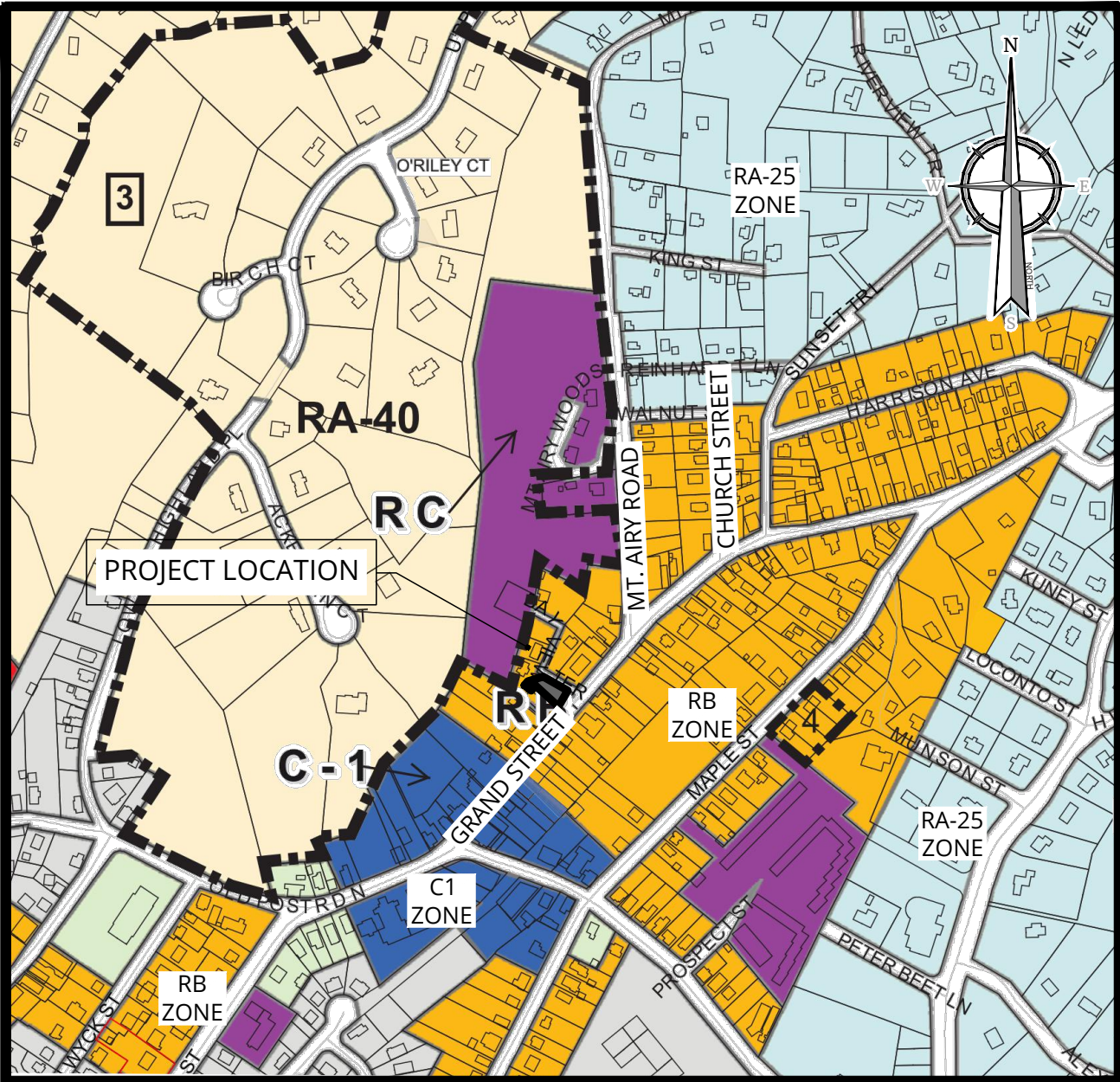
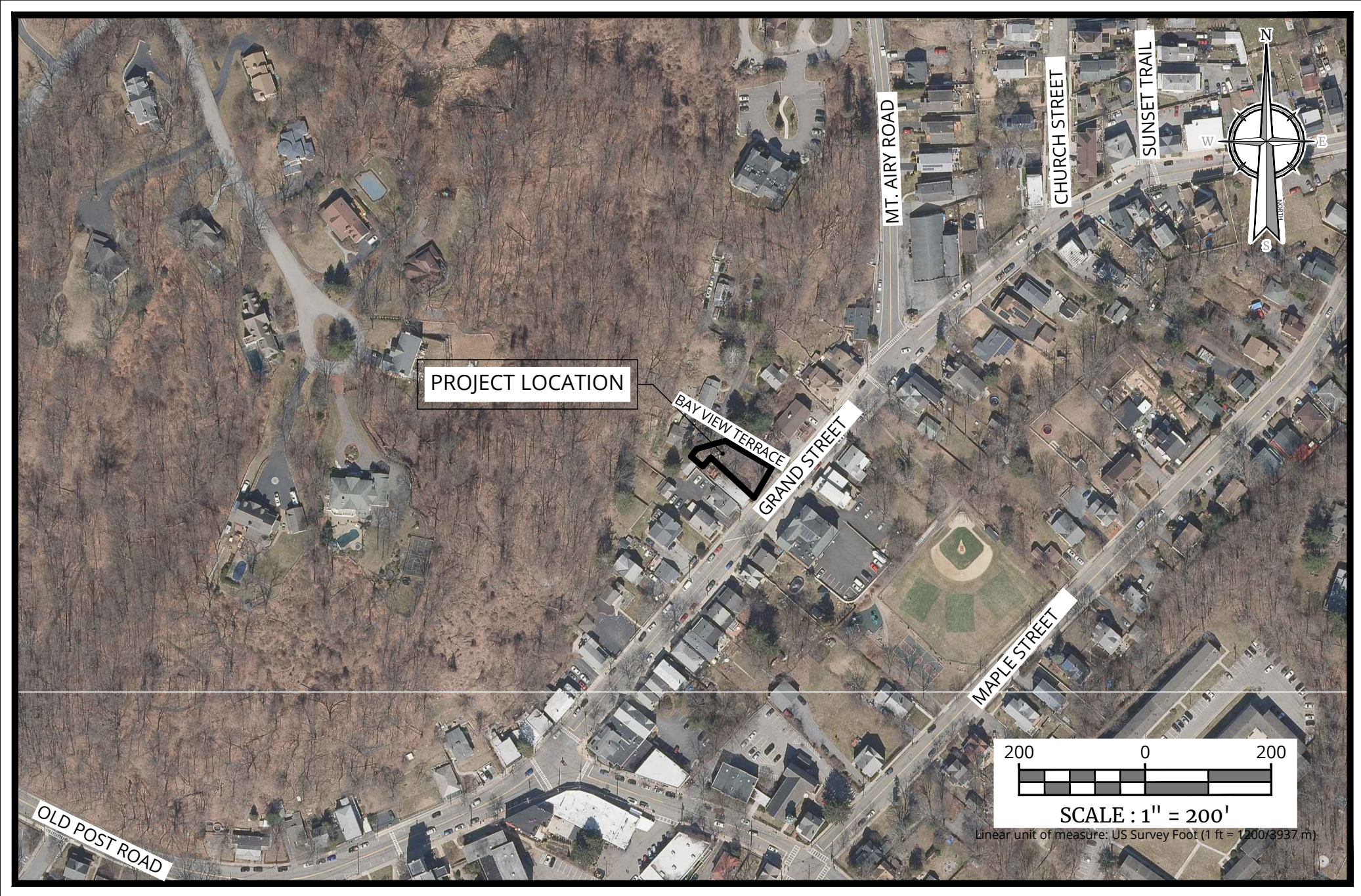


