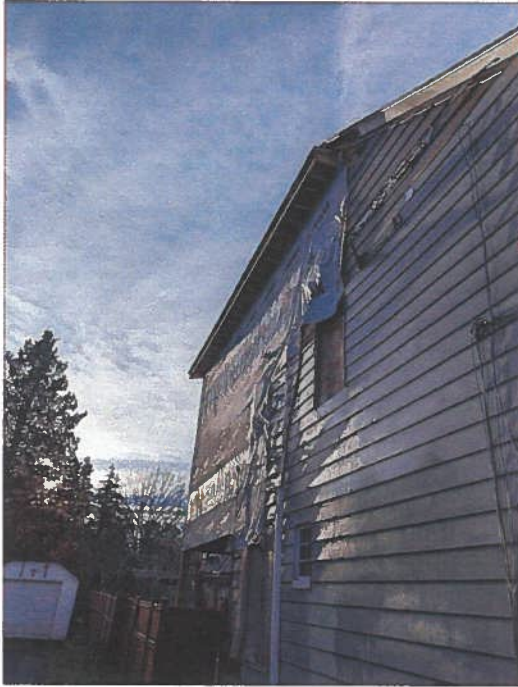
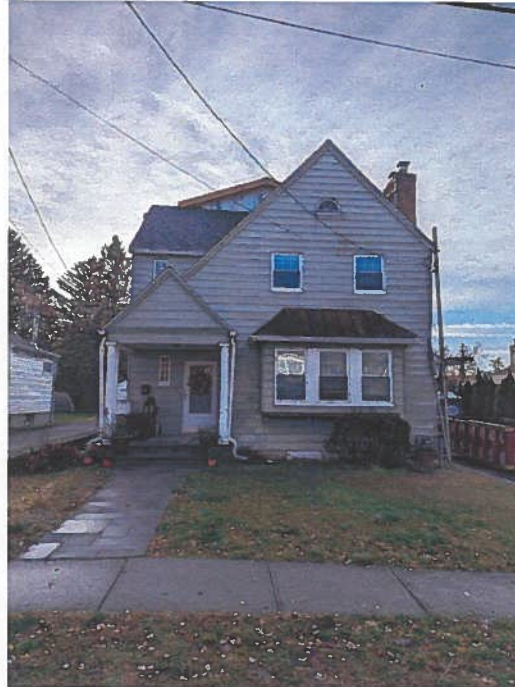




