

1 CROTON POINT

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



PLANNING BOARD ISSUE
02.04.25

PROJECT
**1 CROTON POINT
CONDOMINIUM**

ärkøtekchør

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REVISIONS
07.17.24 VILLAGE BOARD SPECIAL PERMIT APPLICATION
08.06.24 PLANNING BOARD ISSUE
09.18.24 BOARD OF TRUSTEES WORK SESSION ISSUE
02.04.25 PLANNING BOARD ISSUE

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

SEAL



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PROJECT No. **23017**

TITLE
TITLE SHEET

SCALE
NTS

No.

T-001.00



- (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.

FLOOR	TOTAL
REQUIRED	100 spaces
PROPOSED	
LOT A	40 spaces
LOT B	13 spaces
LOT C	5 spaces
GARAGE	47 spaces
TOTAL	106 spaces

FLOOR	UNIT TYPE		TOTAL
	1-80	2-80	
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%	

[illegible]

FLOOR	GROSS FLOOR AREA SUBTOTALS						ZONING FLOOR AREA
	RESIDENTIAL	CORE/CORRIDOR	LOBBY/MAIL	RIDDER AMENITY	MEP	PARKING	
BTH		1,016 sf				1,016 sf	0 sf
6TH	13,580 sf	2,947 sf		1,103 sf		17,628 sf	13,580 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
TOTL	14,488 sf	2,669 sf	2,278 sf	1,639 sf	630 sf	21,905 sf	14,488 sf
CELLAR					2,668 sf	19,009 sf	0 sf
	84,324 sf	16,146 sf	2,278 sf	2,942 sf	3,118 sf	19,820 sf	84,324 sf
							60%

ITEM	FAR	AREA
LOT: 79.17-1-5		54,400 sf
LOT: 79.17-1-4		12,366 sf
LOT: 79.17-1-3		9,655 sf
		76,621 sf
ALLOWABLE RESIDENTIAL	1.20	91,945 sf
PROPOSED RESIDENTIAL	1.10	84,324 sf
REMAINING RESIDENTIAL		7,620 sf

OFFICIAL ZONING MAP OF THE VILLAGE OF CROTON-ON-HUDSON
JANUARY 2008
REVISION DATE: JANUARY 2008

Legend

Village Boundary
 - Village Boundary
 - Town Boundary
 - Precinct Boundary

Water
 - Hudson River
 - Croton Bay
 - Half Moon Bay

Transportation
 - Major Roadway
 - Minor Roadway
 - Transit Station
 - Transit Stop

Other
 - School District
 - Fire District
 - Precinct Boundary

ZONING DISTRICTS
 - RA-40
 - RA-60
 - RA-25
 - PRE-1
 - RC
 - C-1(RB)
 - C-1(RIA)
 - WDD
 - LI
 - PRE-3
 - RA-3

Scale
 0 0.05 0.1 0.2 0.3 0.4 Miles
 0 250 500 1,000 1,500 2,000 2,500 Feet

North Arrow
 NORTH
 U.S. DEPARTMENT OF THE INTERIOR
 U.S. GEOLOGICAL SURVEY

ZONING MAP AMENDMENTS
 Local Law 13 of 2002 (11/1/2002)
 Local Law 14 of 2002 (11/1/2002)
 Local Law 15 of 2002 (11/1/2002)
 Local Law 16 of 2002 (11/1/2002)
 Local Law 17 of 2002 (11/1/2002)
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 Local Law 98 of 2002 (11/1/2002)
 Local Law 99 of 2002 (11/1/2002)
 Local Law 100 of 2002 (11/1/2002)

Cluster Subdivisions
 1. Baltic Estates
 2. Arrowcrest
 3. Riverland
 4. 156-162 Maple St

ZONING MAP AMENDMENTS
 Local Law 1 of 2014 (1/1/2014)
 Local Law 2 of 2014 (1/1/2014)
 Local Law 3 of 2014 (1/1/2014)
 Local Law 4 of 2014 (1/1/2014)
 Local Law 5 of 2014 (1/1/2014)
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 Local Law 44 of 2014 (1/1/2014)
 Local Law 45 of 2014 (1/1/2

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02.04.25 PLANNING BOARD ISSUE

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

PROJECT No. **23017**

SITE PLAN

SCALE
1" = 20'

No.