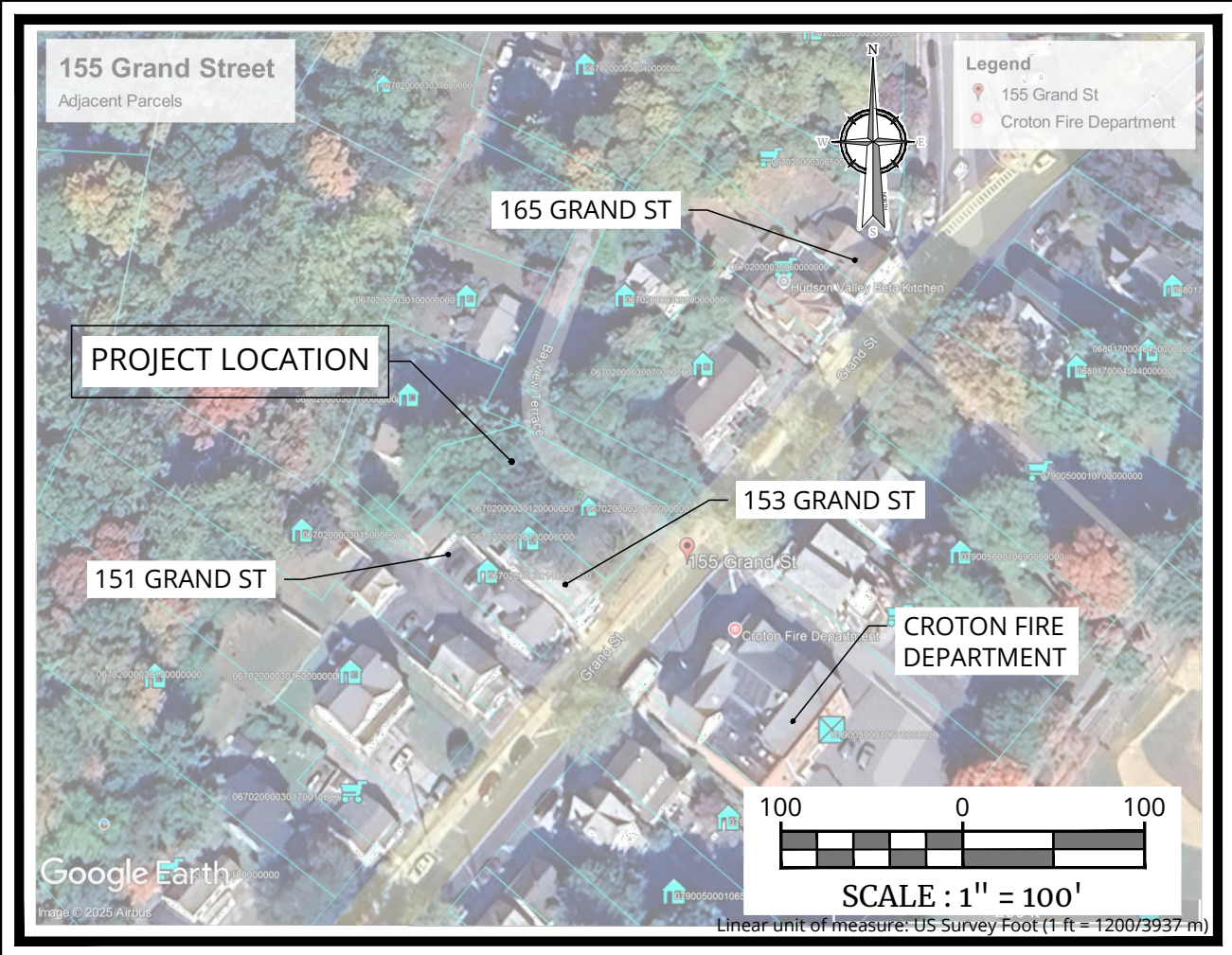


VILLAGE OF CROTON ON HUDSON ZONING MAP
SCALE: 1" = 500'
SOURCE: OFFICIAL ZONING MAP OF THE VILLAGE OF CROTON-ON-HUDSON



LOCATION MAP

SOURCE: NEW YORK STATE CLEARING HOUSE



ADJACENT PROPERTIES

SOURCE: GOOGLE EARTH

INDEX OF SHEET

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CONSTRUCTION DETAILS	C-500-501

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

GENERAL INFORMATION

- THE SUBJECT PROPERTY IS KNOWN AS SECTION 67.20, BLOCK 3, LOT 12 IN THE VILLAGE OF CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK.
- THE PROPERTY IS LOCATED IN THE RB (TWO-FAMILY RESIDENCE) ZONING DISTRICT. THE TAX LOT CONTAINS A TRACT AREA OF ±5.611 S.F. / 0.13 AC.
OWNER/APPLICANT: BROOK ST COMMERCIAL LLC
153 GRAND STREET
CROTON-ON-HUDSON, NY 10520
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 153 GRAND STREET SECTION 67.20 BLOCK 3 LOTS 12 & 13" PREPARED BY COLLIER'S ENGINEERING & DESIGN; DATED JANUARY 14, 2025.
- THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
- NO 100 YEAR FLOOD PLANS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36119C0109F DATED 09/28/2007 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
- INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORT
A. ARCHITECTURAL PLANS "155 GRAND STREET RESIDENCE (LOT 2)" PROVIDED BY JOSEPH G. THOMPSON ARCHITECT, PLLC DATED FEBRUARY 4, 2025.

