



CROTON POINT

WORKFORCE &
TRANSIT ORIENTED
HOMEOWNERSHIP

BOARD OF TRUSTEES MEETING
APRIL 24, 2024



WBP'S PROJECTS

25 MAPLE, NEW ROCHELLE, NY



STELLA, NEW ROCHELLE, NY



645 MAIN, PEEKSKILL, NY



WBP'S PROJECTS

WESTVIEW, SOUTHEAST, NY



LEWISBORO COMMONS, LEWISBORO, NY



LAROSE GARDENS, GLEN FALLS, NY



WBP'S PROJECTS

ONE DROMORE, SCARSDALE, NY



STATION PLAZA, OSSINING, NY



SPRING ON MAIN, OSSINING, NY



ARKETEKCHER'S PROJECTS

SPRING-ON-MAIN, OSSINING, NY



FRANK 57 WEST, NEW YORK, NY



GREEN HAVEN, BRONX, NY



THE SITE

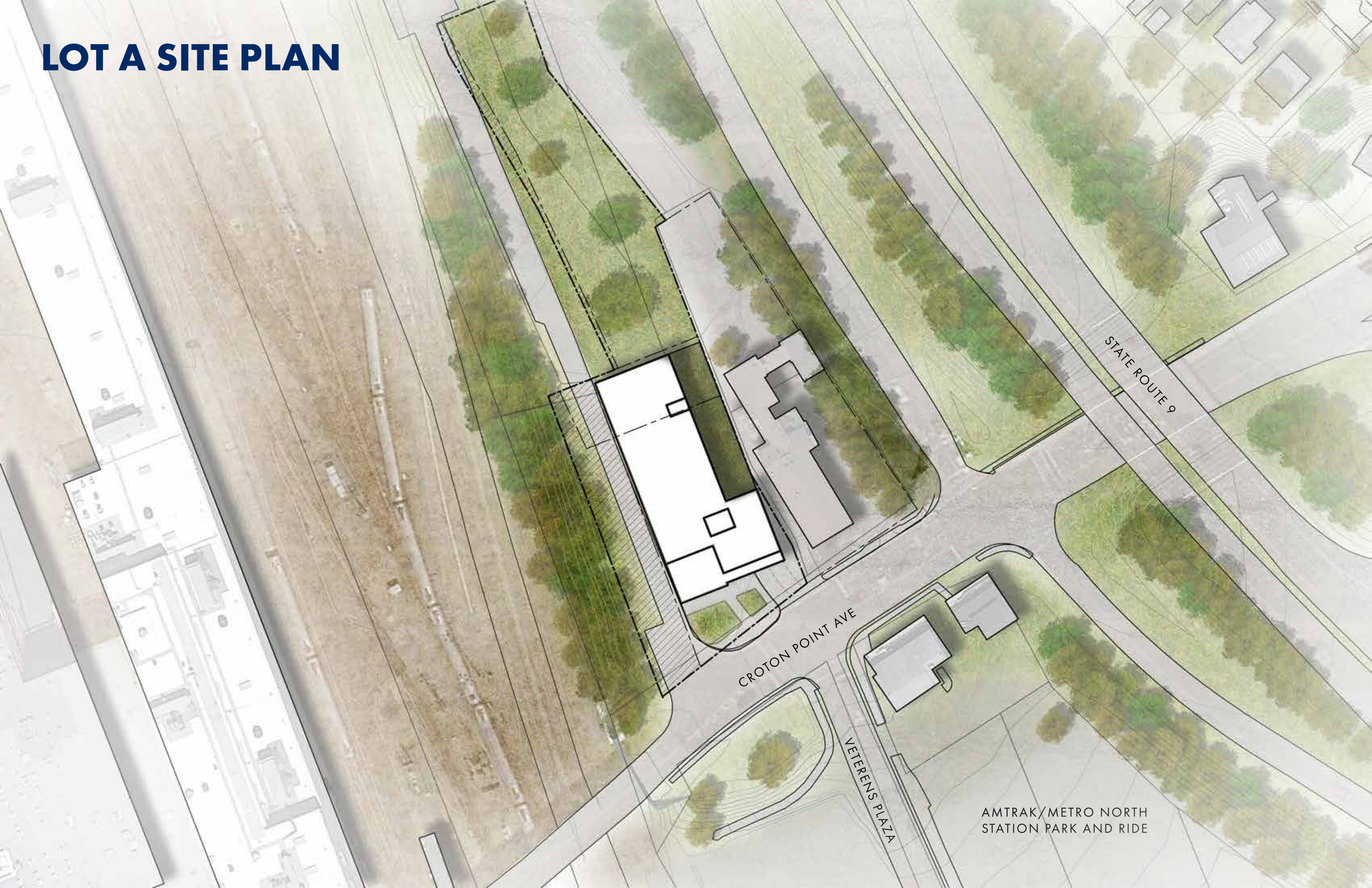


COMMUNITY



- 1. CROTON HIGH SCHOOL
- 2. CROTON MIDDLE SCHOOL
- 3. CROTON LANDING PARK
- 4. SENASQUA PARK
- 5. HALF MOON BAY MARINA
- 6. WESTCHESTER RIVERWALK
- 7. CROTON POINT BEACH
- 8. CROTON POINT NATURE CENTER
- 9. CROTON POINT PARK
- 10. ECHO CANOE BOAT LAUNCH
- 11. CROTON HARMON STATION
- 12. SHOPPING CENTER
- 13. RIVERSIDE AVE RESTAURANTS
- 14. PARADISE ISLAND
- 15. MAYO'S LANDING
- 16. DEER ISLAND
- 17. SILVER LAKE PARK

