

1 CROTON POINT

1 CROTON POINT AVENUE, CROTON-ON-HUDSON, NY 10520

PROJECT
**1 CROTON POINT
CONDOMINIUM**

ärktekcher

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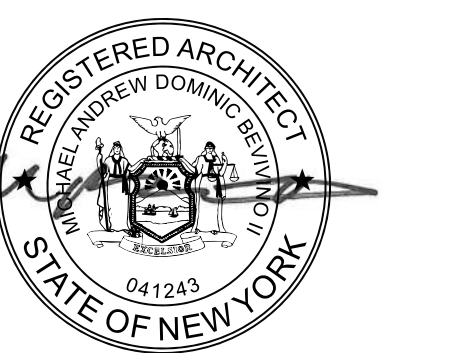


REVISIONS
07.17.24 VILLAGE BOARD SPECIAL PERMIT APPLICATION

VILLAGE BOARD SPECIAL PERMIT APPLICATION

ADDRESS
**1 CROTON POINT AVENUE
CROTON, NY 10520**

07.17.24

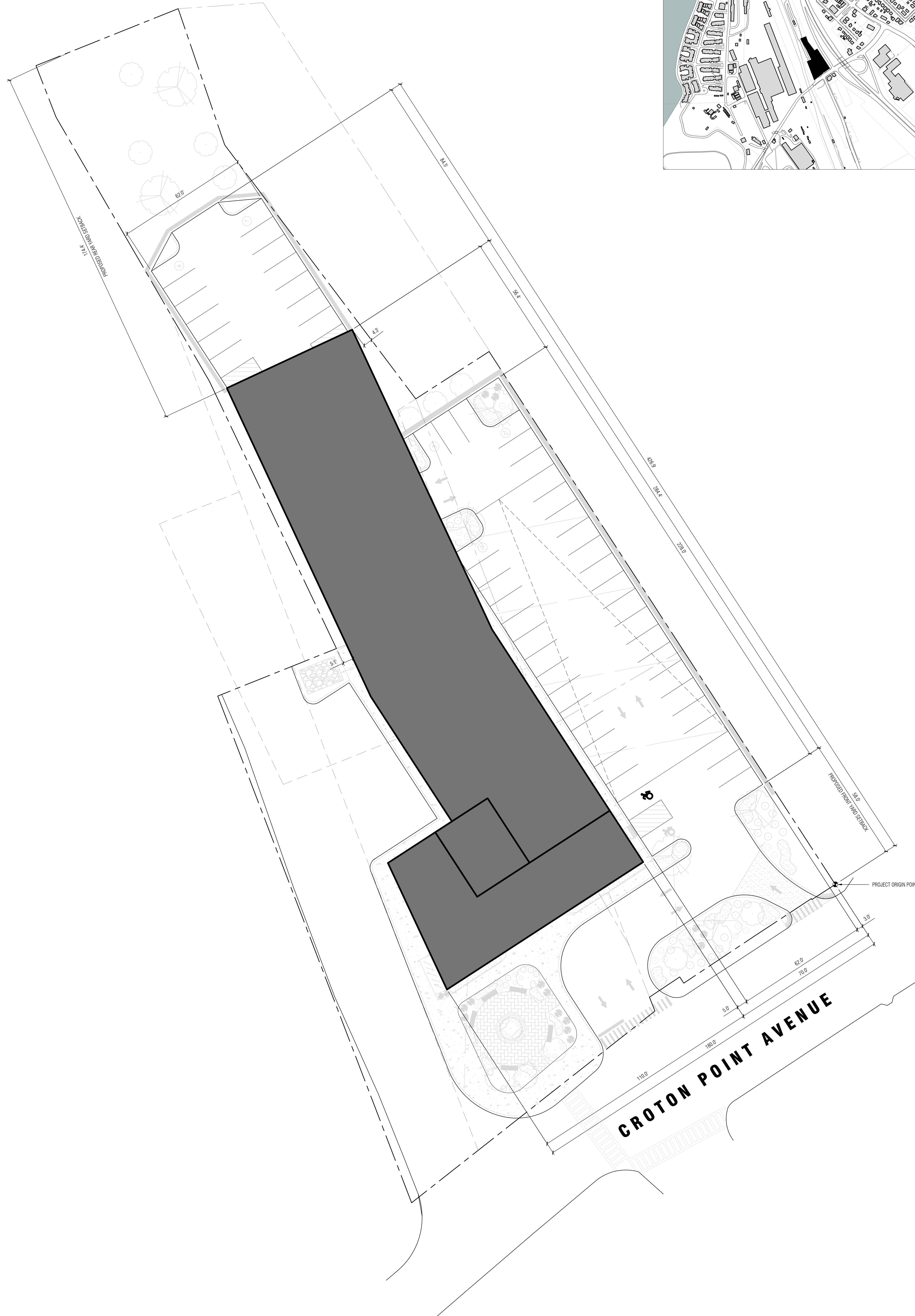


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PROJECT No. **23017**

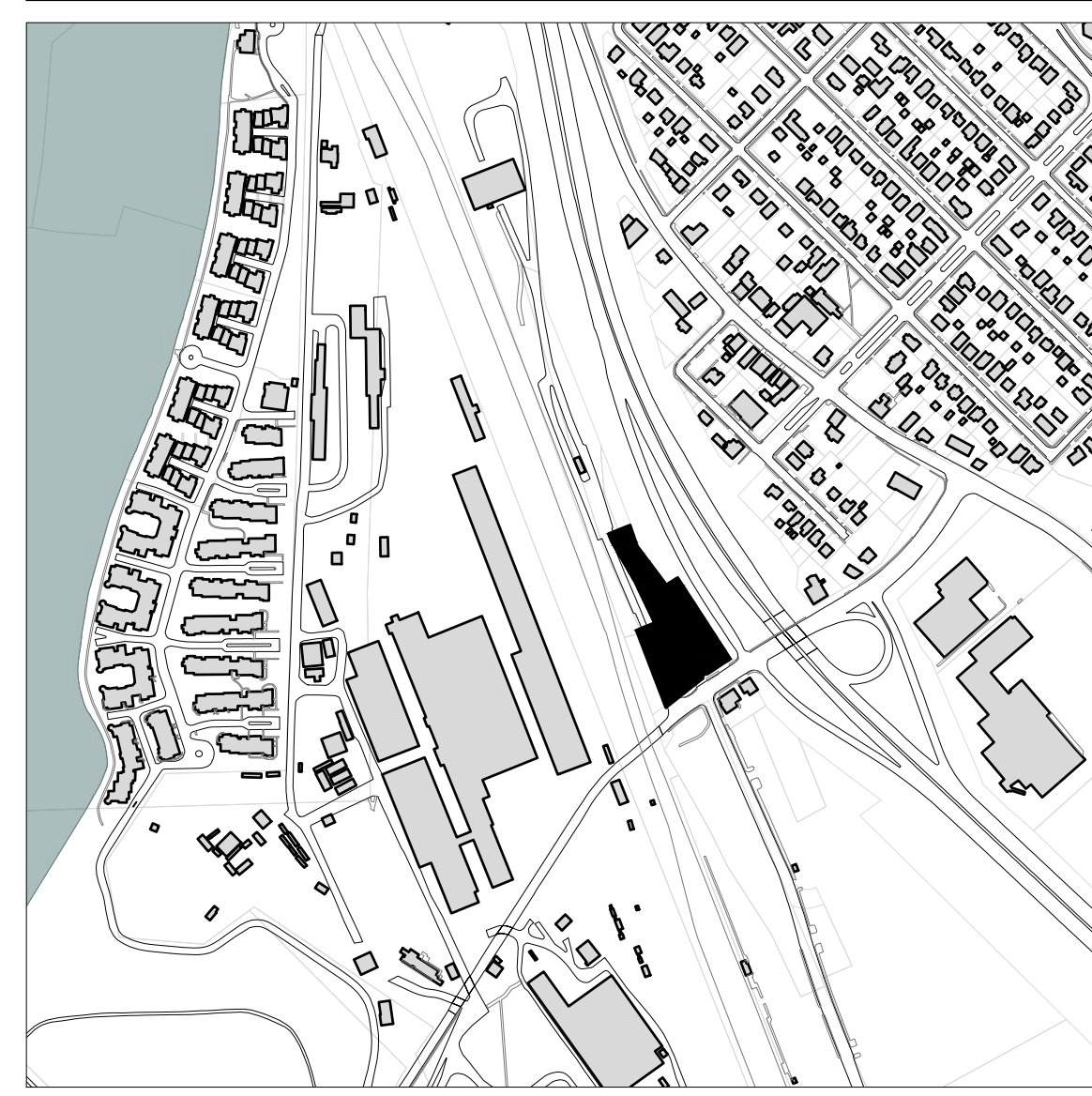
TITLE
TITLE SHEET

SCALE
NTS

No. **T-001.00**



LOCATION PLAN



ZONING COMPLIANCE NOTES

- (A) N/A
- (B) PARKING SPACE REQUIREMENTS ARE CUMULATIVE FOR ALL USES ON ONE LOT
- (C) BUILDING HEIGHT REQUIREMENTS ARE SUBJECT TO BOTH STORY AND FOOT LIMITATIONS
- (D) SETBACKS FOR TRANSIT ORIENTED DEVELOPMENT OF MIXED USE OR MULTI-FAMILY RESIDENTIAL SHALL BE DETERMINED BY THE BOARD OF TRUSTEES AS PART OF THE SPECIAL PERMIT REVIEW BASED UPON THE BEST LAYOUT FOR THE PARTICULAR LOT
- (E) THE BOARD OF TRUSTEES SHALL HAVE THE DISCRETION TO REQUIRE ADDITIONAL PARKING FOR RESIDENTIAL UNITS.

