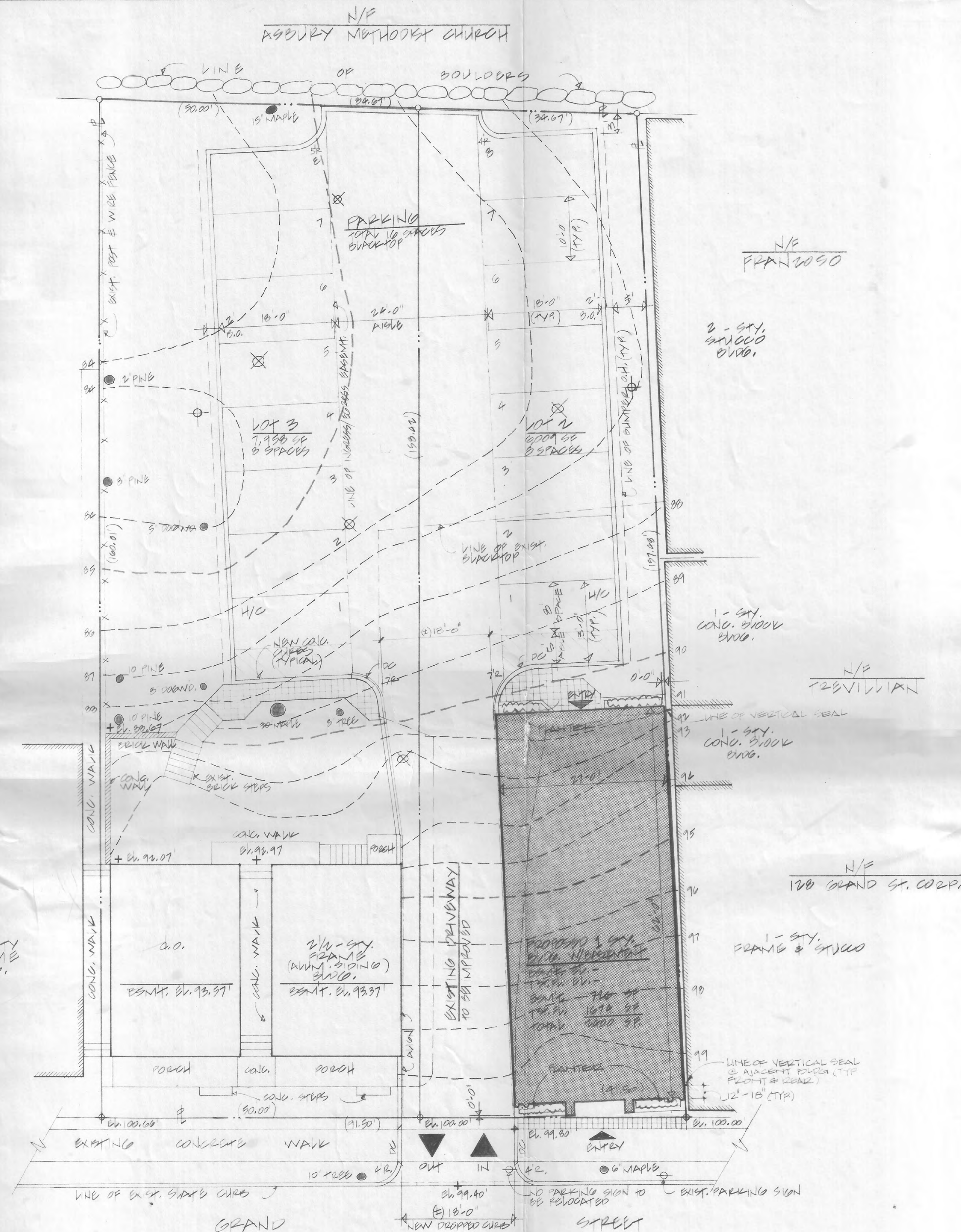




**SITE PLAN**  
SCALE: 1" = 10'

- LEGEND**
- EXISTING TREE TO REMAIN
  - ✕ EXISTING TREE TO BE REMOVED
  - - - EXISTING LOT/LINE
  - ⊕ LIGHT POLE

**ZONING TABULATION**

CENTRAL COMMERCIAL C-1

|                            | PERMITTED                          | PROVIDED               |
|----------------------------|------------------------------------|------------------------|
| LOT AREA                   | —                                  | —                      |
| LOT WIDTH                  | 35'                                | 41.90'                 |
| LOT DEPTH                  | —                                  | —                      |
| FRONT YARD                 | —                                  | 0'                     |
| SIDE YARD                  | N/A & 25' BUT 10' MIN. IF PROVIDED | 0'                     |
| REAR YARD                  | 0'                                 | (2) 94'                |
| OFF-STREET PARKING SPACES: |                                    | 3 - LOT 2<br>3 - LOT 3 |
| PER 300 S.F. OF FLOOR AREA | 1                                  |                        |
| BUILDING HEIGHT:           |                                    |                        |
| STORIES                    | 2                                  | 1                      |
| FEET                       | 35'                                | 35'                    |
| FLOOR AREA RATIO           | 1.0                                | .275                   |

**\* NOTE !!**  
SIGN AFFIXED TO FRONT BUILDING AS PER CODE

SITE L.T.G. TO MATCH & MEET SPECIFICATIONS OF VILLAGE STREET LIGHTS. (TO BE CONTROLLED ON TIME CLOCK)