**NORTH FACADE- SIDE  
YARD REQUESTING  
VARIANCE**



**FRONT FACADE (FROM ONEIDA)  
REQUESTED VARIANCE ON NORTH  
(LEFT SIDE OF PICTURE)**



**REAR FACADE  
SIDE YARD VARIANCE ON  
RIGHT SIDE OF PICTURE**

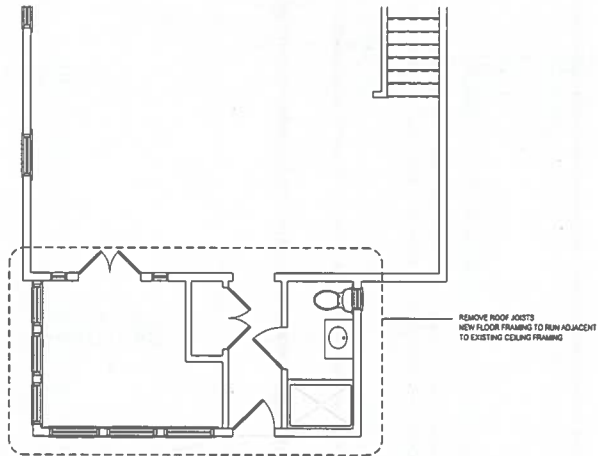
**MATHEW A SNETHEN  
ARCHITECT**

110 ONEIDA AVE  
CROTON ON HUDSON, NY 10520  
T. 646.592.3222  
E MATHIEWSNETHEN@GMAIL.COM

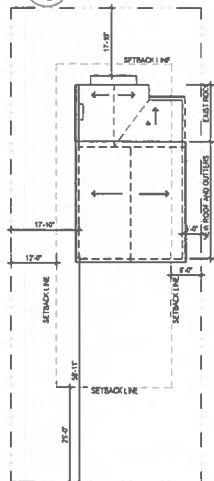
**PRIVATE RESIDENCE**

117 ONEIDA AVE CROTON ON HUDSON, NY 10520

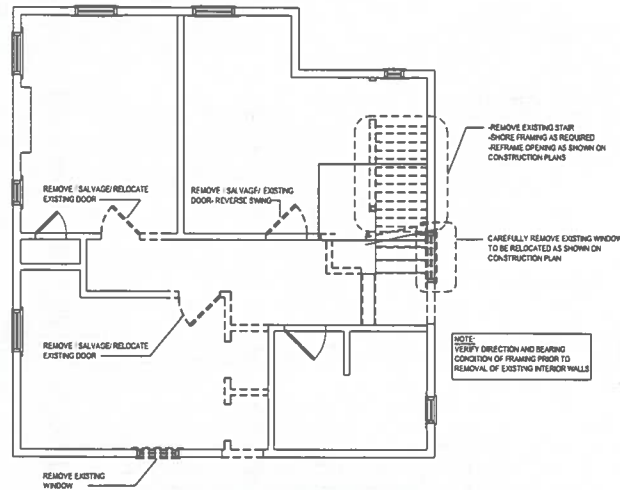
|                                       |                        |                 |
|---------------------------------------|------------------------|-----------------|
| <b>ISSUES</b>                         | <b>DRAWN BY</b>        | <b>MAS</b>      |
|                                       | <b>CHECKED BY</b>      |                 |
|                                       | <b>SCALE</b>           | <b>AS NOTED</b> |
| ZONING BOARD OF APPEALS<br>SUBMISSION | DATE: DECEMBER 1, 2023 |                 |



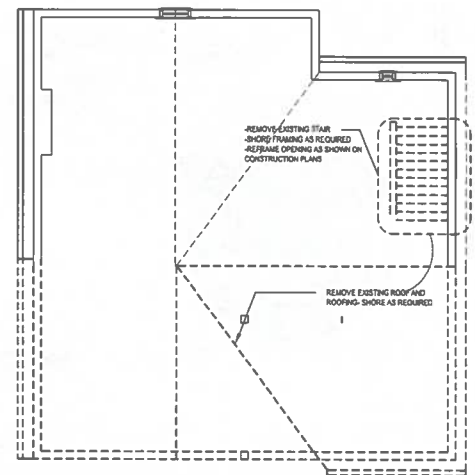
**1 PARTIAL FIRST FLOOR DEMO PLAN**  
Scale: 1/8" = 1'-0"



**4 SITE PLAN/ ROOF PLAN**  
Scale: 1/16" = 1'-0"



**2 SECOND FLOOR DEMO PLAN**  
Scale: 1/8" = 1'-0"



**3 ATTIC DEMO PLAN**  
Scale: 1/8" = 1'-0"

#### ENERGY COMPLIANCE-CLIMATE ZONE 4

#### VALUES UPDATED TO NY STRETCH AMENDMENTS

##### NEW WOOD FRAMED WALL CONSTRUCTION

MIN REQUIRED R VALUE - 21 (R4)  
PROPOSED R VALUE - OVERALL R37 (R34 CLOSED CELL FOAM INSULATION)

##### NEW WOOD FRAMED CEILING

MIN REQUIRED R VALUE - 48  
PROPOSED R VALUE - OVERALL R53 (R50 CLOSED CELL FOAM INSULATION)

##### NEW FLOOR

MIN REQUIRED R VALUE - 30  
PROPOSED R VALUE - OVERALL R33 (R30 CLOSED CELL FOAM INSULATION)

##### NEW WINDOWS

MIN REQUIRED U VALUE - 0.27 RECD SHGC- 0.40  
PROPOSED U VALUE - 0.27 PROPOSED SHGC- 0.31

#### WINDOW NOTES

-ALL WINDOWS SHOWN W/ CATALOG NUMBERS ON ELEVATIONS  
-ANDERSON 400 SERIES WINDOWS SCHEDULED- TO MEET ENERGY CODE MUST INCLUDE LOW-E W/ HEAT LOCK OR EQUAL  
-ALL WINDOWS WITH A " " MEET 5.75" MIN CLEAR OPENING

#### 117 ONEIDA AVE CROTON ON HUDSON, NY

#### SINGLE-FAMILY RESIDENCE RENOVATION

#### RA-2 ZONING

LOT AREA 8,400 SQ. FT.

