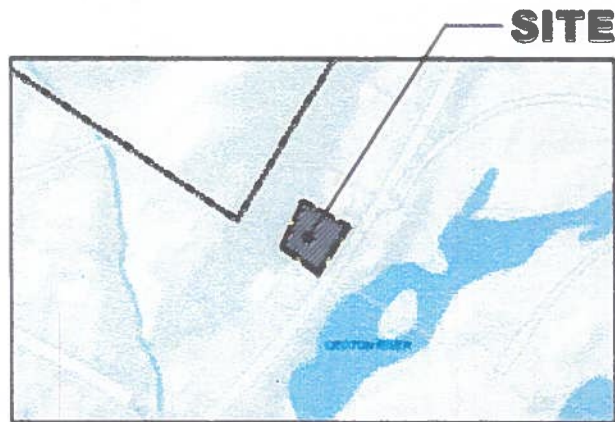


ENCLOSE EXISTING ATTACHED PAVILION @

FRANGGI RESIDENCE

March 3, 2025

339 GRAND ST.
CROTON-ON-HUDSON, NY 10520



TAX MAP



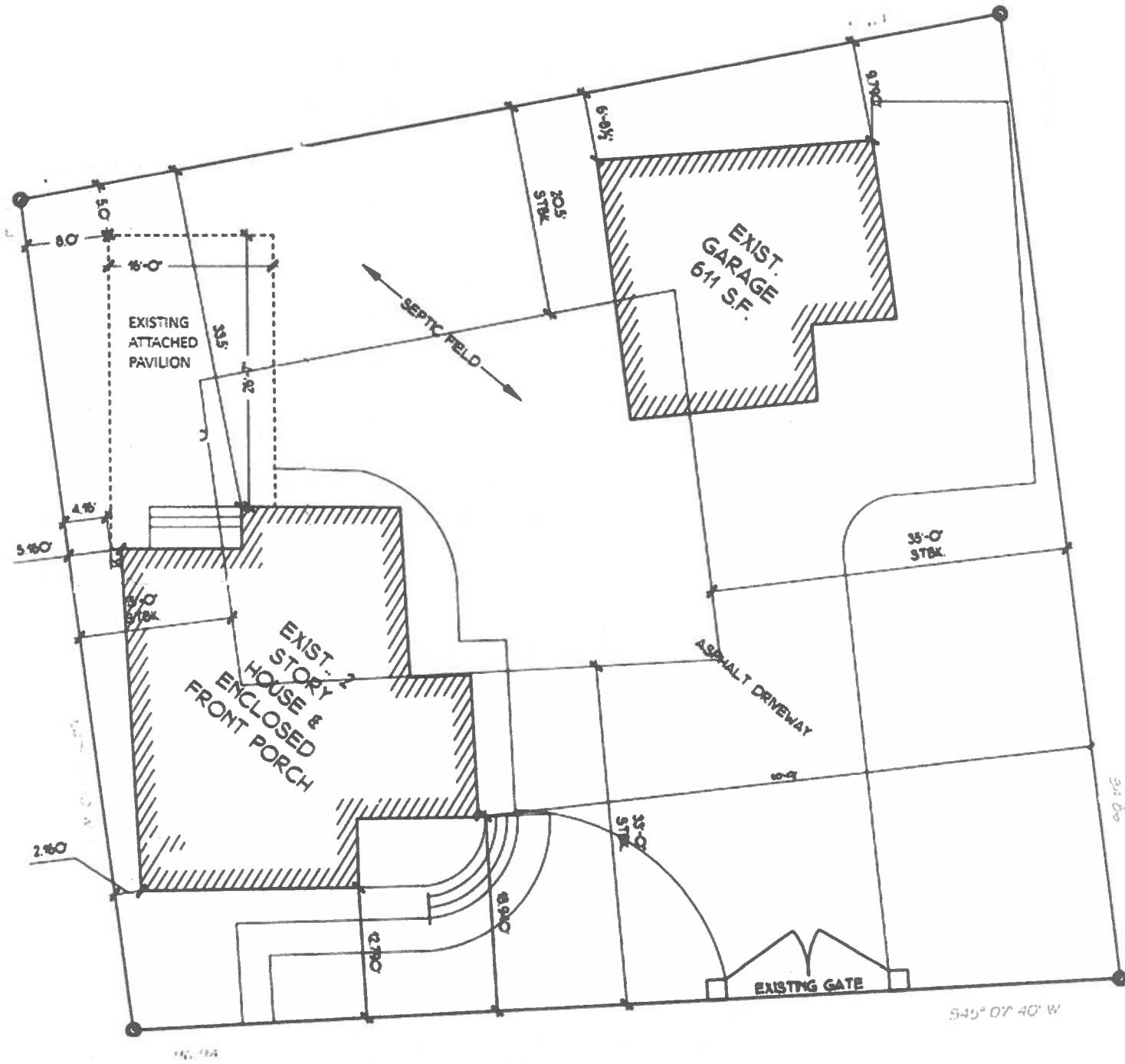
AERIAL VIEW



STREET VIEW

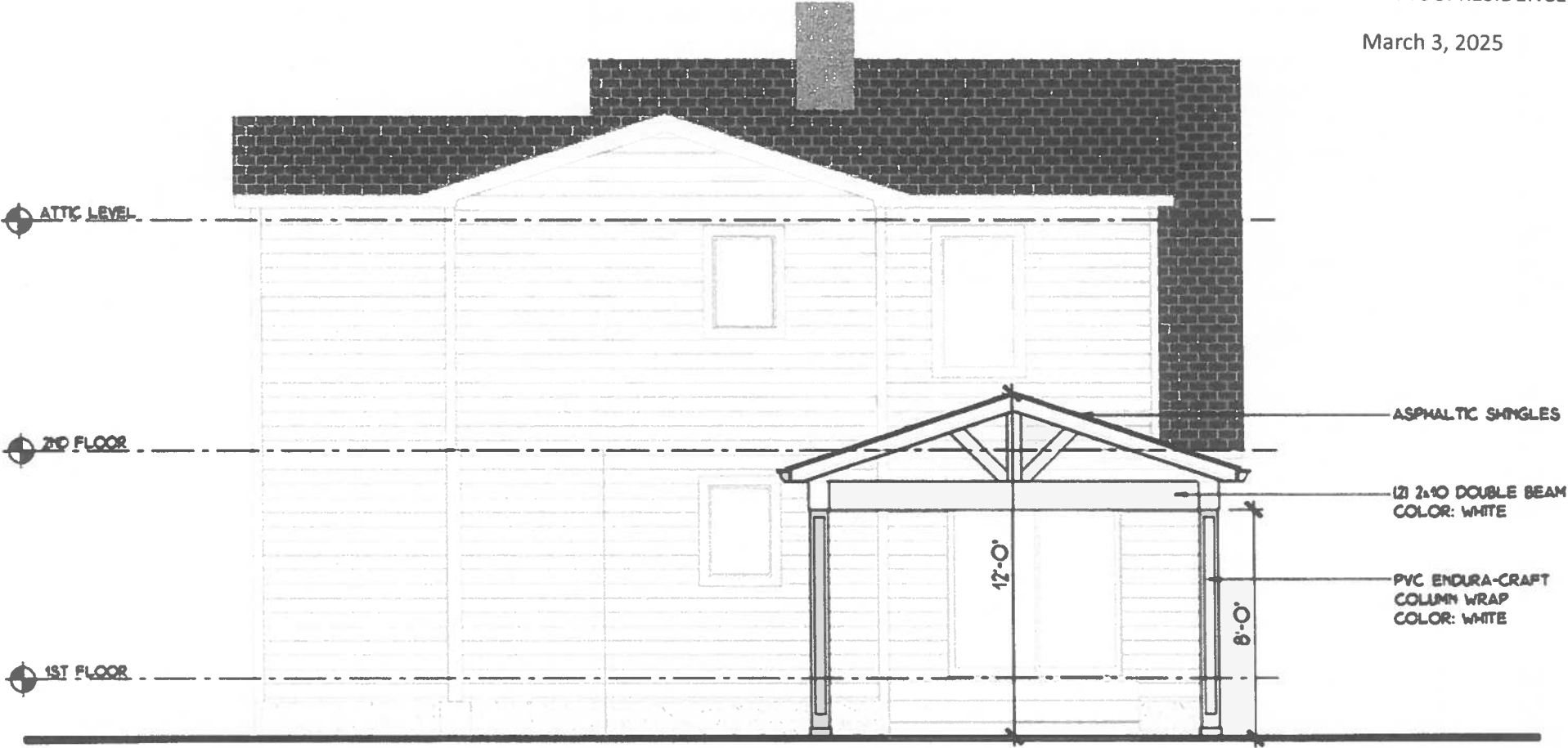