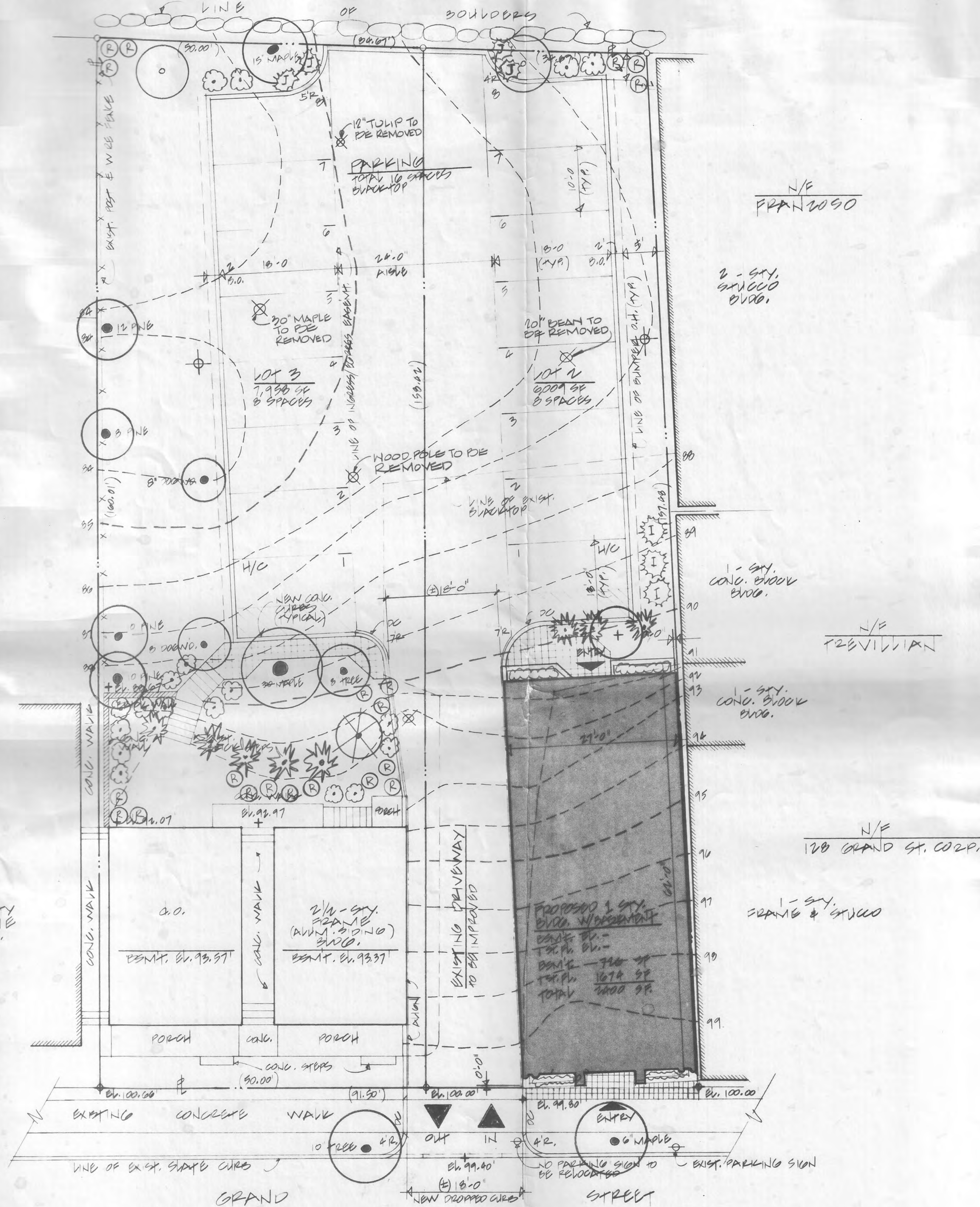
**APPROVED**

PLANNING BOARD  
CROTON-ON-HUDSON, N. Y.  
PLAN NUMBER:  
DATE: 6-28-88  
CONDITIONS - 485

**NOTE:**  
STREETS & TOPOGRAPHIC INFORMATION TAKEN FROM MAPS PREPARED BY WILLIAM A. SARTER JR. DATED DEC. 17, 1987.

SECTION 43 BLOCK 208 LOTS 2 & 3

|                                                                                                                                                           |  |  |  |                                                                                                       |                                                                                                   |                                                                                                                     |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>REVISIONS</b><br>1. 6-28-88 GENERAL REVISION<br>2. 6-28-88 REVISIONS PER COMMENTS FROM PHILIP A. TULLY VILLAGE ENGINEER<br>3. 6-28-88 GENERAL REVISION |  |  |  | <b>PROJECT:</b><br>PROPOSED BUILDING FOR:<br>DR. GUYNN BELKIN<br>GRAND STREET, CROTON-ON-HUDSON, N.Y. | <b>DATE:</b> 6-28-88<br><b>SCALE:</b> AS SHOWN<br><b>DRAWN BY:</b> GG<br><b>PROJECT NO.:</b> 8803 | <b>gemmola &amp; mcwilliams</b> architects planners<br>shady lane farm road, ossining, n.y. 10562<br>(914) 941-4730 | <b>SY-1</b><br>6/16/88 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------|



# **SITE PLAN**

SCALE: 1" = 10'  
 NOTE:  
 THIS PLAN TO BE USED FOR LANDSCAPE INFO ONLY.

- LEGEND**
- EXISTING TREE TO REMAIN
  - ⊗ EXISTING TREE TO BE REMOVED
  - - - EXISTING CONTOUR LINE
  - ⊕ LIGHT POLE

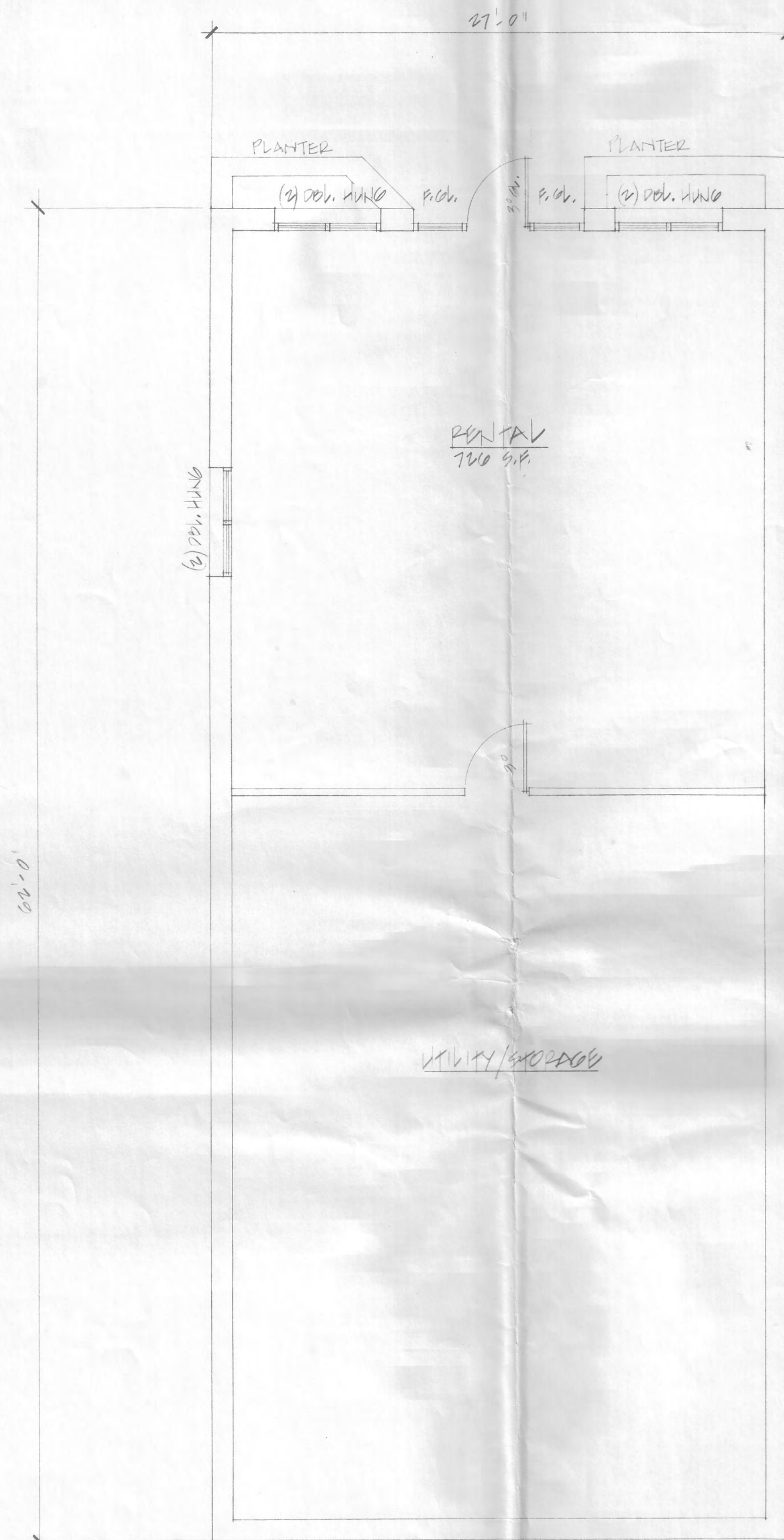
1. All vegetation not so maintained shall be replaced with new vegetation at the beginning of the next growing season.
2. Mulch all planted areas with a 4" depth of licorice root or shredded pine or oak bark mulch.
3. Stake all trees with two cedar stakes, rubber hose around tree and twisted #10 gal. galvanized wire. Stakes to extend 30" minimum below grade and be 6'-0" tall, fastened to tree 5'-0" above grade.
4. Plant pits shall be 12" wider than and 6" deeper than the root ball. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus to four parts topsoil. Add Agri-form or Eezy-Grow fertilizer to each plant pit. Place 4" topsoil on all lawn areas and 8" topsoil on groundcover areas.
5. Lawn areas shall be seeded with 5 lbs. per 1000 sq. ft. of the following seed mix: 40% Jamestown Chewings Fescue, 40% Baron Kentucky Bluegrass, and 20% Yorktown Perennial Rye. Mulch newly seeded lawn with hay or straw mulch.
6. Fertilize lawn areas before seeding and eight weeks after with 25 lbs. per 1000 sq. ft. 5-10-5 or equal fertilizer.
7. All plants shall be nursery grown and shall conform to the American Association of Nurserymen standards.