PARKING

FLOOR	TOTAL
REQUIRED	100 spaces
PROPOSED	40 spaces
LOT A	10 spaces
LOT B	13 spaces
GARAGE	47 spaces
TOTAL	100 spaces

UNIT SCHEDULE

FLOOR	UNIT TYPE		TOTAL
	1-BD	2-BD	
BL1			
5TH	8 units	9 units	17 units
4TH	10 units	12 units	22 units
3RD	10 units	12 units	22 units
2ND	10 units	12 units	22 units
1ST	8 units	9 units	17 units
CELLAR			
TOTAL	46 units	54 units	100 units
	46%	54%	

ZONING - AREA AND BULK SCHEDULE

DISTRICT	CODE TEXT SECTION	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	MINIMUM YARDS (FT)			FLOOR AREA RATIO	MAXIMUM HEIGHT (STORIES) (FT)	BUILDING HEIGHT RATIO	REQUIRED OFF-STREET PARKING
					FRONT	SIDE ONE/BOTH	REAR				
REQUIRED	TODLU	LL No. 14	10,000 sf	-	-	10	60	60	1.20	5 stories	1 space per unit
EXISTING			76,821 sf	-	-	-	-	-	-	-	-
PROPOSED			no change	-	-	58	4.9/9.4	174	1.10	5 stories/58ft	1 space per unit
COMPLIANCE			complies	n/a	n/a	complies	complies	complies	complies	n/a	complies