G-005.00

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ADDRESS
1 CROTON POINT AVENUE
CROTON, NY 10520

SEAL

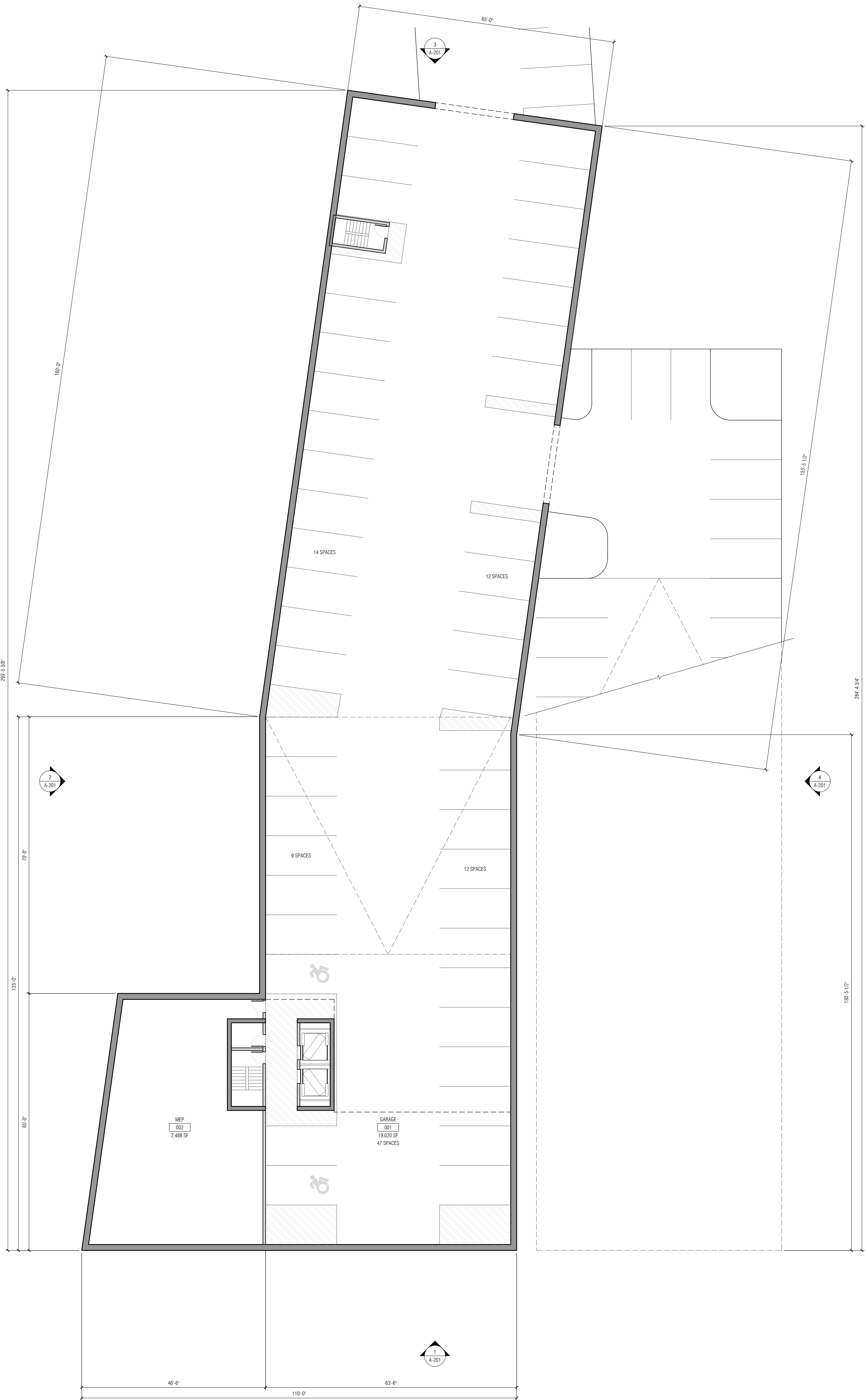