| LANDSCAPING SCHEDULE |                                    |          |
|----------------------|------------------------------------|----------|
| SYMBOL               | DESCRIPTION                        | QUANTITY |
| ○                    | BIRCH                              | 2        |
| ⊗                    | RED MAPLE                          | 1        |
| +                    | PIKIA DOGWOOD                      | 1        |
| ⊙                    | JUNIPERUS CHINENSIS                | 8        |
| ⊕                    | RHODODENDRON                       | 20       |
| ⊗                    | PIENIS JAPONICA                    | 4        |
| ⊙                    | VARIATED SHEEPERS (HIGH VARIETIES) | 10       |
| ⊕                    | ILEX CRENATA                       | 3        |
| ⊗                    | JUNIPER CONFERTA                   | 12       |

NOTE:  
 SURVEY & TOPOGRAPHIC INFORMATION TAKEN FROM  
 MAPS PREPARED BY WILLIAM A. SUTHER JR. DATED DEC. 17, 1987.

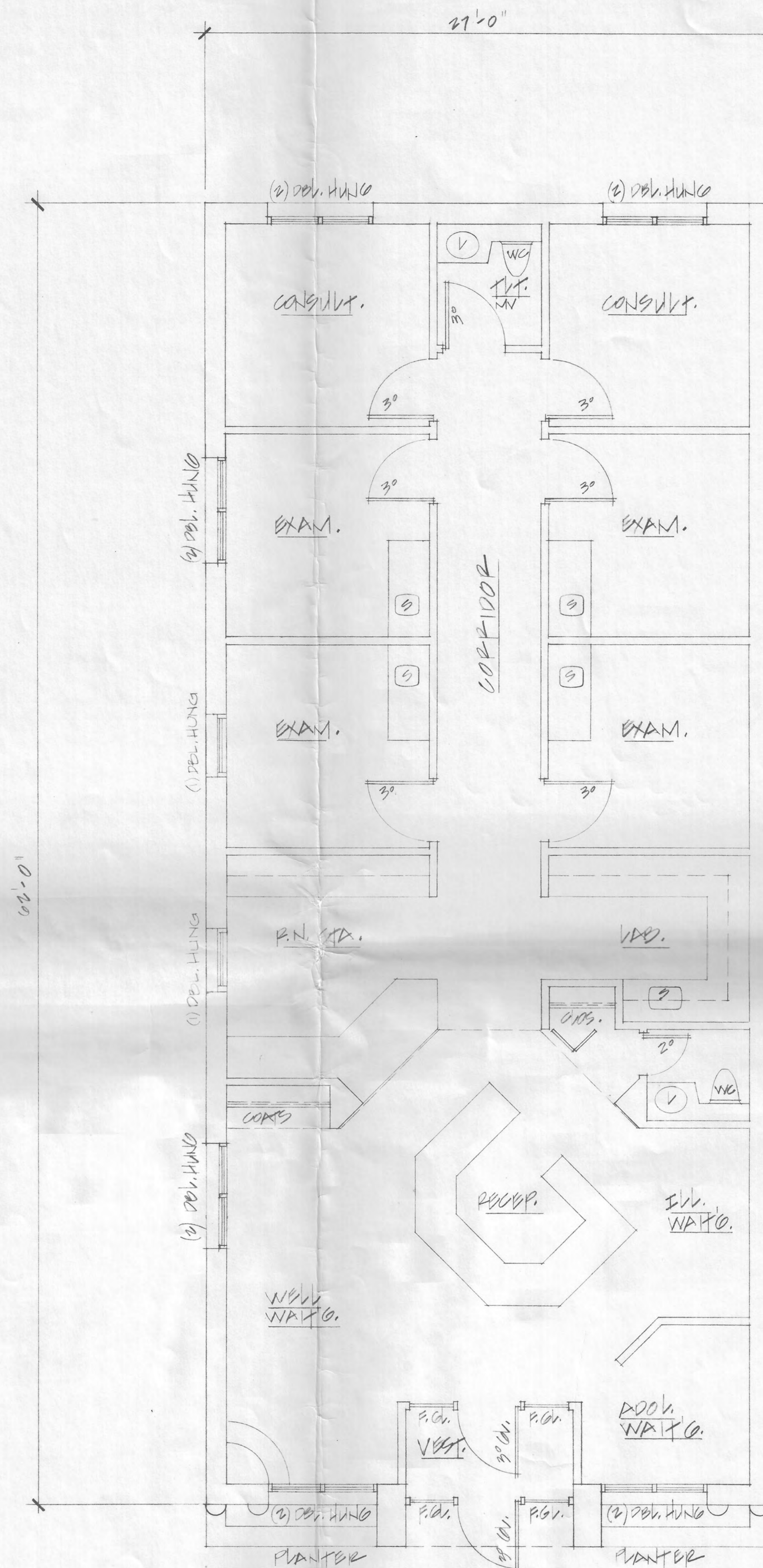
SECTION 43 BLOCK 100 LOTS 2 & 3

|                                                                                                                            |  |                                                                              |                                                                                                                                                                                                                  |                    |