LOT A SITE PLAN



STATE ROUTE 9

CROTON POINT AVE

VETERENS PLAZA

AMTRAK/METRO NORTH
STATION PARK AND RIDE

LOT A AERIAL



LOT A STREET VIEW



LOT A PROGRAM + MASSING

LOT AREA

79.17-1-5: RFP site		53,370 sf
FAR/ ZFA	1.20	64,044 sf

ZONING FLOOR AREA

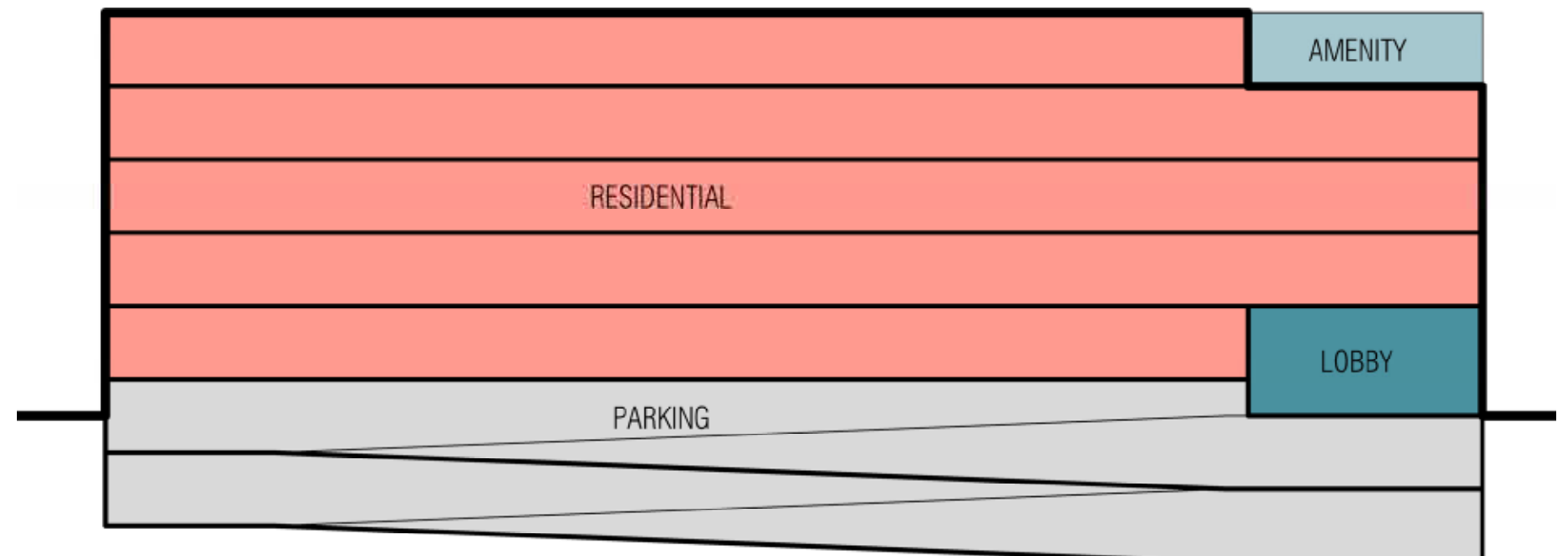
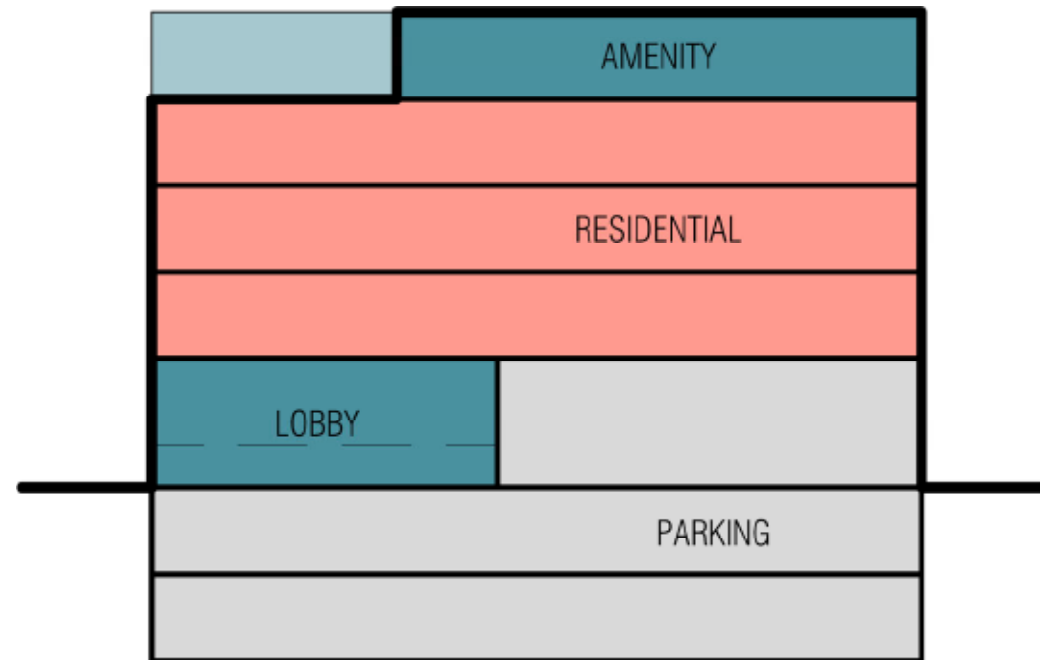
Lobby/ Amenities	8%	4,971 sf
Residential		59,073 sf

PARKING

Residential	1 per unit	<u>55 spaces</u>
Total		55 spaces

GROSS BUILDING AREAS & UNIT COUNT

Floor	GFA	ZFA	1-BD	2-BD	
5th	12,348 sf	12,348 sf	8 units	2 units	
4th	13,476 sf	13,476 sf	9 units	4 units	
3rd	13,476 sf	13,476 sf	9 units	4 units	
2nd	13,476 sf	13,476 sf	9 units	4 units	
1st	11,187 sf	11,187 sf	4 units	2 units	
C	16,724 sf	0 sf			
CS	16,724 sf	0 sf			
		97,411 sf	39 units	16 units	55 units
		<i>81 sf</i>	71%	29%	100%