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PROJECT No. 23017

TITLE
BASEMENT FLOOR PLAN

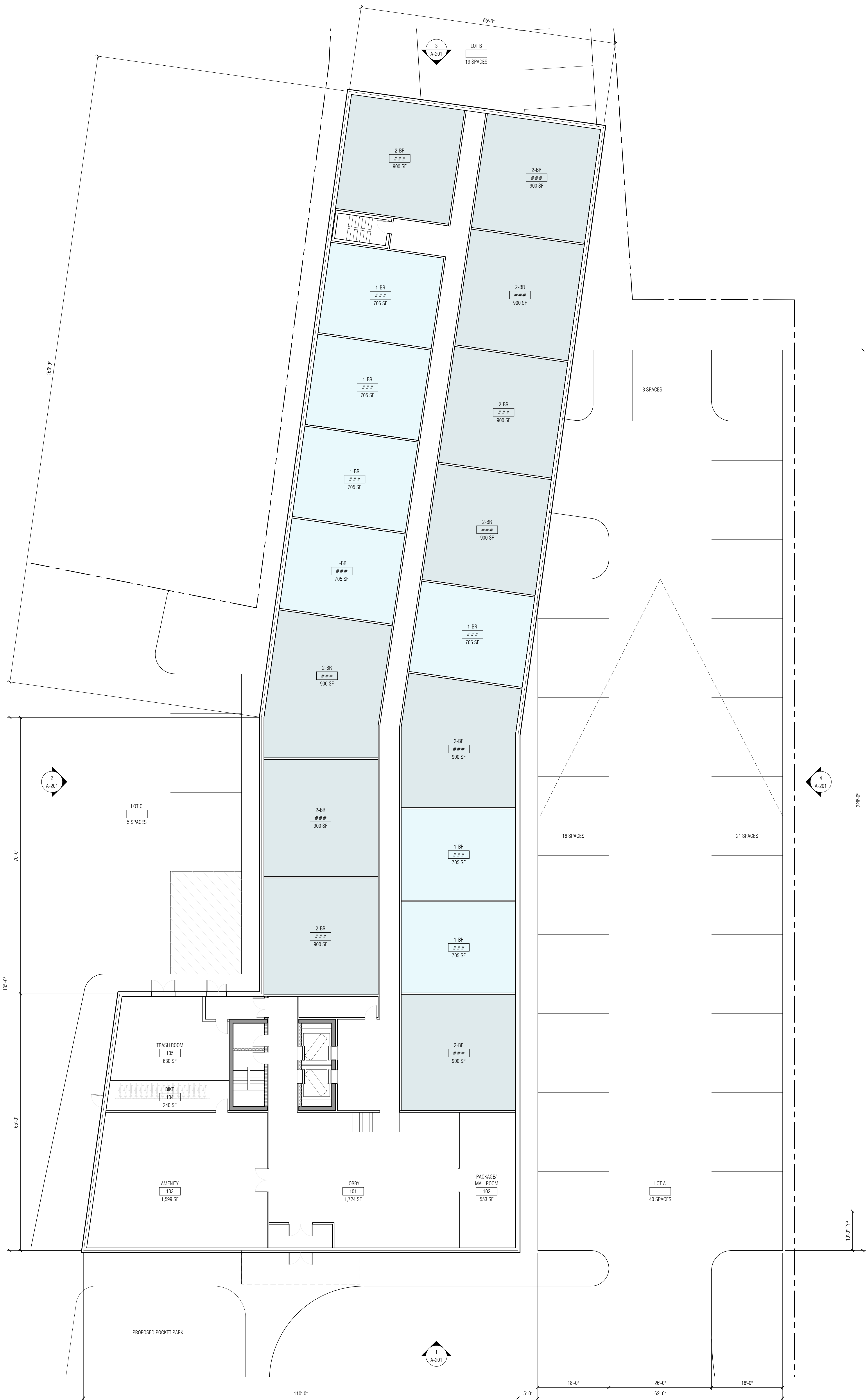
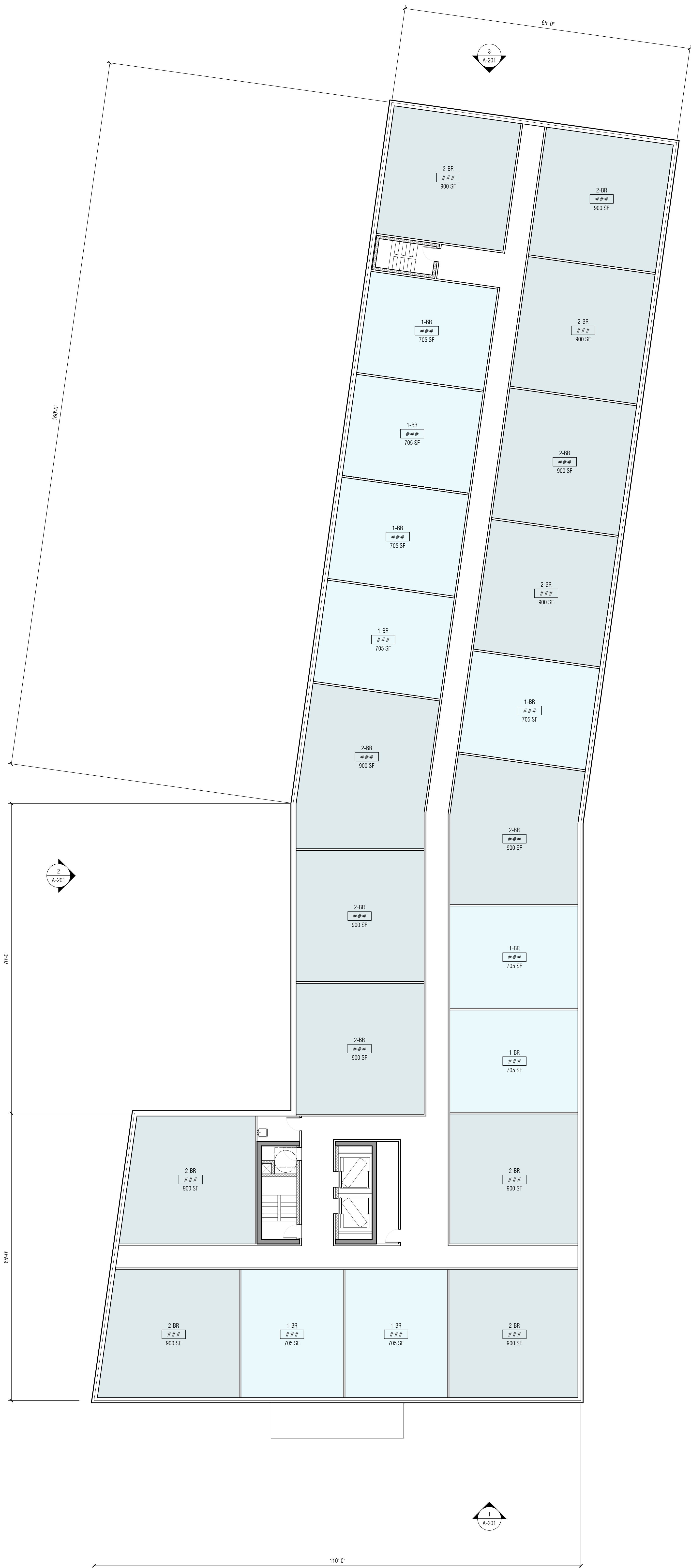
SCALE
3/32" = 1'-0"
No.