SITE NOTES

- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
- CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND ADA ACCESSIBLE CURB RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON ADA ACCESSIBLE CURB RAMPS.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
- REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS AND PICKED UP BY A PRIVATE WASTE DISPOSAL HAULER.
- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2020, AS SUPPLEMENTED.
B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- STORM SEWERS SHALL BE CLASS III (OR HIGHER, IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE WITHIN GRAND STREET, OWNED AND OPERATED BY THE VILLAGE OF CROTON-ON-HUDSON. PROPOSED WATER MAIN AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE A 1" TYPE "K" COPPER WATER PIPE AS NOTED ON THE PLANS. WATER SERVICE SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- SEWER SERVICE SHALL BE PROVIDED BY MUNICIPAL SEWER WITHIN GRAND STREET, OWNED AND OPERATED BY THE VILLAGE OF CROTON-ON-HUDSON DEPARTMENT OF PUBLIC WORKS. PROPOSED SEWER SERVICE CONNECTION ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- ALL WATER PIPES SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.
- AT THE CROSSINGS OF ALL SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DISBURSERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

DESCRIPTION

PEET TOWN ENGINEER COMMENTS.

DRAWN BY

MAS

DATE

03/27/25

REV

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DATE

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PRELIMINARY SITE PLAN

FOR
BROOK ST
COMMERCIAL LLC

SECTION: 67.20
BLOCK: 3
LOT: 12

VILLAGE OF
CROTON-ON-HUDSON
WESTCHESTER COUNTY
NEW YORK STATE

Colliers

Engineering
& Design

NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT, P.C.

SCALE: AS SHOWN
DATE: 02/04/2025
DRAWN BY: MAS
CHECKED BY: CPM

PROJECT NUMBER: 24012219A
DRAWING NAME: C-COVER

SHEET TITLE:

COVER SHEET

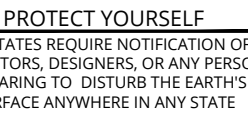
SHEET NUMBER:

C - 100

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FOR
BROOK ST
COMMERCIAL LLC

VILLAGE OF
CROTON-ON-HUDSON
WESTCHESTER COUNTY
NEW YORK STATE



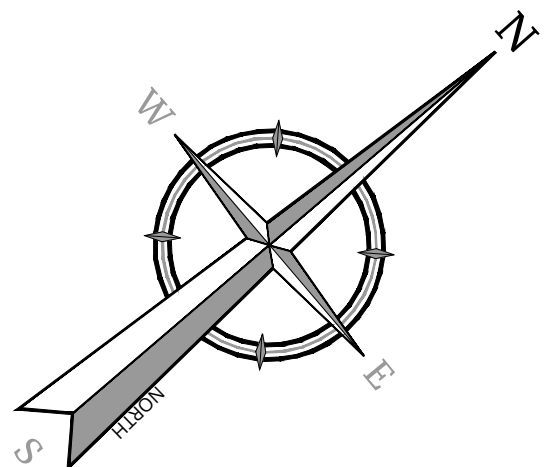
NEWBURGH
55 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/04/2025	MAS	CPM

PROJECT NUMBER:	DRAWING NAME:
24012219A	C-DEMO

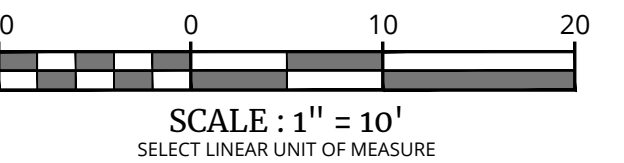
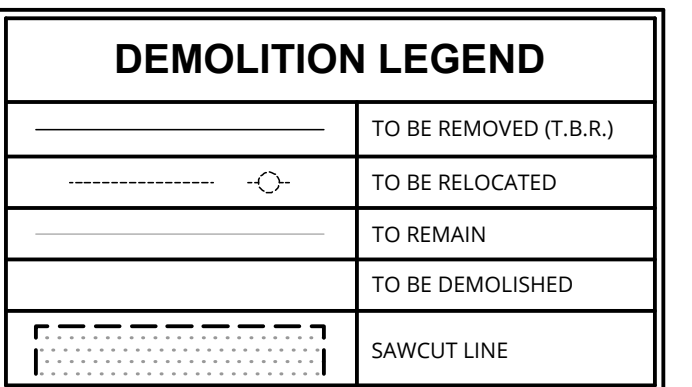
SITE DEMOLITION PLAN

SHEET NUMBER: C - 200



1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UDIGNY.NY, 811 OR WWW.UDIGNY.ORG. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UDIGNY.NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIER'S ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
 - A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
 - B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC., WITHIN THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION NOTIFICATION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. COLLIER'S ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
14. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
15. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPAIRED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.

1. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 153 GRAND STREET SECTION 67.20 BLOCK 3 LOTS 12 & 13." PREPARED BY COLLIER ENGINEERING & DESIGN; DATED JANUARY 14, 2025.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\2401 2219A\Engineering\Site Plans\VC-DEMO.dwg VC-200-DEMOLITION By: KYLE SHALLOW

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OWNER / APPLICANT:

BROOK ST COMMERCIAL LLC
153 GRAND STREET
CROTON-ON-HUDSON, NY 10520

TAX LOT:

SBL: 67.20-3-12
±5,611 S.F.
±0.13 ACRES

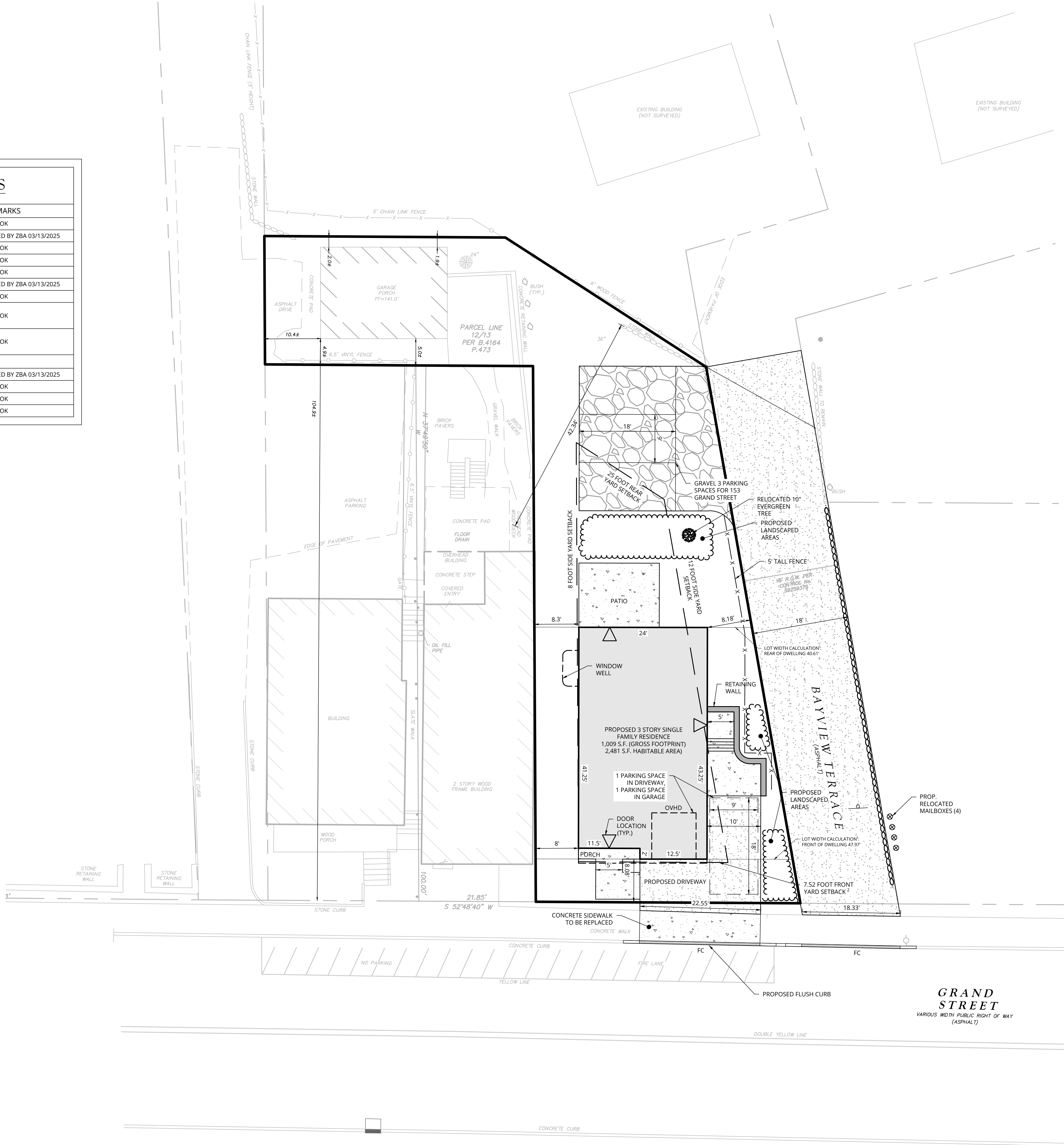
ZONING DISTRICT: RB ONE-FAMILY RESIDENCE

USE: PERMITTED BY RIGHT: ONE-FAMILY DWELLING

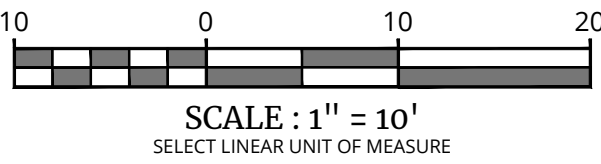
TABLE OF BULK REQUIREMENTS

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA (S.F.)	5,000 S.F.	5,611 S.F.	OK
LOT WIDTH ¹ (FEET)	50 FEET	44.3 FEET	VARIANCE GRANTED BY ZBA 03/13/2025
LOT DEPTH (FEET)	100 FEET	101.63 FEET	OK
FRONT YARD SETBACK ² (FEET)	7.52 FEET	8.1 FEET	OK
SIDE YARD SETBACK (ONE, FEET)	8 FEET	8 FEET	OK
SIDE YARD SETBACK (BOTH, FEET)	20 FEET	16.2 FEET	VARIANCE GRANTED BY ZBA 03/13/2025
REAR YARD SETBACK (FEET)	25 FEET	42.34 FEET	OK
MINIMUM HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.) (TOTAL)	880 S.F.	2,481 S.F.	OK
OFF-STREET PARKING SPACES PER DWELLING UNIT	2	2 ³	OK
MAXIMUM			
BUILDING HEIGHT (FEET)	2.5 STORIES	3 STORY	VARIANCE GRANTED BY ZBA 03/13/2025
	35'	< 35'	OK
BUILDING COVERAGE	40%	36.9%	OK
FLOOR AREA RATIO	0.6	0.42	OK

1. LOT WIDTH: THE AVERAGE DISTANCE BETWEEN SIDE LOT LINES MEASURED ALONG TWO LINES PARALLEL TO A LINE CONNECTING THE END POINTS OF THE FRONT LOT LINE AND DRAWN THROUGH THOSE TWO POINTS OF THE PRINCIPAL BUILDING CLOSEST TO AND FARTHEST FROM THE STREET.
LOT WIDTH = $((47.97' + 40.61') / 2) = 44.3'$
2. FRONT YARD SETBACK: EXISTING FRONT YARD SETBACK FOR 153 GRAND STREET IS 6.37' EXISTING FRONT YARD SETBACK FOR 165 GRAND STREET IS 8.68' ALLOWABLE FRONT YARD SETBACK PER SECTION 230-40E = $((8.68+6.37) / 2) = 7.52'$
3. PARKING SPACES SHOWN TO THE WEST OF THE PROPOSED 3-STORY BUILDING ARE BEING PROVIDED FOR TENANTS AT 153 GRAND STREET.



EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	



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10/3/2025
1



Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. #: 0017609

PRELIMINARY SITE PLAN

FOR
BROOK ST
COMMERCIAL LLC

SECTION: 67.20
BLOCK: 3
LOT: 12

VILLAGE OF
CROTON-ON-HUDSON
WESTCHESTER COUNTY
NEW YORK STATE



Engineering
& Design

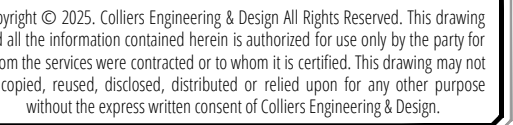
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING CT, P.C.

