

Project Narrative

To: Village of Croton-On-Hudson Zoning Board of Appeals
From: Colliers Engineering & Design
Date: March 27, 2025
Subject: Project Narrative- 155 Grand Street
Project No.: 24012219A

Colliers Engineering & Design has prepared the attached Planning Board Application documents, which include a Preliminary Site Plan for the existing tax lot 67.20-3-12. The Tax lot is located at the south-west corner of Grand Street and Bayview Terrace in the Village of Croton-On-Hudson. The total lot area is approximately 5,611 square feet, and is currently developed with an existing gravel parking area, retaining walls, and garage. The lot currently serves as a parking area for 153 Grand Street, which abuts the project to the south-west.

The proposed development involves the construction of a three-story single-family home. The proposed home will have gross footprint of 1,009 square feet and 2,481 SF of habitable area. Additional site improvements include utility connections, land grading, landscaping and retaining walls, 5 proposed parking spaces, and modifications to the road alignment along Bayview Terrace.

Tax lot 67.20-3-12 is located in the village RB zoning district, where the use is permitted by right. However, the project proposes three area variances as described below:

	Required	Proposed	Variance
Lot Width (feet)	50	44.3	-5.7
Side Yard Setback (feet)	20	16.2	-3.8
Building Height (stories)	2.5	3	+0.5

The requested variances were granted by the Village of Croton-on-Hudson Zoning Board of appeals on 3/13/2025. We look forward to further discussing the project with the Board at the next Planning Board meeting.

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