EAGLE VIEW



March 3, 2025

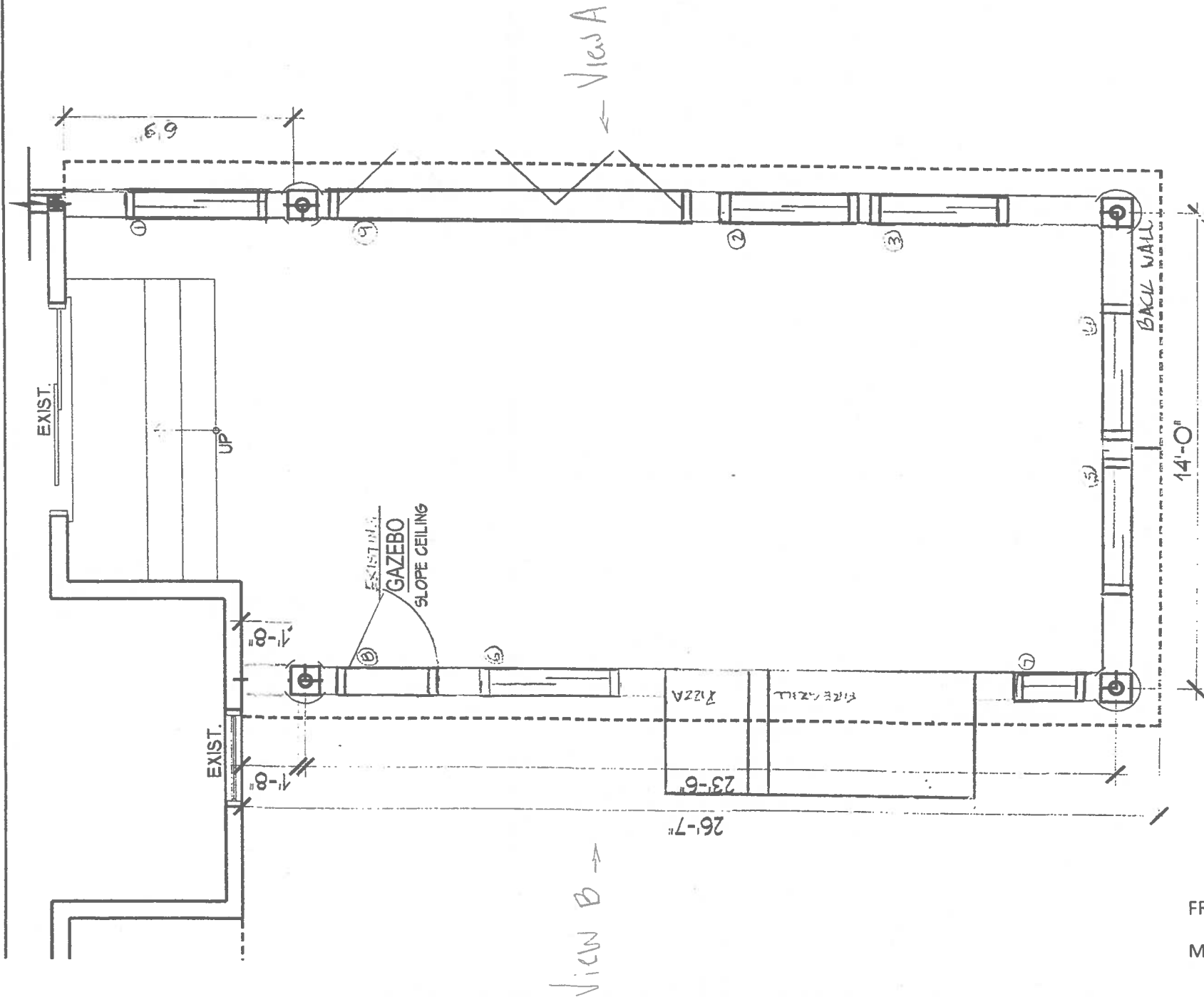
ZONING DATA - CROTON-ON-HUDSON					
TAX MAP DESIGNATION		SECT: 68.14		BLOCK: 3	LOT: 8
ZONING DISTRICT: RA-25					
		MINIMUM REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	S.F.	25.00	8,565 S.F.	N.C.	E.N.C.
WIDTH	FT.	125.0'	96.94'	N.C.	E.N.C.
FRONT YARD	FT.	33.0'	12.59'	N.C.	E.N.C.
ONE SIDE YARD (EXISTING)	FT.	15.0'	26.1'	N.C.	E.N.C.
ONE SIDE YARD (EXISTING ATTACHED PAVILION)	FT.	15.0'	-	4.16'	YES 10.84'
BOTH SIDE YARD	FT.	40.0'	14.0'	N.C.	N.C.
REAR YARD	FT.	20.5'	33.5'	5.0'	YES 15.5'
LIVABLE FLOOR AREA PER UNIT	SQ.FT.	1200	N.C.	N.C.	N.C.
		MAXIMUM PERMITTED			
FLOOR AREA RATIO		0.20	N.C.	N.C.	N.C.
BUILDING HEIGHT		25/35	23.7'	N.C.	NO
MAXIMUM BUILDING COVERAGE	%	25%	19.3%	N.C.	NO
N.C. - NO CHANGE		E.N.C. - EXISTING NON-CONFORMING			