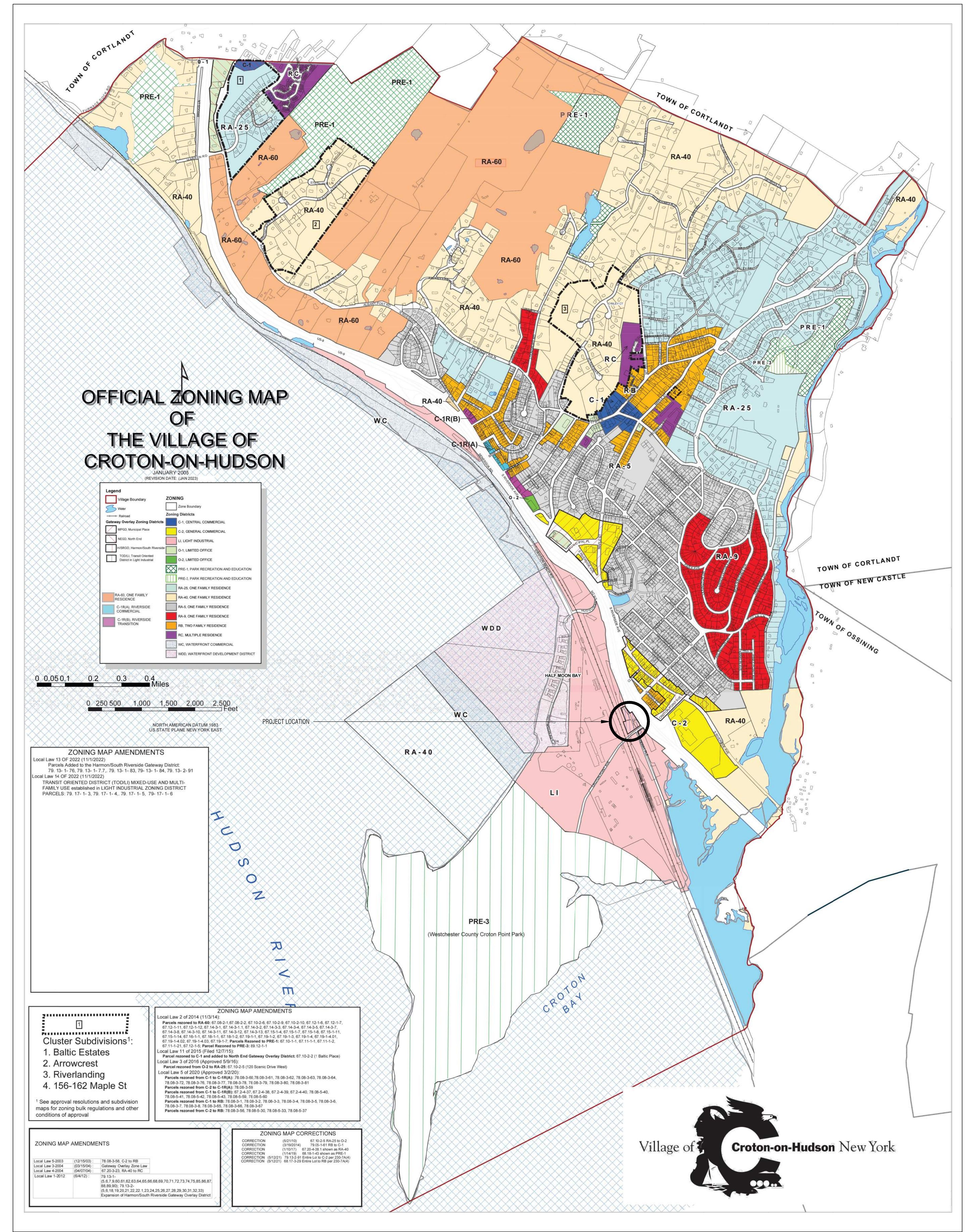
FLOOR AREA SCHEDULE

FLOOR	GROSS FLOOR AREA SUBTOTALS					GROSS FLOOR AREA	ZONING FLOOR AREA
	RESIDENTIAL	CORE/CORRIDOR	LOBBY/MAIL	INDOOR AMENITY	MEP		
BL1						1,076 sf	0 sf
5TH	13,360 sf	2,941 sf		1,103 sf		17,604 sf	13,360 sf
4TH	18,752 sf	3,153 sf				21,905 sf	18,752 sf
3RD	18,752 sf	3,153 sf				21,905 sf	18,752 sf
2ND	18,752 sf	3,153 sf				21,905 sf	18,752 sf
1ST	14,488 sf	2,898 sf	2,378 sf	1,839 sf	630 sf	21,905 sf	14,488 sf
CELLAR				2,488 sf		19,000 sf	0 sf
TOTAL	84,324 sf	16,144 sf	2,378 sf	2,942 sf	3,118 sf	127,827 sf	84,324 sf
							66%

ZONING FLOOR AREA CALC

ITEM	FAR	AREA
LOT: 79.17-1.5		54,400 sf
LOT: 79.17-1.4		13,966 sf
LOT: 79.17-1.3		76,821 sf
ALLOWABLE RESIDENTIAL	1.20	91,945 sf
PROPOSED RESIDENTIAL	1.10	84,324 sf
REMAINING RESIDENTIAL		7,620 sf

ZONING MAP



SITE PLAN

1 CROTON POINT CONDOMINIUM

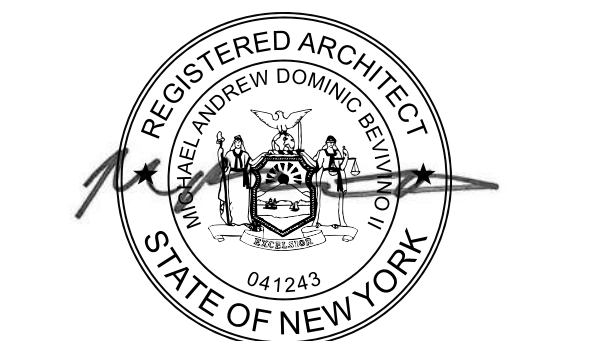
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CROTON, NY 10520

SCALE
1" = 20'