|----------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 3 LG 6/15/88 GENERAL REVISION<br>2 JMT 5/31/88 REVISED PER COMMENTS FROM PERMITTING AGENCY<br>1 T1 4/2/88 GENERAL REVISION |  | REGISTERED ARCHITECT<br>EMILIO A. GEMMOLA<br>No. 013501<br>STATE OF NEW YORK | drawing title:<br><b>LANDSCAPE PLAN</b><br>project:<br>PROPOSED BUILDING FOR:<br>DR. GLENN BELVIN<br>GRAND STREET, CROTON-AT-HURON, N.Y.<br>date: 2-23-88<br>scale: AS SHOWN<br>drawn by: EM<br>project no. 8803 | drawing no.<br>101 |
| gemmola & mcwilliams architects planners<br>shady lane farm road, ossining, n.y. 10562<br>(914) 941-4730                   |  |                                                                              |                                                                                                                                                                                                                  |                    |



**BASEMENT**  
SCALE: 1/4" = 1'-0"

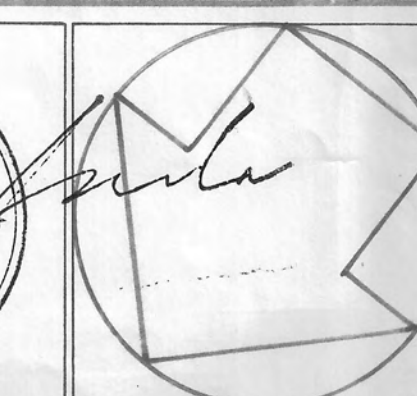
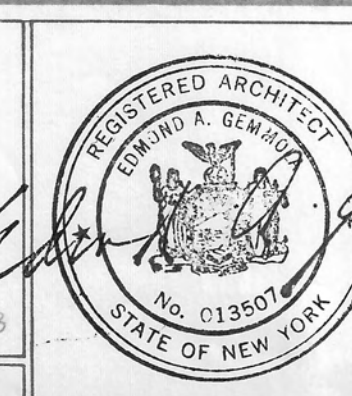
720 SF



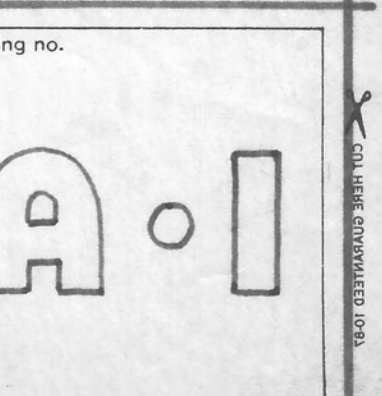
**FIRST FLOOR PLAN**

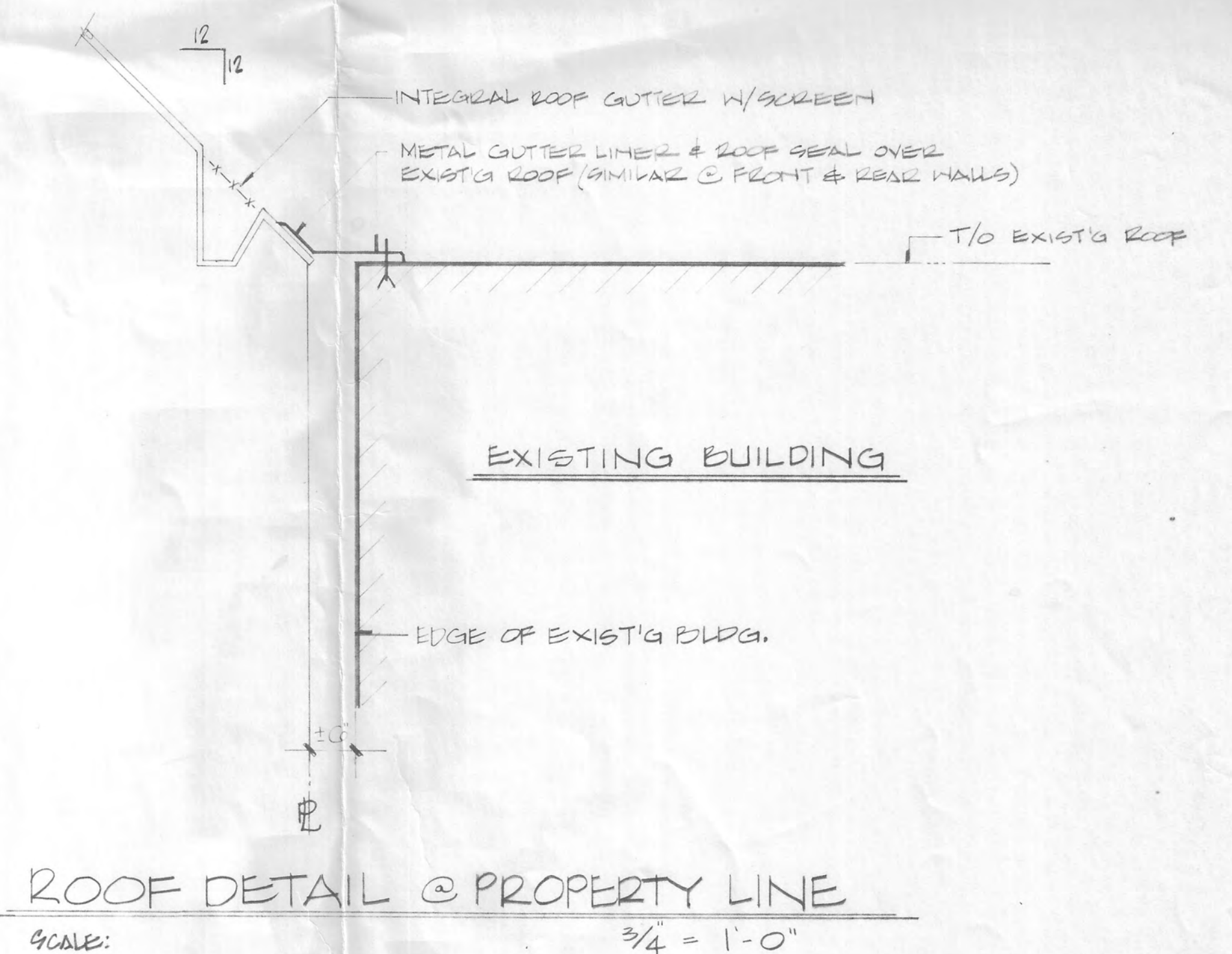
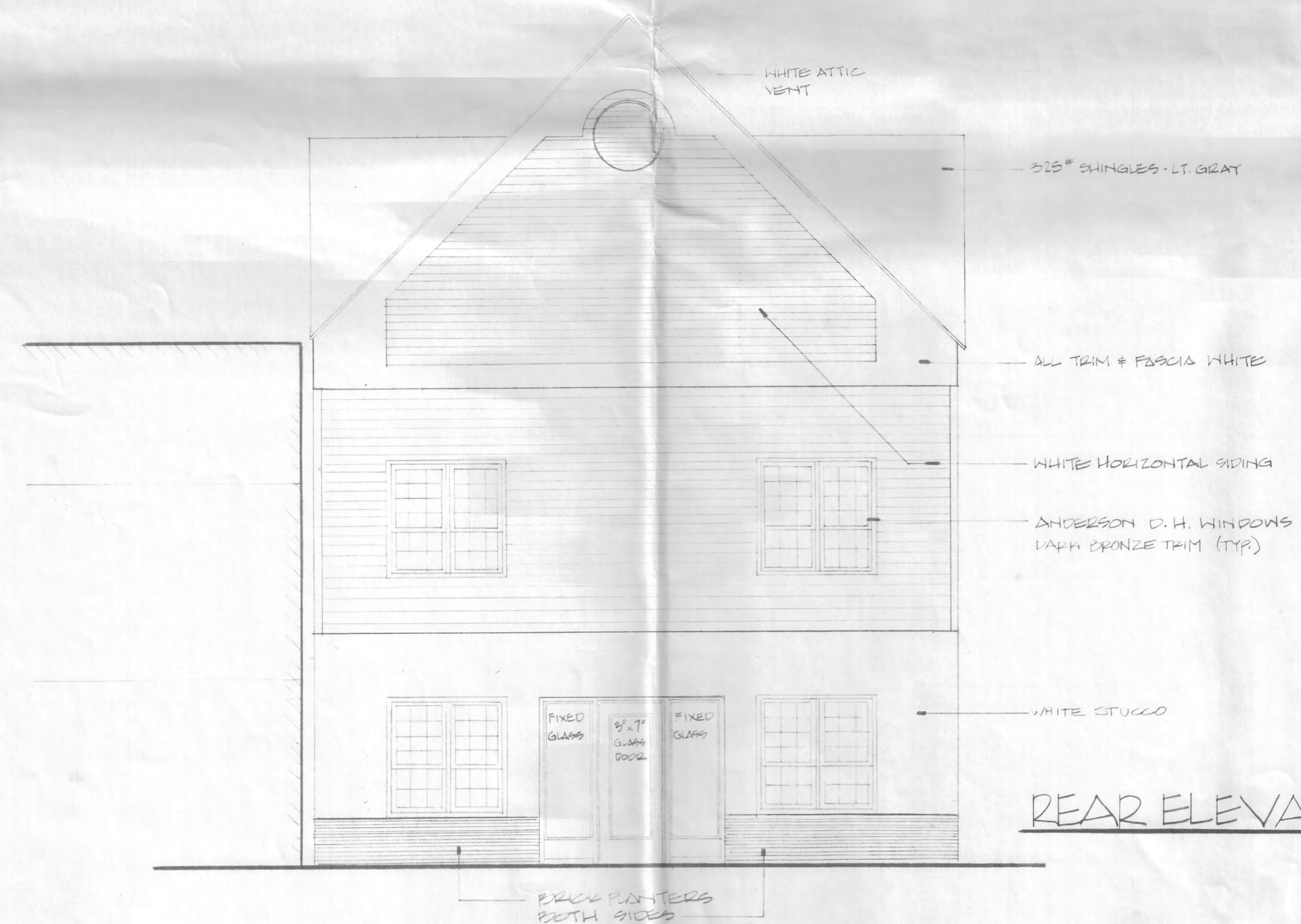
1074 SF