EXISTING
REAR ELEVATION



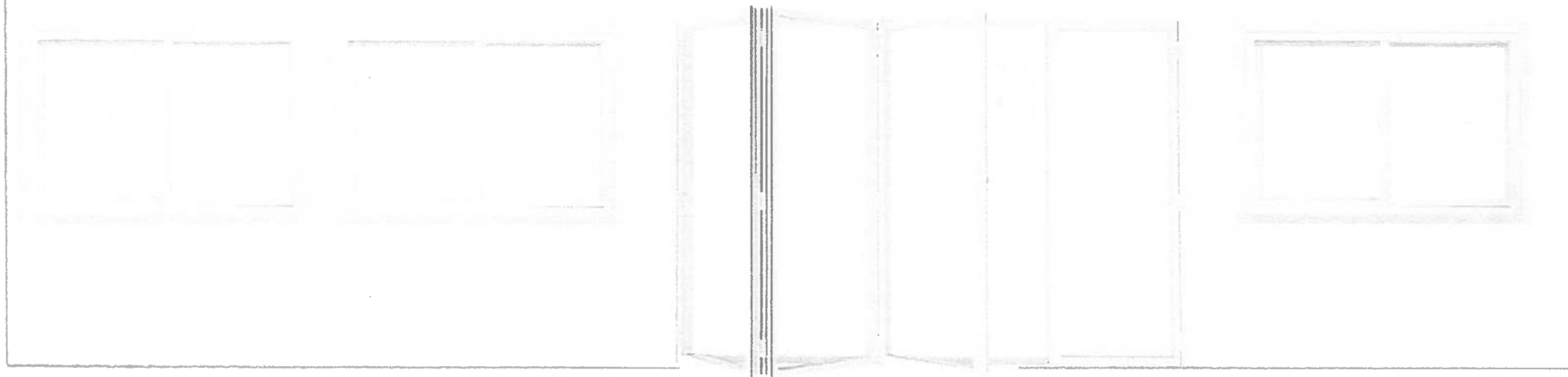
PROPOSED
REAR ELEVATION



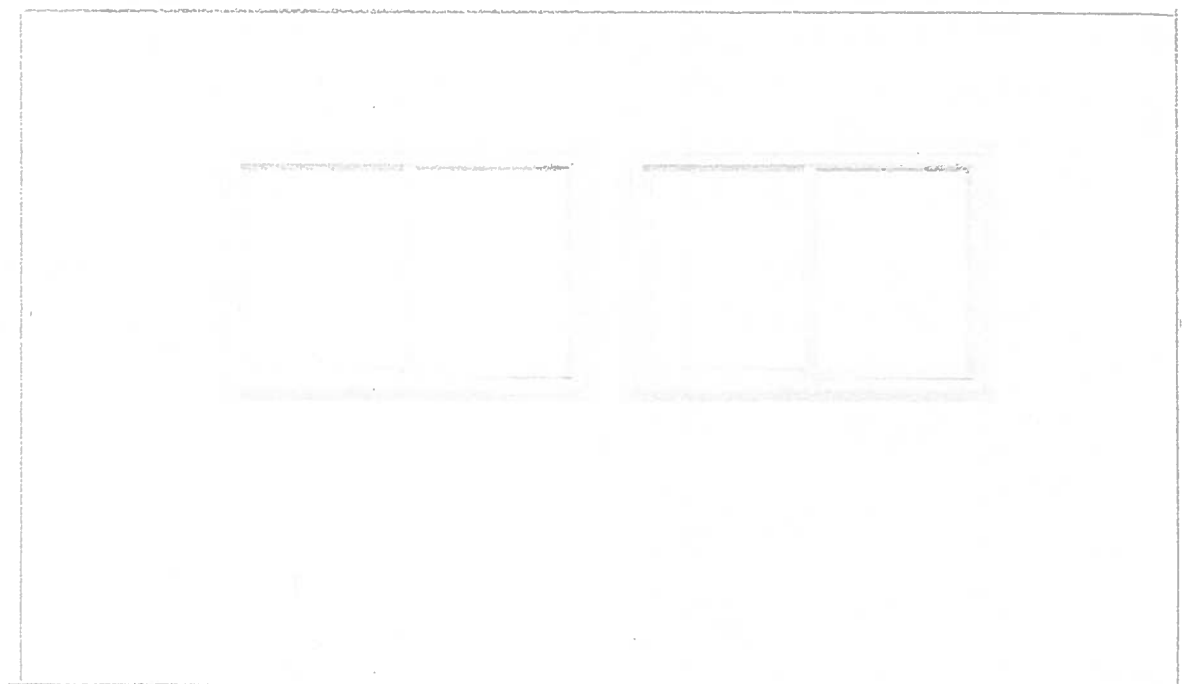
FRANGGI RESIDENCE

March 3, 2025

1/4-1



View A



Back Wall

FRANGGI RESIDENCE

March 3, 2025



View B

FRANGGI RESIDENCE

March 3, 2025



American Craftsman

31.375 in. x 59.25 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Fin Window, Screen Incl

Width (in.) x Height (in.): **31.375 x 59.25**
Jamb Depth (in.): **2.688 in**
Frame Material: **Vinyl**
Exterior Color/Finish Family: **White**