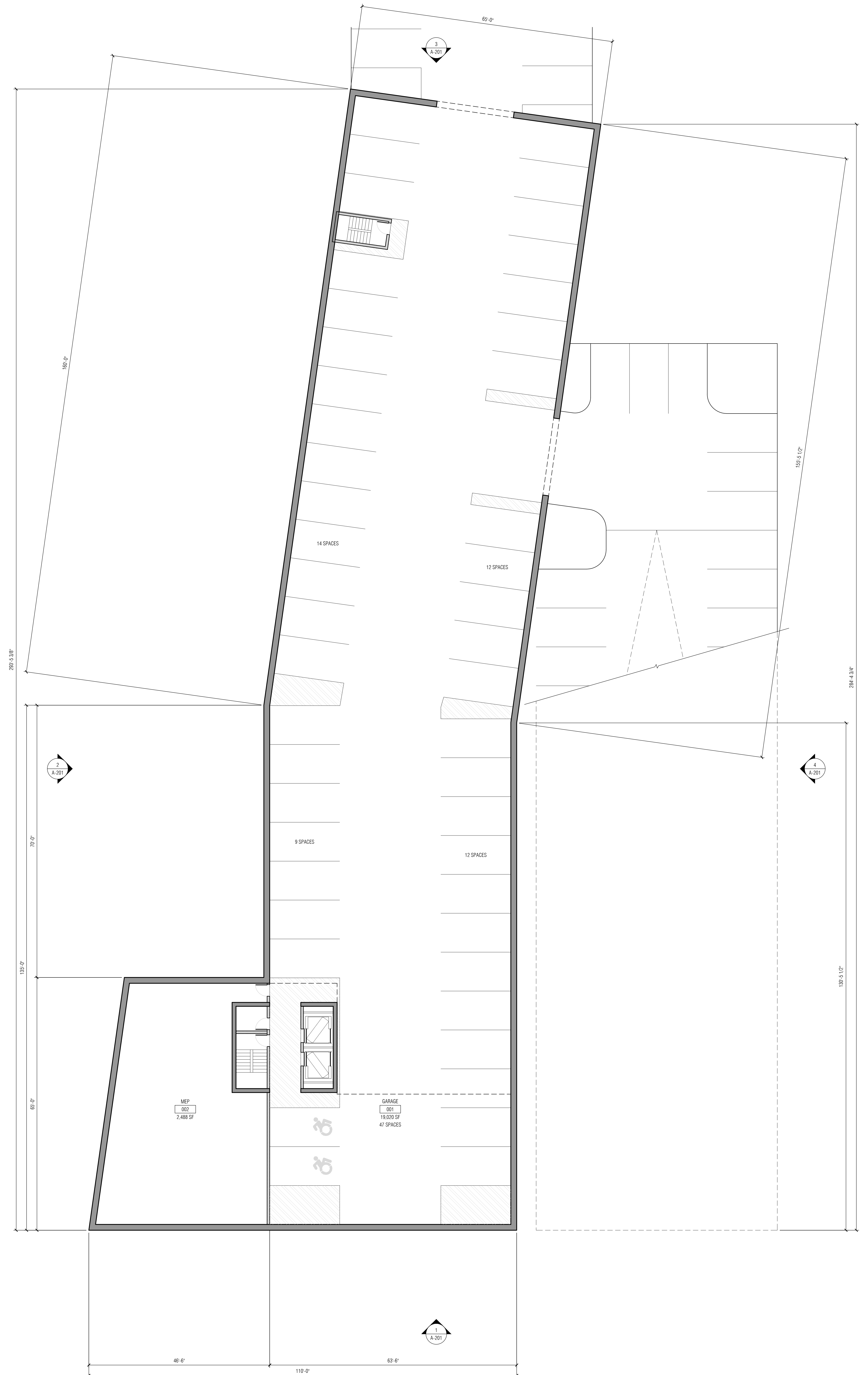
PROJECT NO. **23017**

TITLE
SITE PLAN

SCALE
1" = 20'

No.
G-005.00

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1 BASEMENT FLOOR PLAN
 3/32" = 1'-0"

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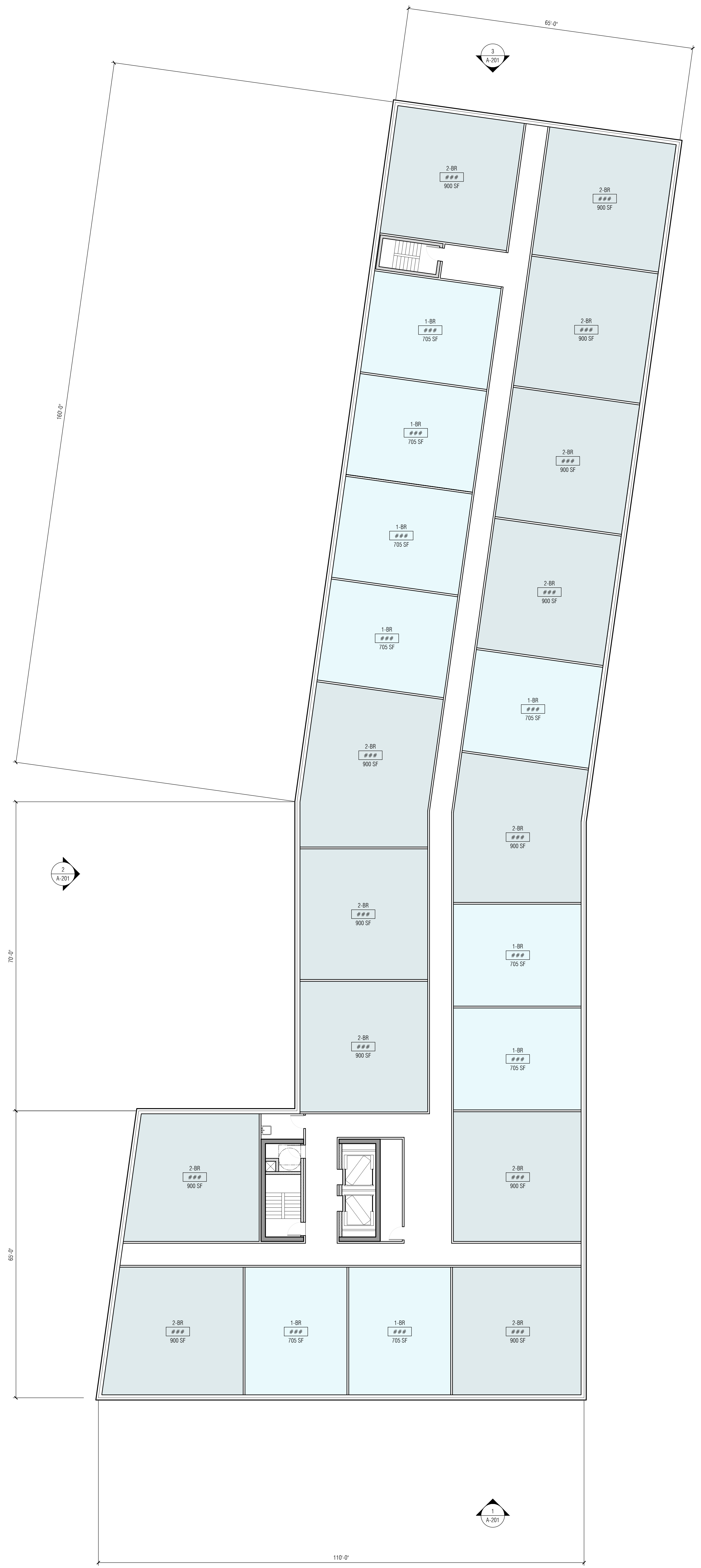