ALLOWABLE F.A.R. 0.50

ALLOWABLE BUILDING AREA 3,520 SQ. FT.

EXISTING BUILDING AREA- HABITABLE 800 SQ. FT.

EXISTING FIRST FLOOR AREA 750 SQ. FT.

EXISTING SECOND FLOOR AREA 0.00 SQ. FT. (UNFINISHED)

EXISTING ATTIC FLOOR AREA 1,710 SQ. FT.

TOTAL HABITABLE EXISTING BUILDING AREA (EXCLUDING BASEMENT) 1,710 SQ. FT.

PROPOSED BUILDING AREA 800 SQ. FT.

PROPOSED FIRST FLOOR AREA 1,217 SQ. FT.

PROPOSED SECOND FLOOR AREA 603 SQ. FT. (\*\*\*

PROPOSED ATTIC ZONING FLOOR AREA 2,775 SQ. FT.

TOTAL PROPOSED BUILDING AREA (EXCLUDING BASEMENT) 2,775 SQ. FT.

HEIGHT CALCULATIONS

PROPOSED BUILDING HEIGHT 28'-11"\*\*\*\*

ALLOWABLE BUILDING HEIGHT 25'-0" OVER 5' 30'-4"

NOTES

\*\*\* EXISTING UNFINISHED ATTIC IS LOWER THAN 7'-4" CLEAR

\*\*\*\* CALCULATED AREA WITH CLEAR SPACE OVER 7'-4"

\*\*\*\*\* MEASURED TO MEAN BETWEEN CAVES AND RIDGE

SETBACKS

FRONT YARD (ONEIDA) REQUIRED 15'-0" PROPOSED 15'-0" (NO CHANGE)

REAR YARD 25'-0" PROPOSED 25'-0"