| rev. no. | by | date | description                                                      |
|----------|----|------|------------------------------------------------------------------|
| 1        |    |      | REVISED PER COMMENTS BY PETER ATULLY VILLAGE ENGINEER ON 5-24-88 |

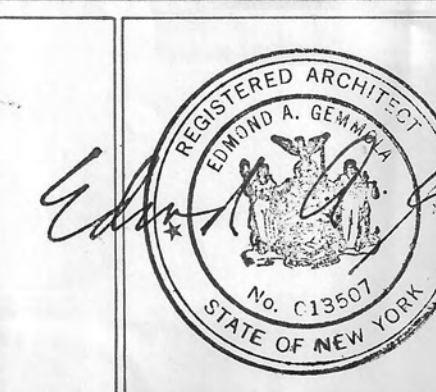


|                                                                                                |  |                  |  |
|------------------------------------------------------------------------------------------------|--|------------------|--|
| drawing title:<br><b>FLOOR PLANS</b>                                                           |  | date: 8.8.88     |  |
| project:<br>PROPOSED BUILDING FOR:<br>DR. GAVIN ELLIEN<br>GRAND STREET, GORHAM-ON-HUDSON, N.Y. |  | scale: AS NOTED  |  |
| drawn by: 88                                                                                   |  | project no. 8803 |  |
| gemmola & mcwilliams architects planners<br>shady lane farm road, ossining, n.y. 10562         |  | (914) 941-4730   |  |





| rev. no. | by | date    | description                                                       |
|----------|----|---------|-------------------------------------------------------------------|
| 2        | MM | 1/15/00 | GENERAL REVISIONS                                                 |
| 1        | MM | 5/10/00 | REVISED PER COMMENTS FROM PETER ABOUT VILLAGE ENGINEER ON 5/24/00 |