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 TITLE
BASEMENT FLOOR PLAN

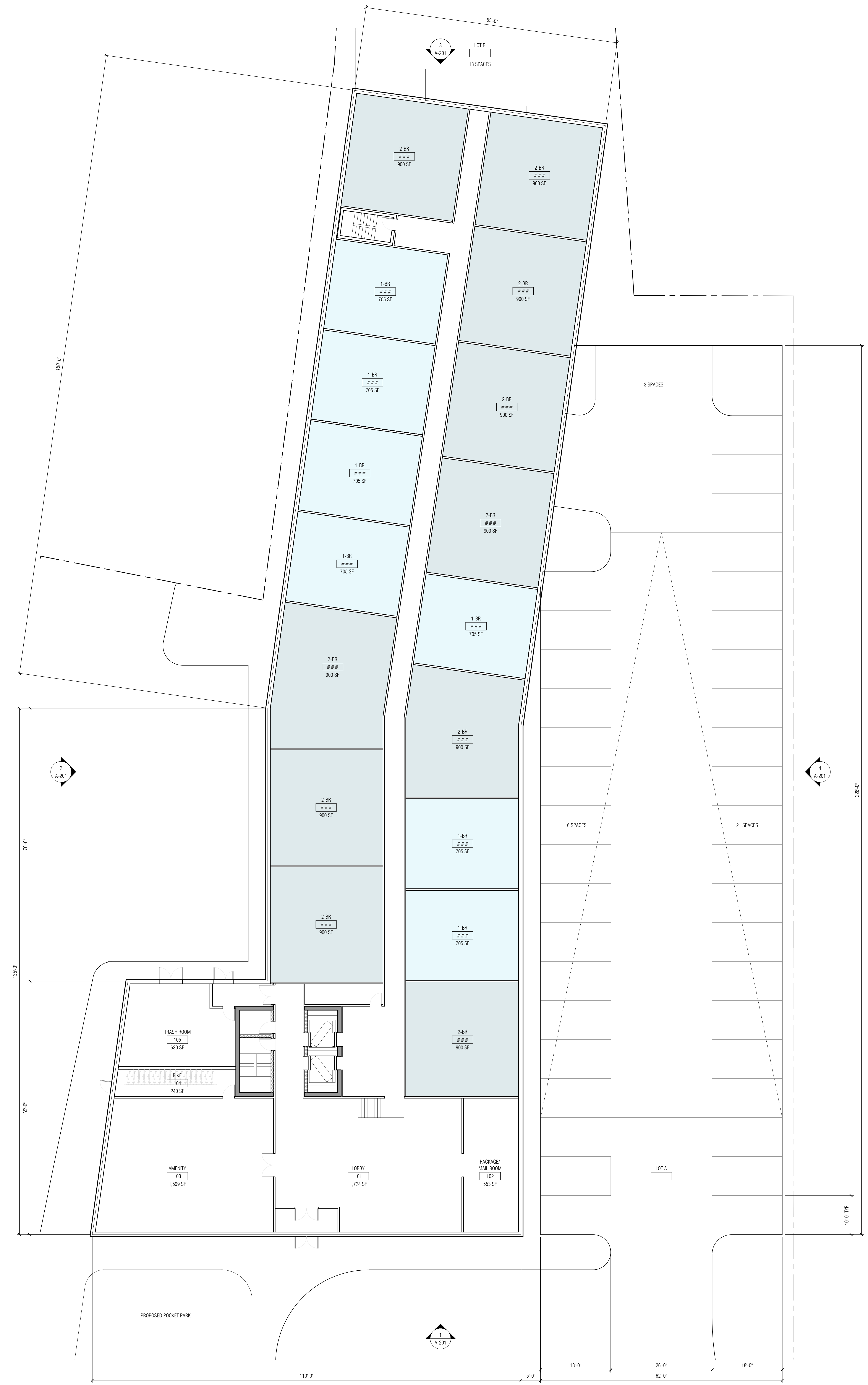
SCALE
3/32" = 1'-0"