SIDE YARD 5'-0"/20'-0" BOTH 5'-0"/22'-10" BOTH



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PRIVATE RESIDENCE

117 ONEIDA AVE CROTON ON HUDSON, NY 10520

ISSUES

DRAWN BY

CHECKED BY

SCALE

DATE: DECEMBER 1, 2023

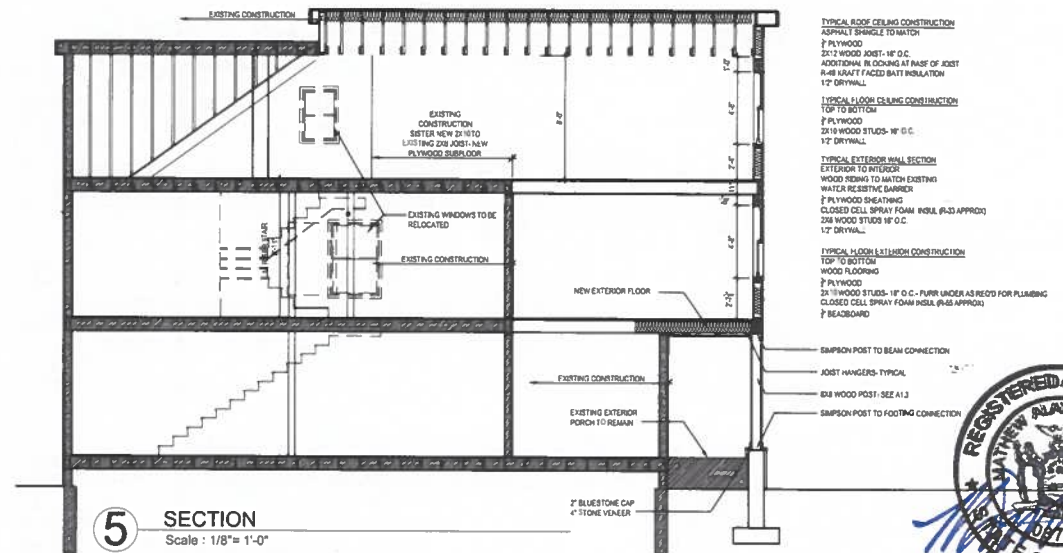
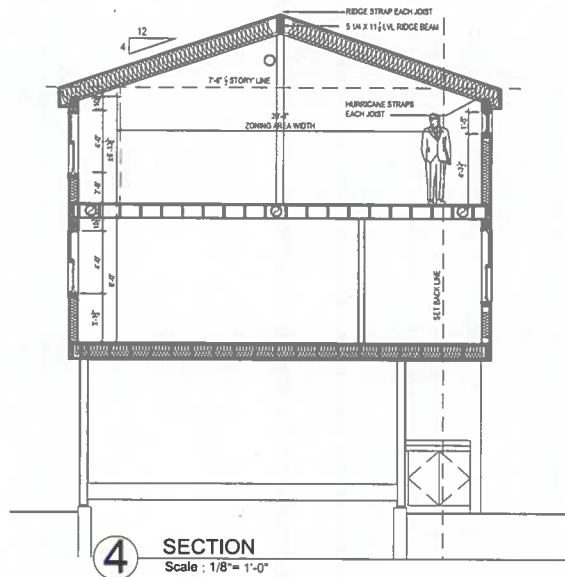
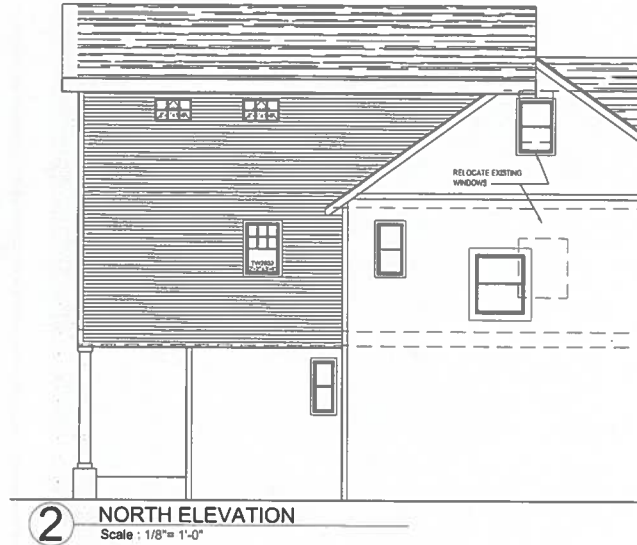
MAS

AS NOTED

DEMO AND SITE PLAN

**A1.0**





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**PRIVATE RESIDENCE**

117 ONEIDA AVE CROTON ON HUDSON, NY 10520

| ISSUES                                | DRAWN BY               | MAS      | ELEVATIONS AND SECTIONS |
|---------------------------------------|------------------------|----------|-------------------------|
|                                       | CHECKED BY             |          |                         |
|                                       | SCALE                  | AS NOTED |                         |
| ZONING BOARD OF APPEALS<br>SUBMISSION | DATE: DECEMBER 1, 2023 |          |                         |

**A2.0**

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed herein. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot Nos. 3 & 4, in Block 130 as shown on a certain map entitled, "Plan of Lots Called Hannon." Said map filed in the Westchester County Clerk's Office, Division of Land Records February 5, 1908, as map number 1776.

Surveyed in accordance with Deed Control Number 610773756.

Premises shown hereon designated on the Village of Croton-on-Hudson Tax Maps as: Section 79.09, Block 10, Lot 22.