SCALE: AS SHOWN	DATE: 02/04/2025	DRAWN BY: MAS	CHECKED BY: CPM
PROJECT NUMBER: 24012219A	DRAWING NAME: C-LAY1		

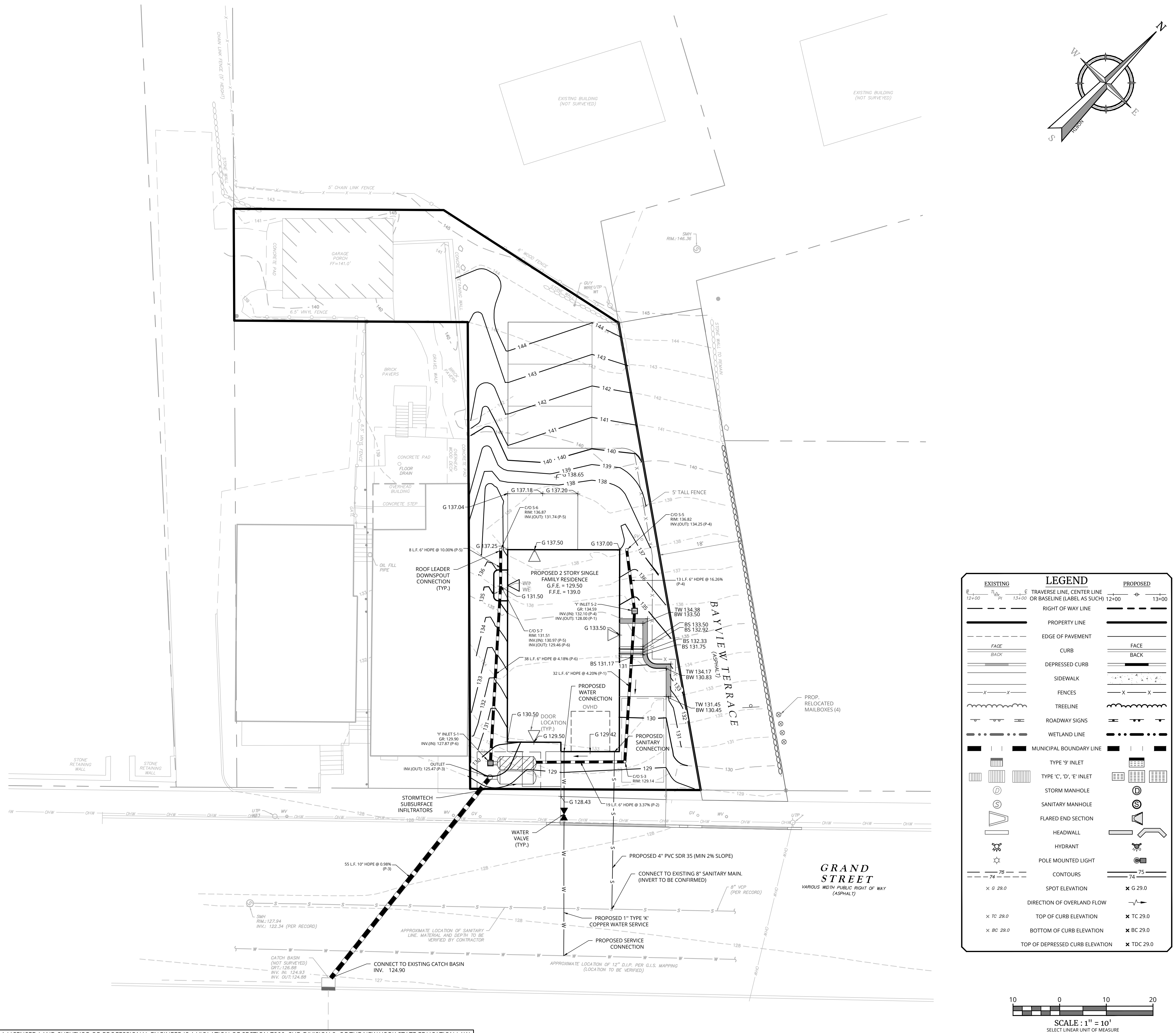
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