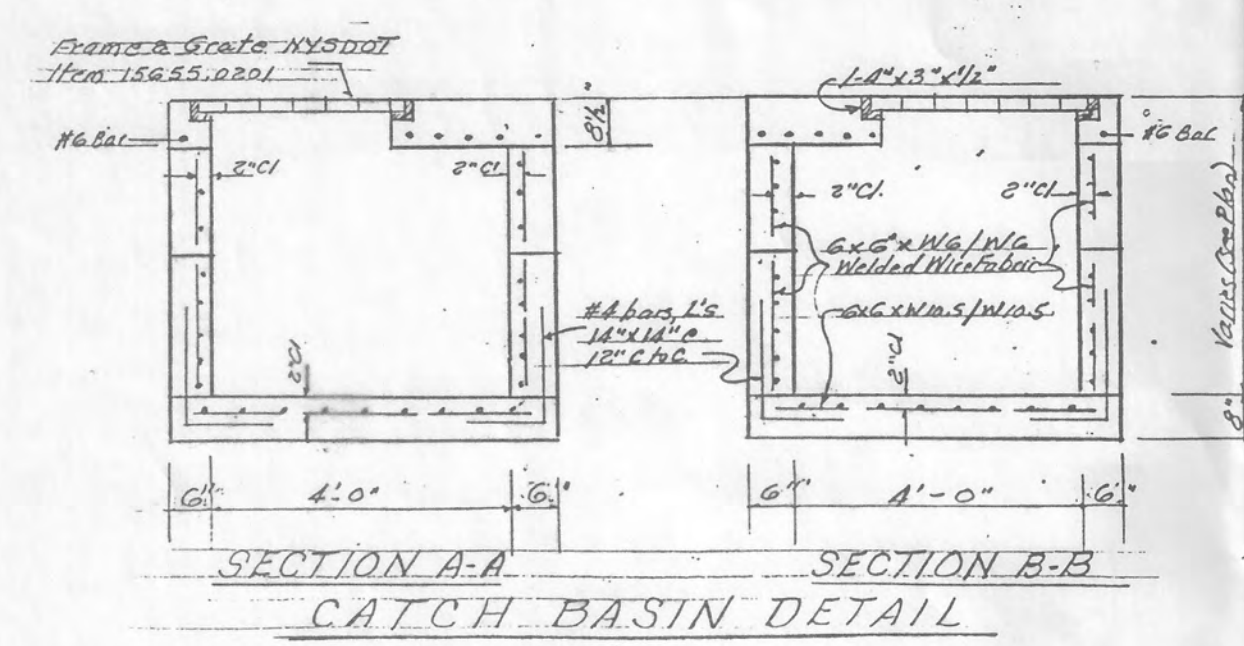
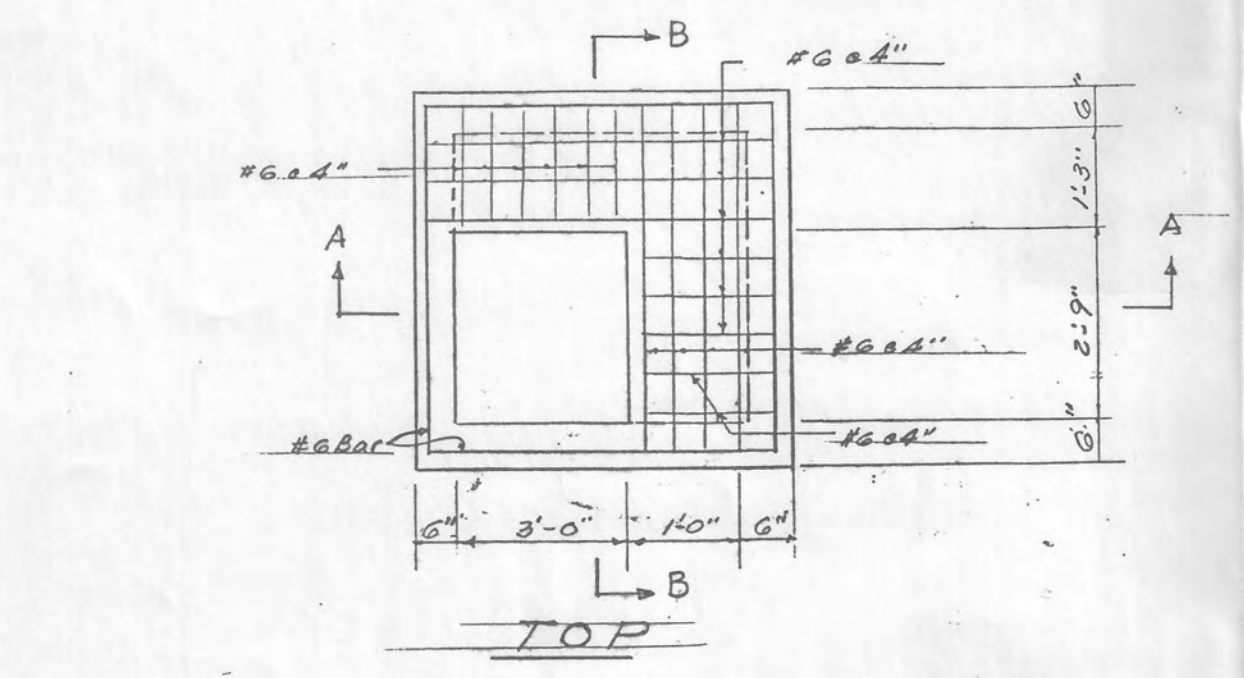
drawing title:  
**ELEVATIONS**

project:  
**JOHN'S BUILDING FOR:  
DR. GLENN BOLVIN  
GRAND STREET, BROOKLYN, N.Y.**

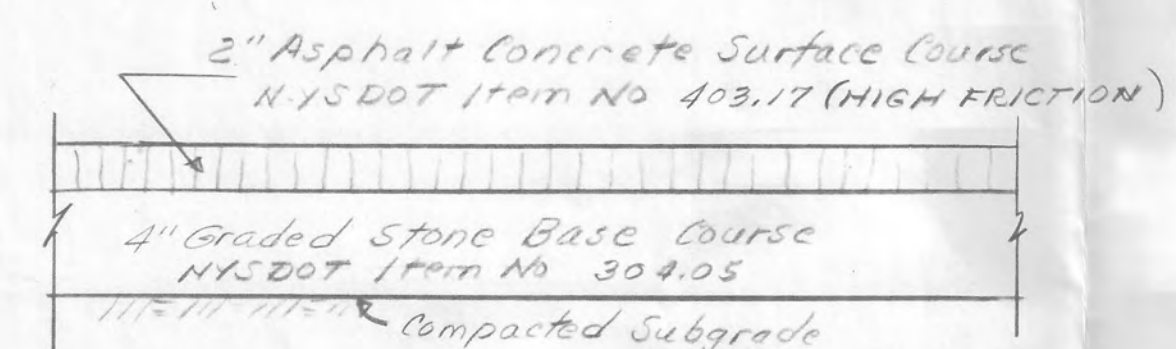
date: 4.9.00  
scale: AS NOTED  
drawn by: MM  
project no. 00 00