No. **A-100.00**

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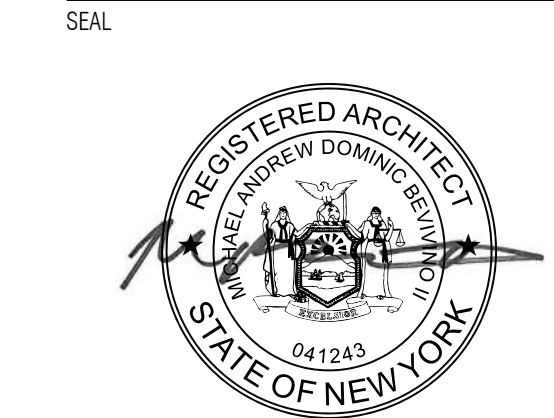
2 2ND - 4TH FLOOR PLAN
 3/32" = 1'-0"



1 1ST FLOOR PLAN
 3/32" = 1'-0"

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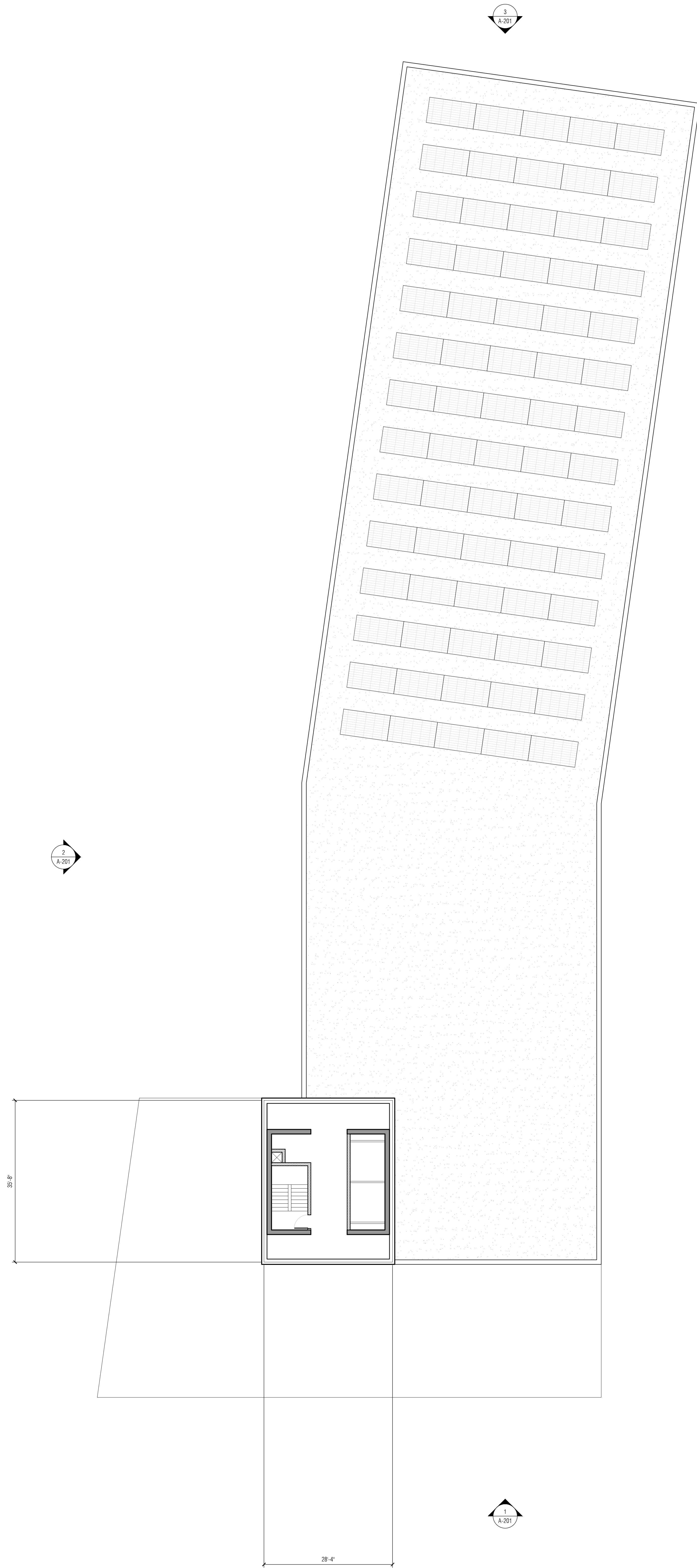
PROJECT No. **23017**

TITLE
**1ST FLOOR PLAN
 2ND - 4TH FLOOR PLAN**

SCALE
3/32" = 1'-0"