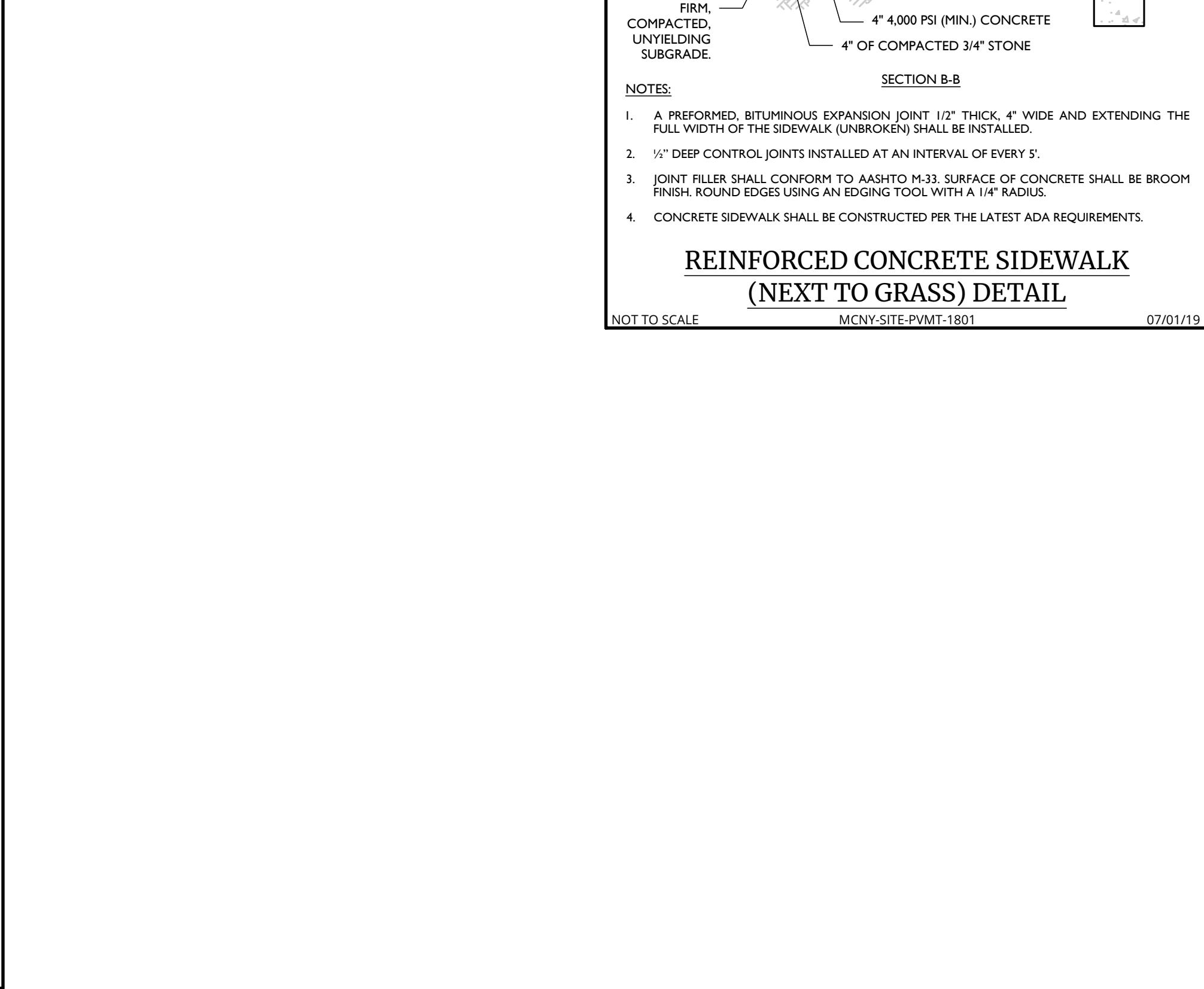
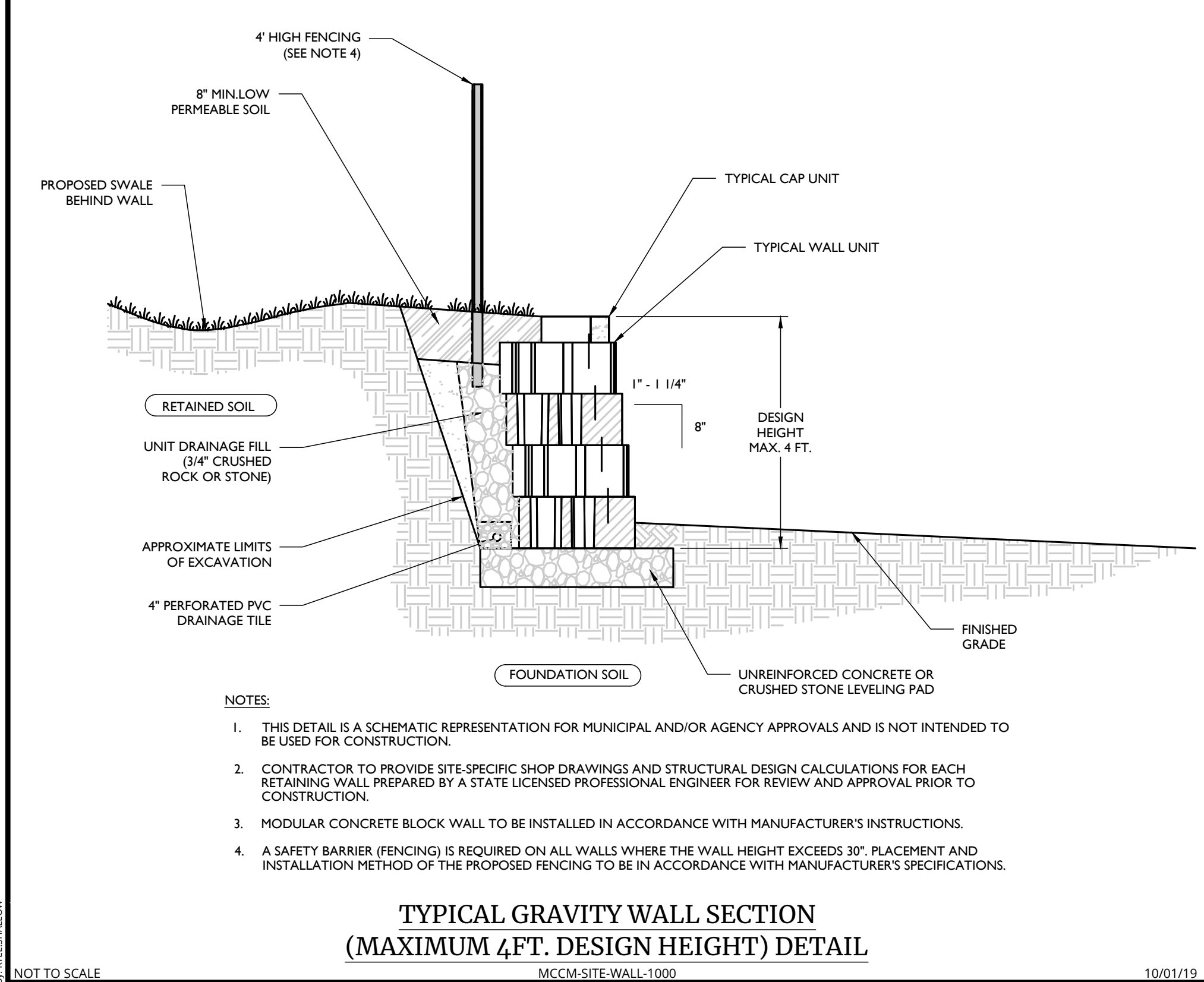
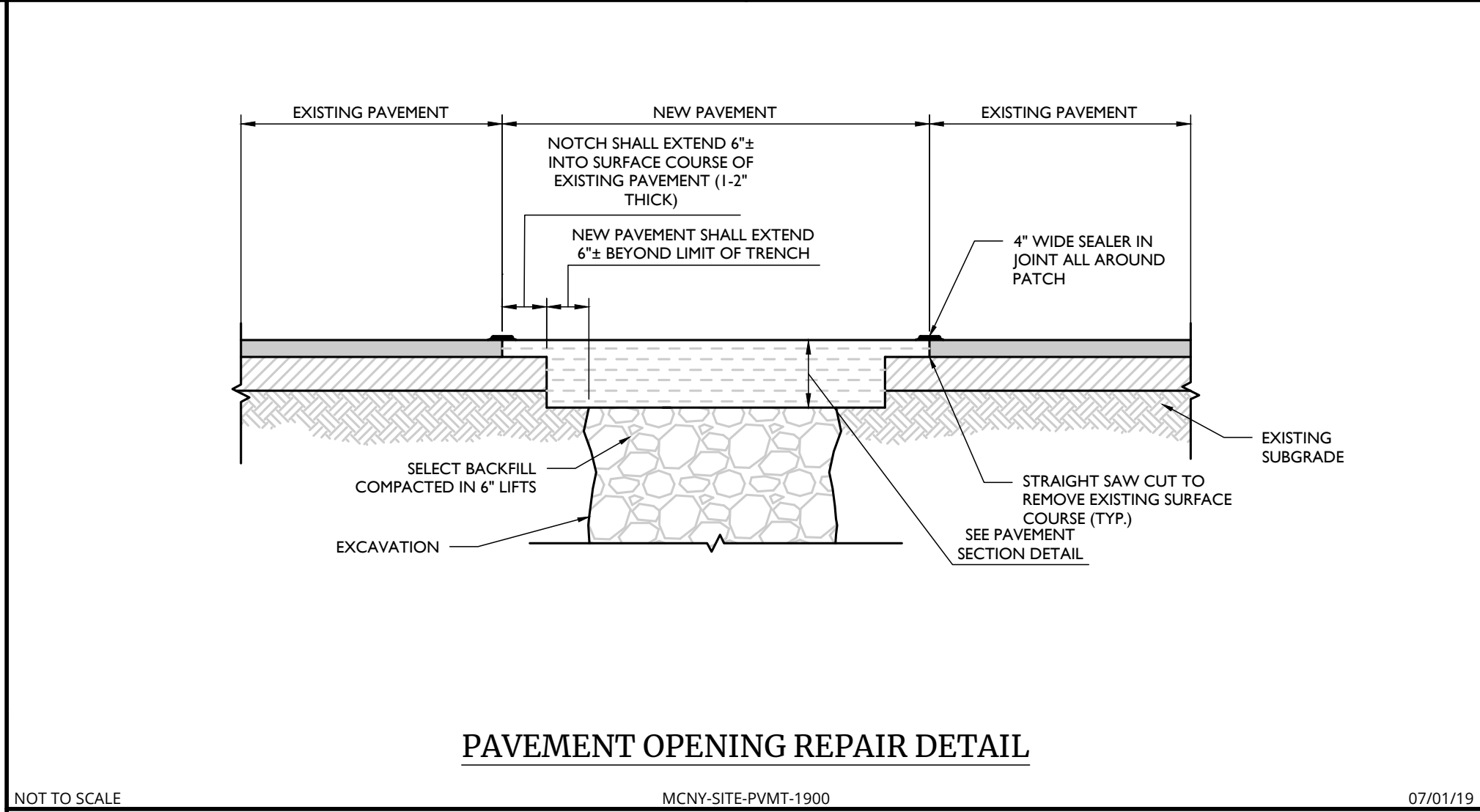