**gemmola & mcwilliams architects planners**  
317 elwood avenue hawthorne, new york 10532 (914) 747-0710

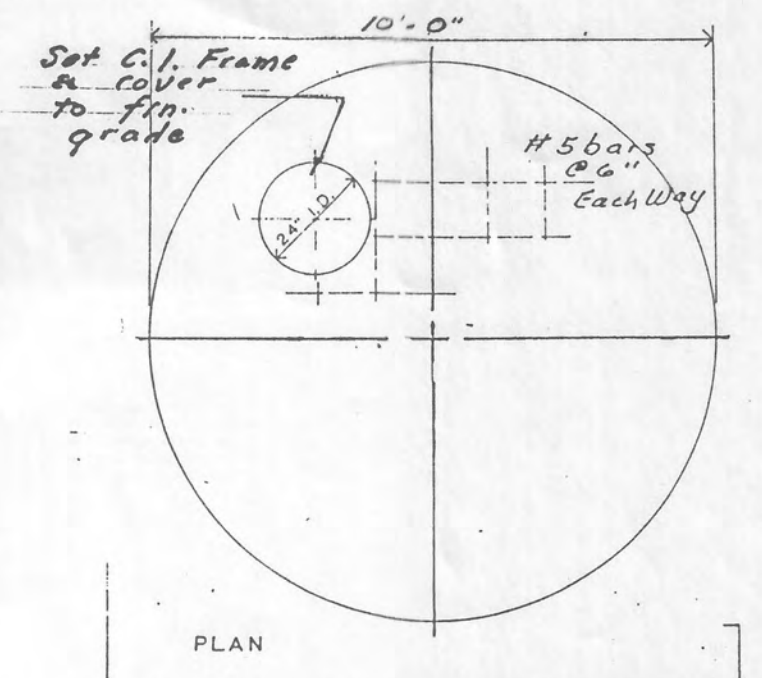
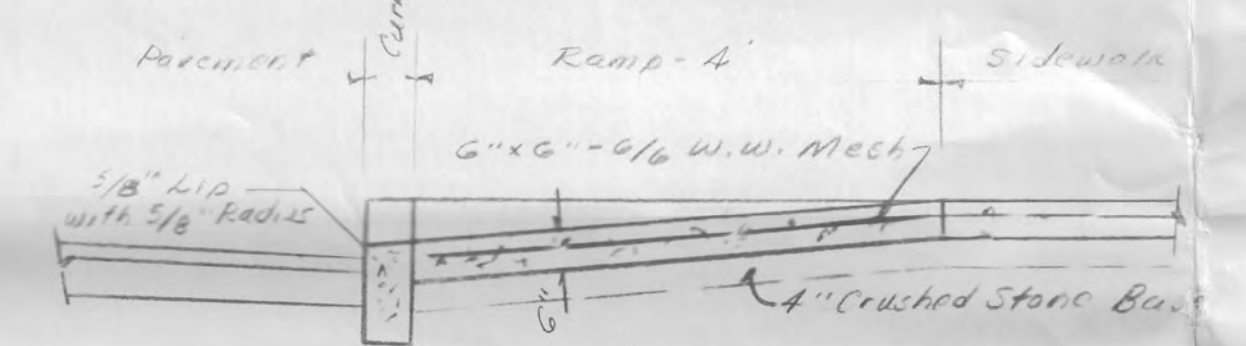
drawing no.  
**A-2**



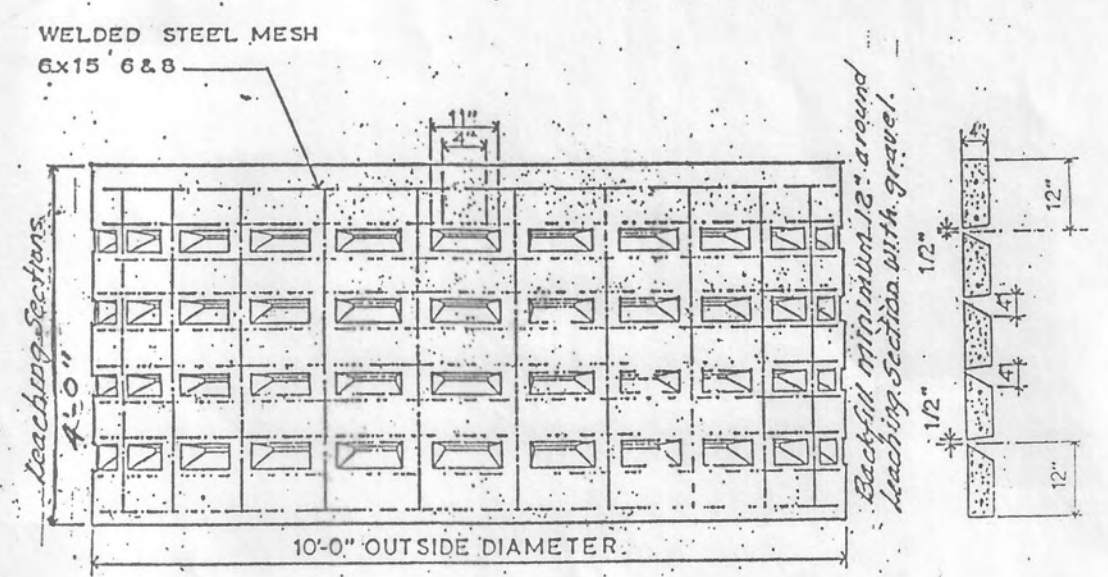
Bottom of C.B. to be 3'-0" below  
Pipe Invert