Unavailable at
Cortlandt/Mohegan

Delivering to 10520

Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	2.688 in
Product Depth (in.)	3.5 in	Product Height (in.)	59.25 in
Product Width (in.)	31.375 in	Rough Opening Height (in.)	59.75 in
Rough Opening Width (in.)	31.875 in	Width (in.) x Height (in.)	31.375 x 59.25

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Tilt-In Cleaning	Frame Material	Vinyl
Frame Type	Nail Fin	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Hardware, Screen	Interior Color/Finish Family	White
Lock Type	Cam Action	Number of Grids	No Grid
Number of Locks	1	Product Weight (lb.)	42 lb
Returnable	90-Day	Solar Heat Gain Coefficient	.26
U-Factor	.29	Window Type	Other
Window Use Type	New Construction		



American Craftsman

48 in. x 47 in. 50 Series Sliding White Vinyl Window with Nailing Fin

Width (in.) x Height (in.): **48 x 47**
Frame Material: **Vinyl**
Window Handing: **Left-Handed**
Exterior Color/Finish Family: **White**

Pickup at
Cortlandt/Mohegan

Delivering to 10520

Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	2.688 in
Product Depth (in.)	2.688 in	Product Height (in.)	47 in
Product Width (in.)	48 in	Rough Opening Height (in.)	47.5 in
Rough Opening Width (in.)	48.5 in	Width (in.) x Height (in.)	48 x 47

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Argon Gas Filled	Frame Material	Vinyl
Frame Type	Nail Fin	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Hardware, Screen	Interior Color/Finish Family	White
Lock Type	Cam Action	Number of Grids	No Grid
Number of Locks	2	Product Weight (lb.)	47 lb
Solar Heat Gain Coefficient	.26	U-Factor	.29
Window Handing	Left-Handed	Window Type	Other
Window Use Type	New Construction		



JELD-WEN 36 in. x 80 in. Full Lite Primed Steel
Prehung Left-Hand Inswing Front Door
w/Brickmould

Qty: 1

Dimensions

Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	36 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82.5 in
Rough Opening Width (in.)	39.9375 in		

Details

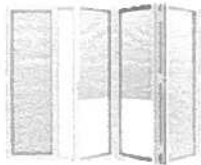
Bore Type	Double Bore	Color Family	Off White
Color/Finish	Primed	Door Configuration	Single Door
Door Glass Insulation	Tempered	Door Handing	Left-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Glazing Finish	No glazing
Glass Layout	Full Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Satin Nickel
Hinge Type	Standard	Included	Instructions
Material	Steel	Number of Hinges	3
Number of Lites	1 Lite	Panel Type	No Panel
Product Weight (lb.)	62.53 lb	Suggested Application	Back

Dimensions

Actual Door Height (in.)	80 in	Actual Door Thickness (in.)	3
Actual Door Width (in.)	120 in	Door Height (in.)	80 in
Door Thickness (in.)	3 in	Door Width (in.)	120 in
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	3 in
Nominal Door Width (in.)	120 in	Rough Opening Height (in.)	80 in
Rough Opening Width (in.)	120 in		

Details

Bore Type	No Bore	Color Family	White
Color/Finish	White	Core Type	Solid Core
Door Configuration	Double Door	Door Glass Insulation	Double-Glazed, Low-E, Tempered
Door Handing	Right-Hand/Outswing	Door Type	Folding Patio Door
Features	3 Point Locking System, Argon Filled Glass, Built-in Blinds, Double Pane, Tempered Glass, Weatherstripping	Finish Type	Finished
Frame Material	Aluminum	Hinge Type	Standard
Included	Exterior Lock, Glass, Handle Set, Hardware, Instructions, Lock	Material	Aluminum
Number of Lites	1 Lite	Product Weight (lb.)	476 lb
Returnable	90-Day		



ARK DESIGN

120 in. x 80 in. Right Swing/Outswing Double Tempered
Glass White Louver Aluminum Folding Patio Door

Common Door Size (WxH) in.: **120 x 80**

Door Handing: **Right-Hand/Outswing**

Color/Finish: **White**

Number of Lites: **1 Lite**