FRONT BUILDING SECTION

SIDE BUILDING SECTION

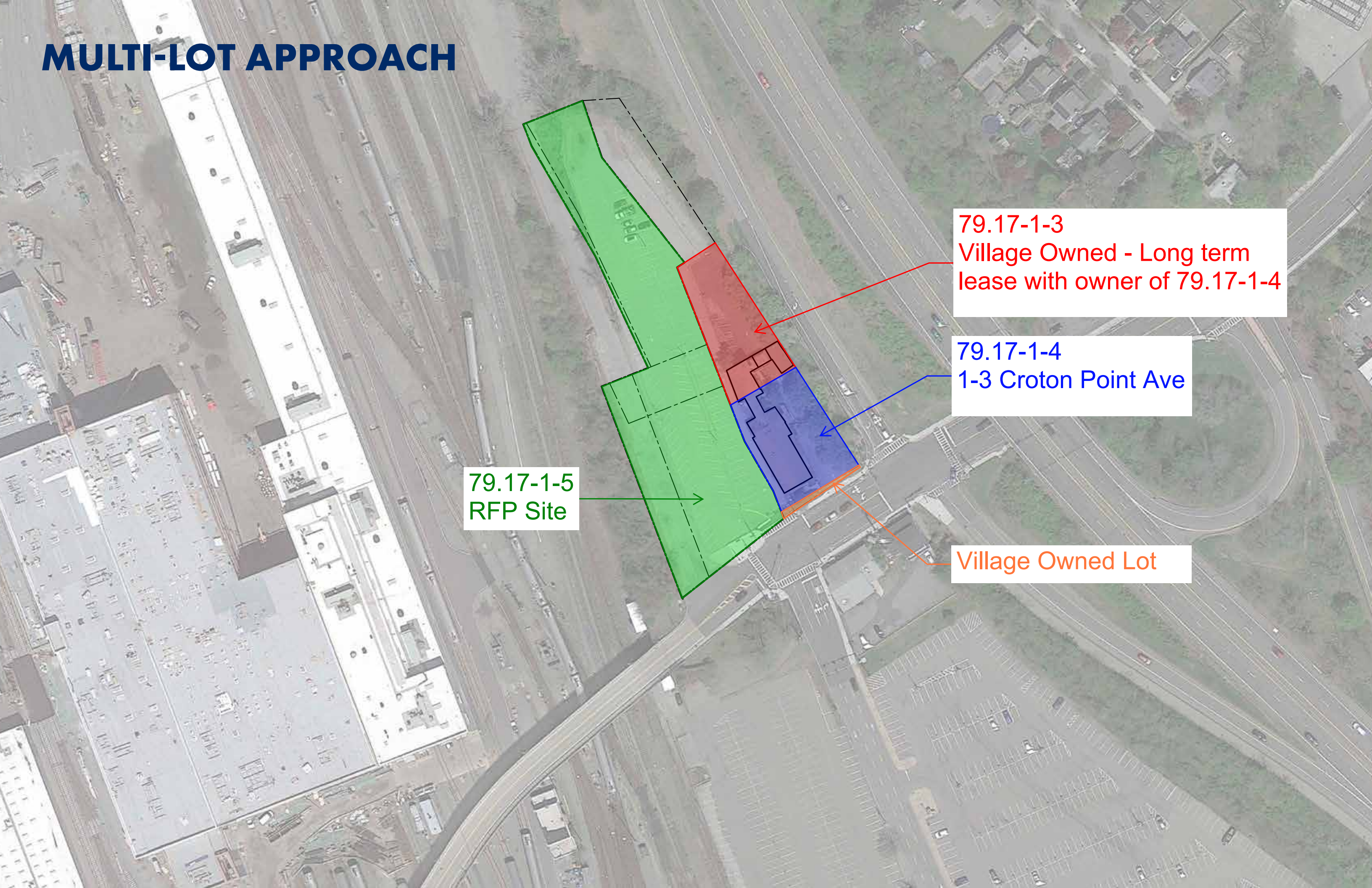
MULTI-LOT APPROACH

79.17-1-5