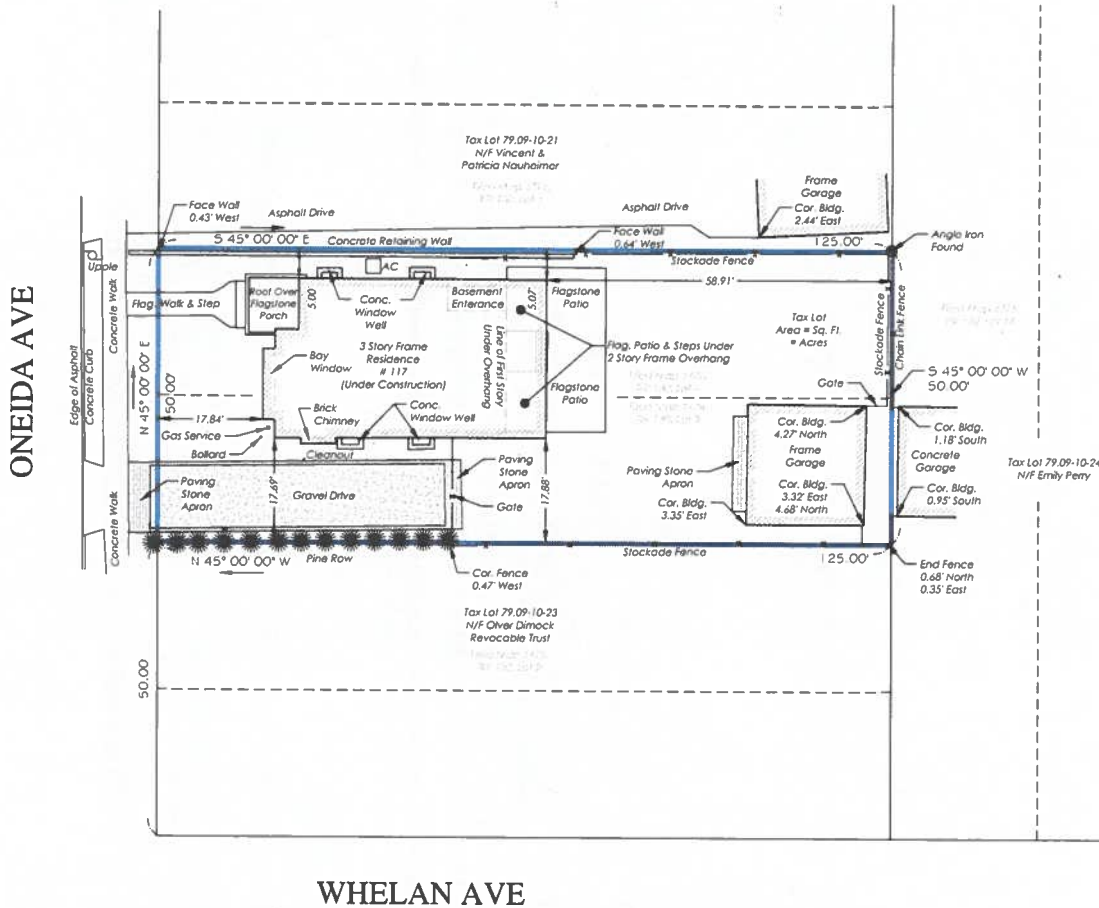
Property Address: 117 Oneida Ave  
Croton-on-Hudson, NY 10520

THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY.  
MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES.  
MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

**SURVEY OF PROPERTY  
PREPARED FOR  
STEPHEN & MICHELLE  
TORETTA**  
SITUATE IN THE  
TOWN OF CORTLANDT  
VILLAGE OF CROTON-ON-HUDSON  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 15'

GRAPHIC SCALE



WHELAN AVE

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**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • survey@tcmeritts.com



Surveyed: November 29, 2023  
Map Prepared: November 30, 2023

By: *Donal T. Merritt*  
New York State Licensed Land Surveyor No. 050604

|                         |                      |
|-------------------------|----------------------|
| Project:<br>23-364      | Reference:<br>JOB#NA |
| Field Survey By:<br>BFC | Drawn By:<br>BFC     |
| Project Manager:<br>BFC | Checked By:<br>BFC   |