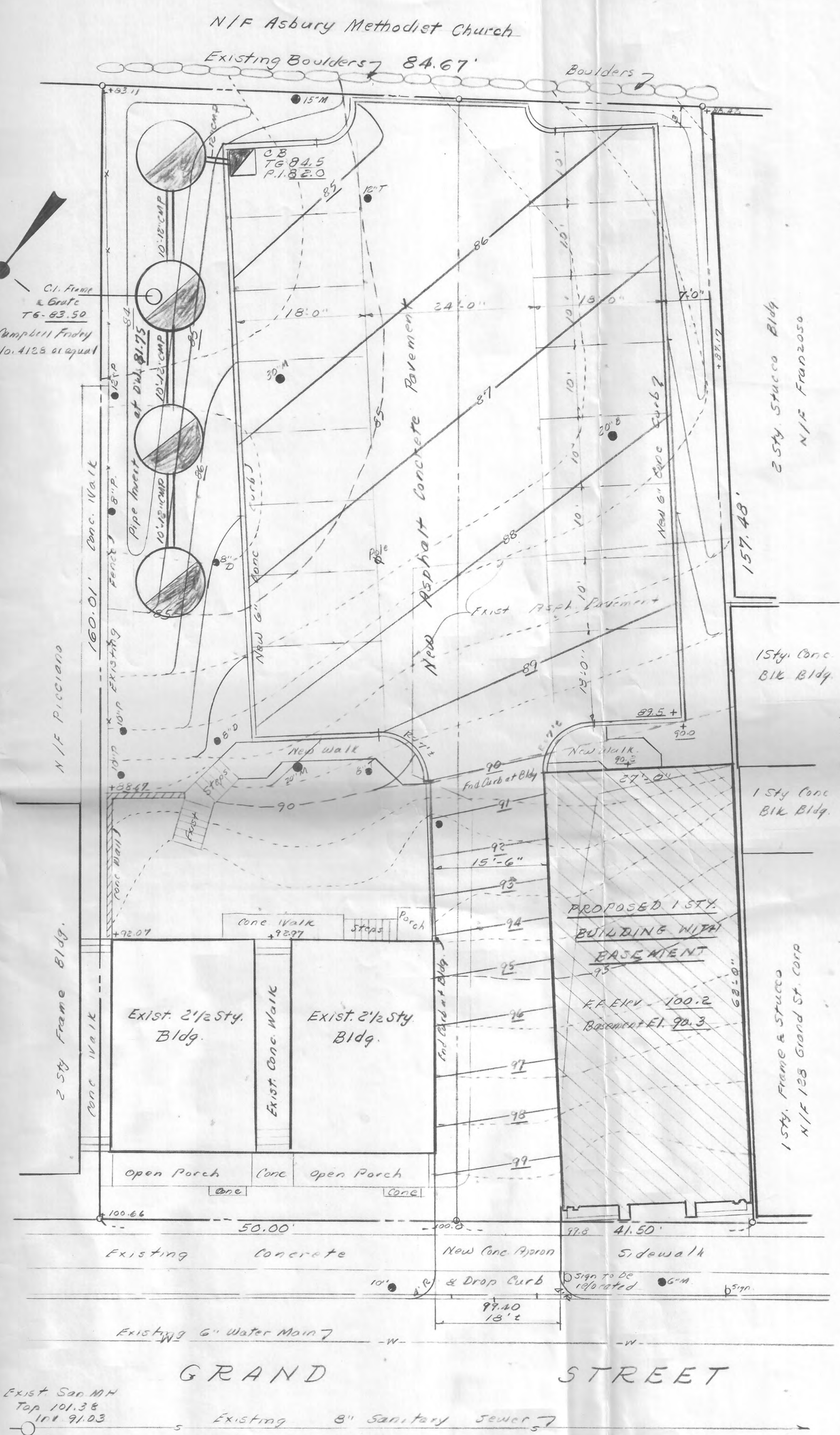
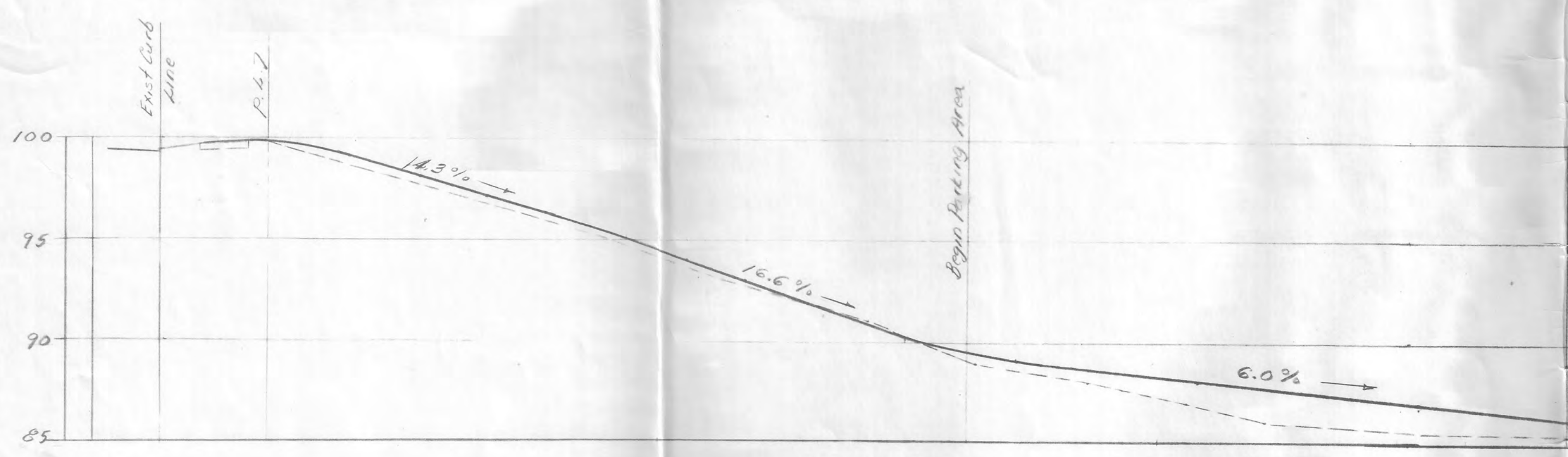
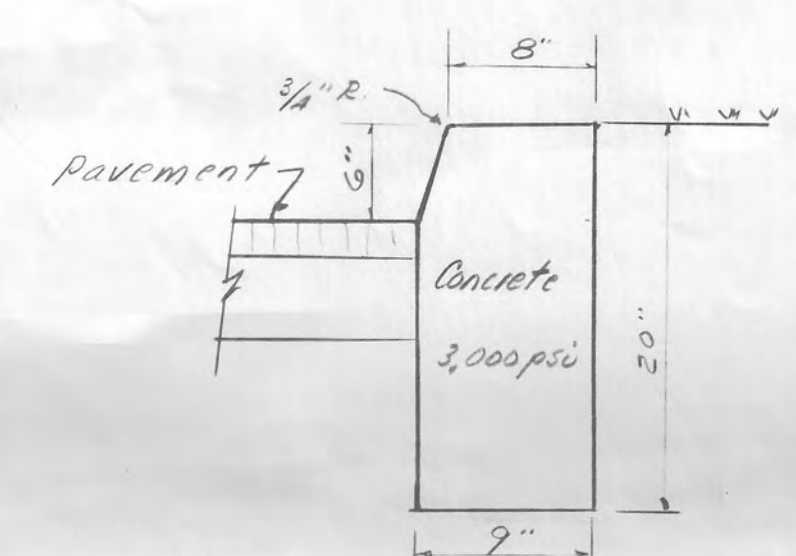
ASPHALT CONCRETE PAVEMENT



SECTION TOP SECTION



LEACHING SECTION  
PRE-CAST CONC. DRYWELL



- LEGEND
- Property Line
  - Existing Contour
  - Proposed Contour
  - +90.5 Existing Spot Elevation
  - +90.5 Proposed Spot Elevation
  - Proposed Catch Basin
  - Proposed Drywell
  - Existing Tree
  - Existing Fence

STORM DRAINAGE  
Area Paved Parking : 5,100 S.F.  
Area New Bldg : 1,674 S.F.  
Total Impervious Area : 6,774 S.F.  
2" Rainfall requires 1,129 Cu. Ft. Storage  
4 Drywells 10' x 4' deep = 1,280 Cu. Ft.

ARTHUR J. VAN SUETENDAEL, III  
CONSULTING ENGINEER  
163 SLEEPY HOLLOW ROAD, BRIARCLIFF MANOR, N. Y.

VILLAGE OF CROTON TAX MAP DESIGNATION  
SEC. 43 - BLK. 208 - LOTS 2 & 3

Exist. San. MH  
Top 101.36  
Int 91.03

| rev. | no. | by | date | description |
|------|-----|----|------|-------------|
|      |     |    |      |             |
|      |     |    |      |             |
|      |     |    |      |             |

drawing title:  
**GRADING & DRAINAGE PLAN**  
project:  
**PROPOSED BUILDING FOR:  
DR. GLENN BELKIN  
GRAND STREET, CROTON ON HUDSON, N.Y.**  
date: 5-19-88  
scale: 1"=10'  
drawn by: AVS  
project no.:  
**gemmola & mcwilliams architects planners**  
317 elwood avenue hawthorne, new york 10532 (914) 747-0710

drawing no.:  
**SY-2**