RFP Site

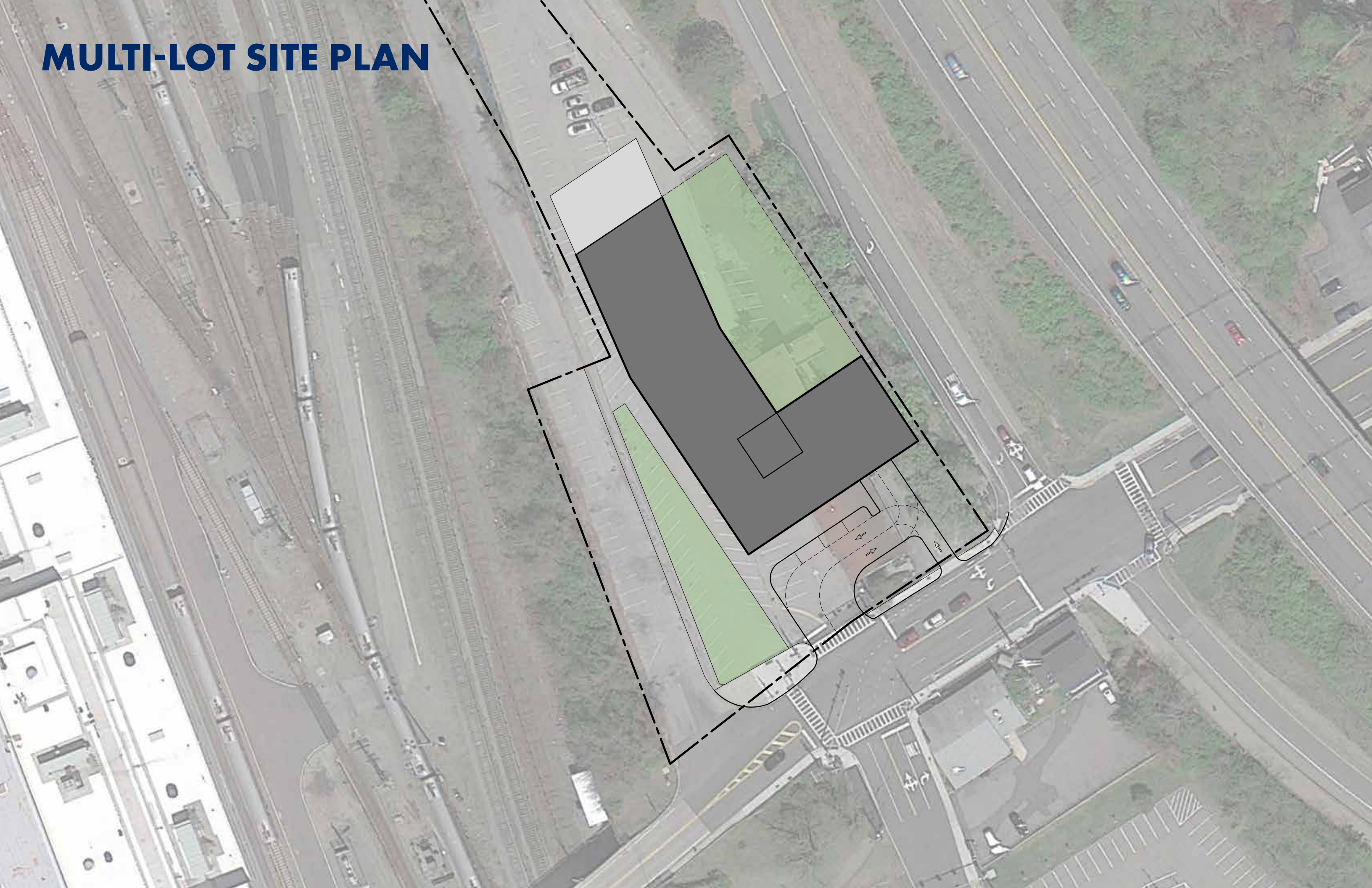
79.17-1-3
Village Owned - Long term
lease with owner of 79.17-1-4