A-100.00



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

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CROTON, NY 10520



PROJECT No. 23017

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

SCALE
3/32" = 1'-0"

No. A-101.00

PROJECT

1 CROTON POINT
CONDOMINIUM

arketekcher

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PROJECT No.

23017

TITLE

5TH FLOOR PLAN
ROOF PLAN

SCALE

3/32" = 1'-0"

No.

A-105.00

2 ROOF PLAN

3/32" = 1'-0"

1 5TH FLOOR PLAN

3/32" = 1'-0"

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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



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RENDERING

SCALE
NTS
No:

A-901.00



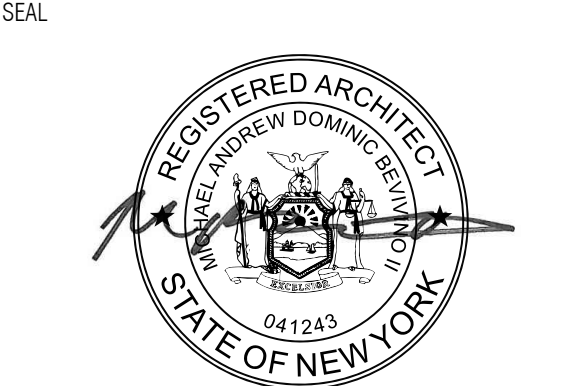
PROJECT
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CONDOMINIUM**

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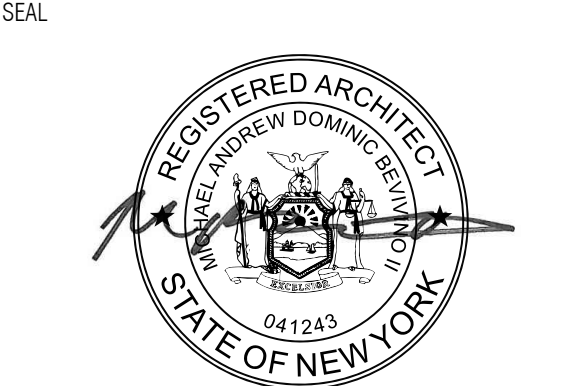
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REVISIONS
07.17.24 VILLAGE BOARD SPECIAL PERMIT APPLICATION
08.06.24 PLANNING BOARD ISSUE
09.19.24 BOARD OF TRUSTEES WORK SESSION ISSUE
02.04.25 PLANNING BOARD ISSUE

ADDRESS
**1 CROTON POINT AVENUE
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PROJECT No. **23017**
TITLE
ALTERNATE RENDERING

SCALE
NTS
No.

A-904.00