No. **A-101.00**

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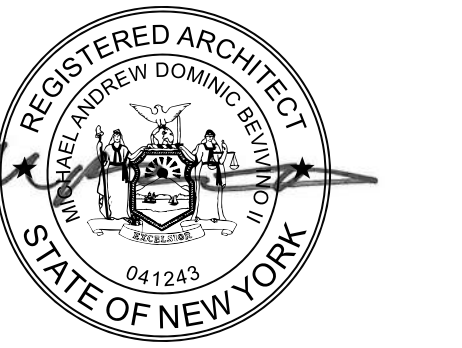
2 ROOF PLAN
 3/32" = 1'-0"



1 5TH FLOOR PLAN
 3/32" = 1'-0"

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TITLE
**5TH FLOOR PLAN
 ROOF PLAN**

SCALE
3/32" = 1'-0"

No. **A-105.00**

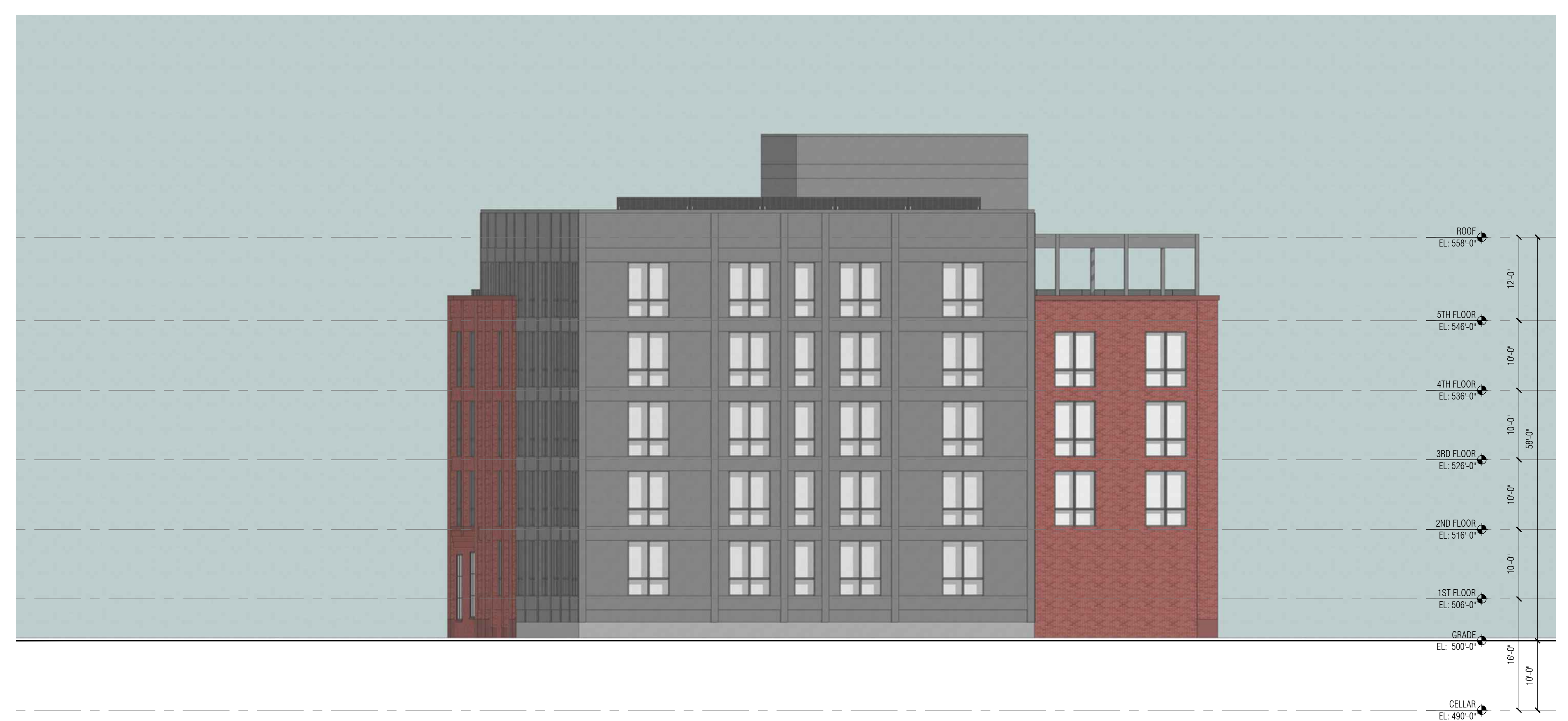
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4 EXTERIOR ELEVATION - EAST (RIGHT)
 3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST (LEFT)
 3/32" = 1'-0"



3 EXTERIOR ELEVATION - NORTH (REAR)
 3/32" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH (FRONT)
 3/32" = 1'-0"

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TITLE
**1ST FLOOR PLAN
 2ND - 4TH FLOOR PLAN**

SCALE
3/32" = 1'-0"

No. **A-201.00**