79.17-1-4
1-3 Croton Point Ave

Village Owned Lot



MULTI-LOT SITE PLAN



MULTI-LOT PROGRAM + MASSING

LOT AREA

79.17-1-5: RFP site		53,370 sf
79.17-1-4: 1 Croton Point		12,935 sf
79.17-1-3: Village owned site		11,254 sf
		<u>77,559 sf</u>
FAR/ ZFA	1.20	93,071 sf

ZONING FLOOR AREA

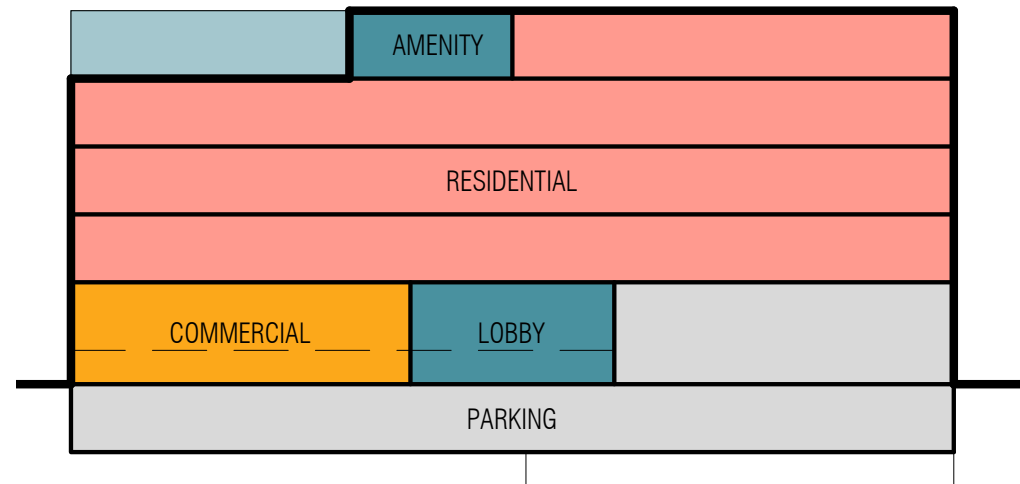
Comercial		1,500 sf
Lobby/ Amenities	7%	4,860 sf
Res ZFA		71,199 sf

PARKING

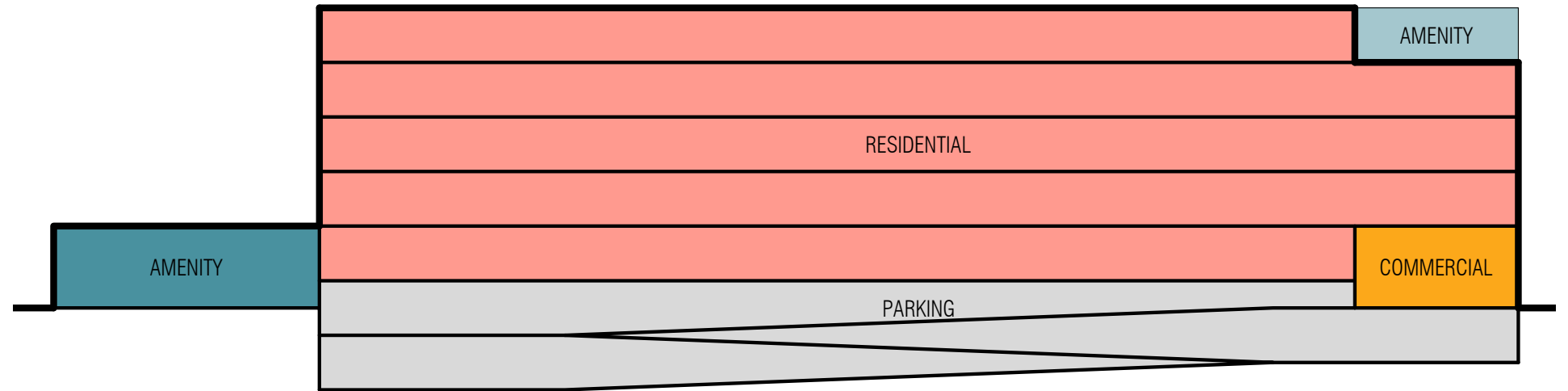
Residential	1 per unit	100 spaces
Commercial	1 per 400 sf	4 spaces
Total		<u>104 spaces</u>

GROSS BUILDING AREAS & UNIT COUNT

Floor	GFA	ZFA	S	1-BD	2-BD	
5th	17,382 sf	17,382 sf	3 units	13 units	4 units	
4th	18,612 sf	18,612 sf	3 units	14 units	5 units	
3rd	18,612 sf	18,612 sf	3 units	14 units	5 units	
2nd	18,612 sf	18,612 sf	3 units	14 units	5 units	
1st	19,303 sf	19,303 sf	2 units	10 units	2 units	
C	27,973 sf					
CS	13,860 sf	0 sf				
	<u>134,354 sf</u>	<u>92,521 sf</u>	14 units	65 units	21 units	100 units
		550 sf	14%	65%	21%	100%



FRONT BUILDING SECTION



SIDE BUILDING SECTION

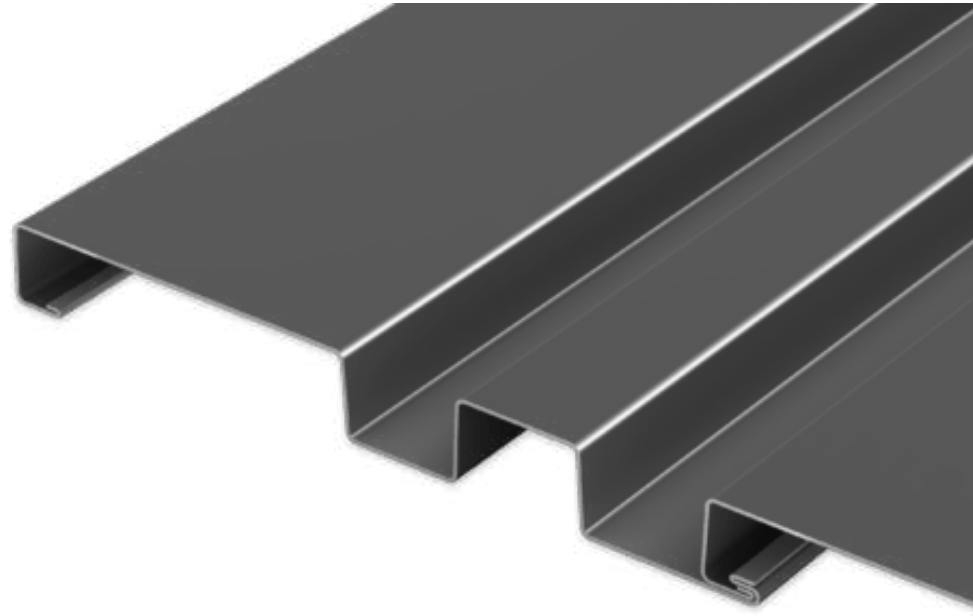
MULTI-LOT MASSING



CONTEXT + MATERIALS



REFLECTIONS



METAL PANELS



TWO-TONE



BRICK-MAKING HERITAGE



DARK BRICK



TEXTURE

THANK YOU!