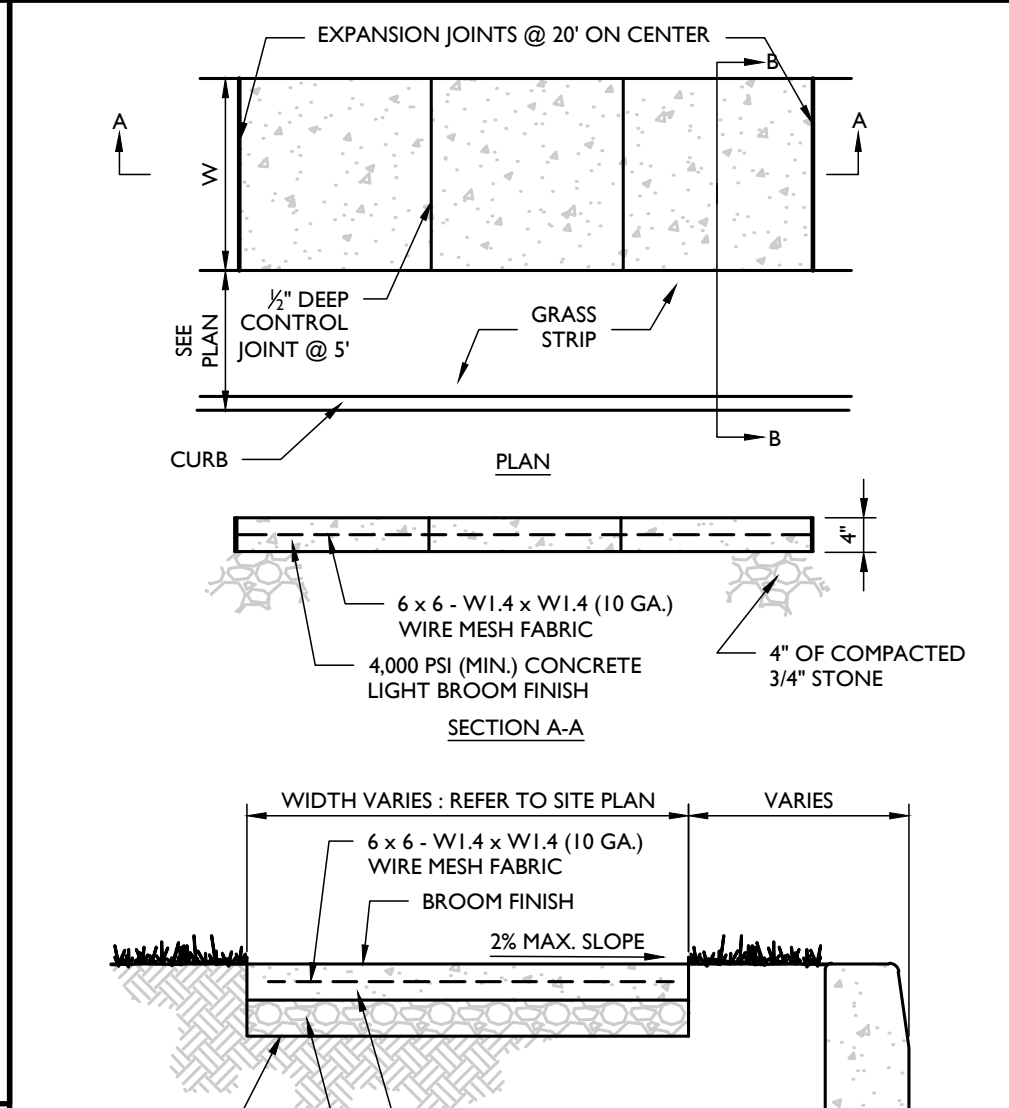
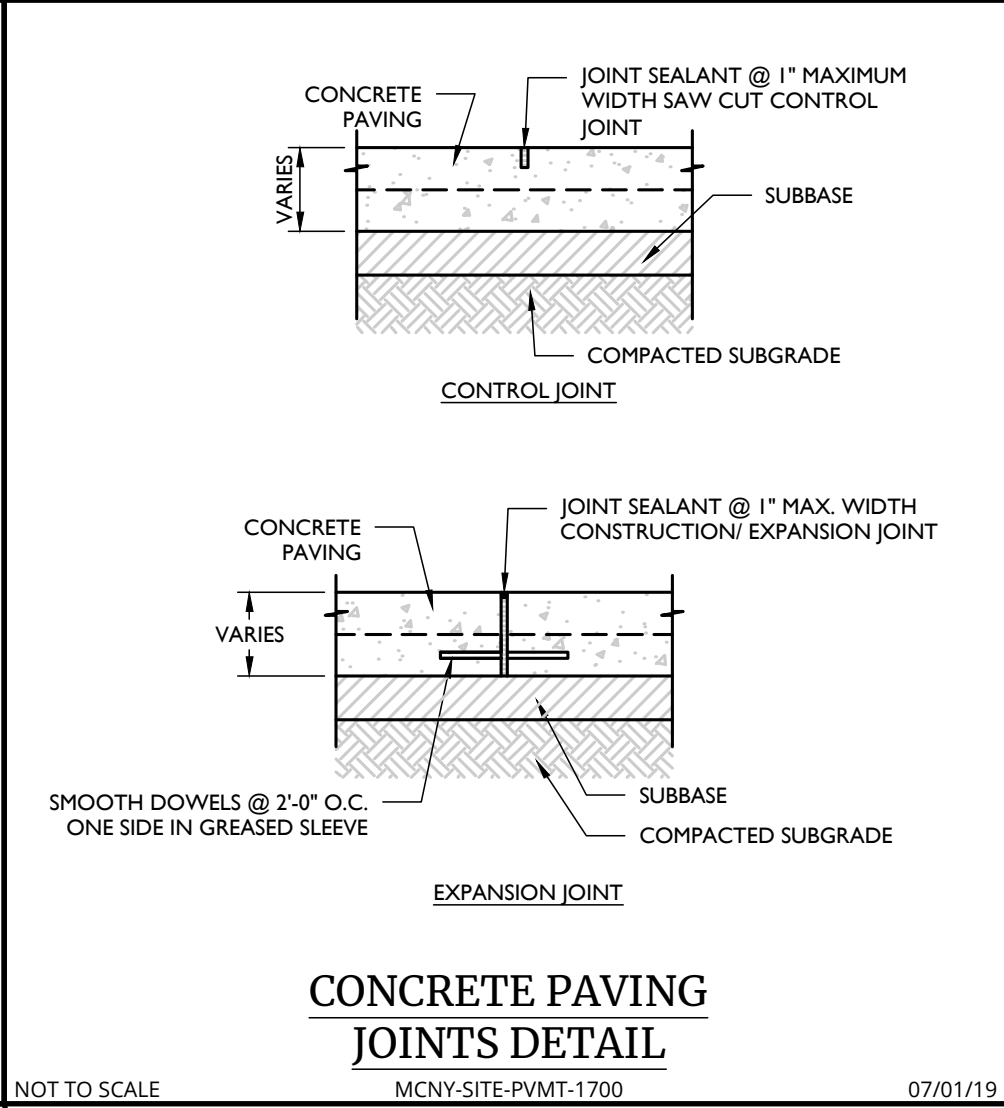
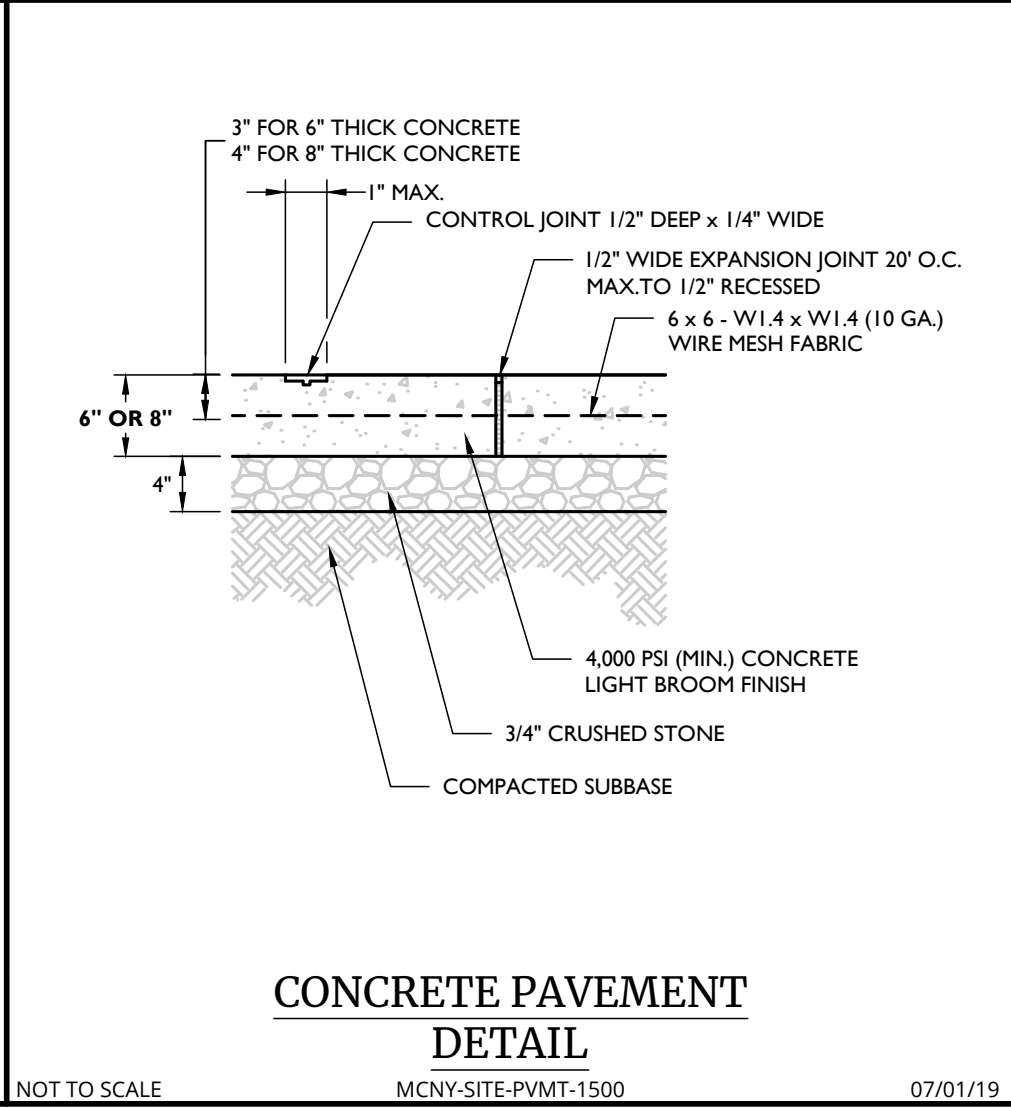
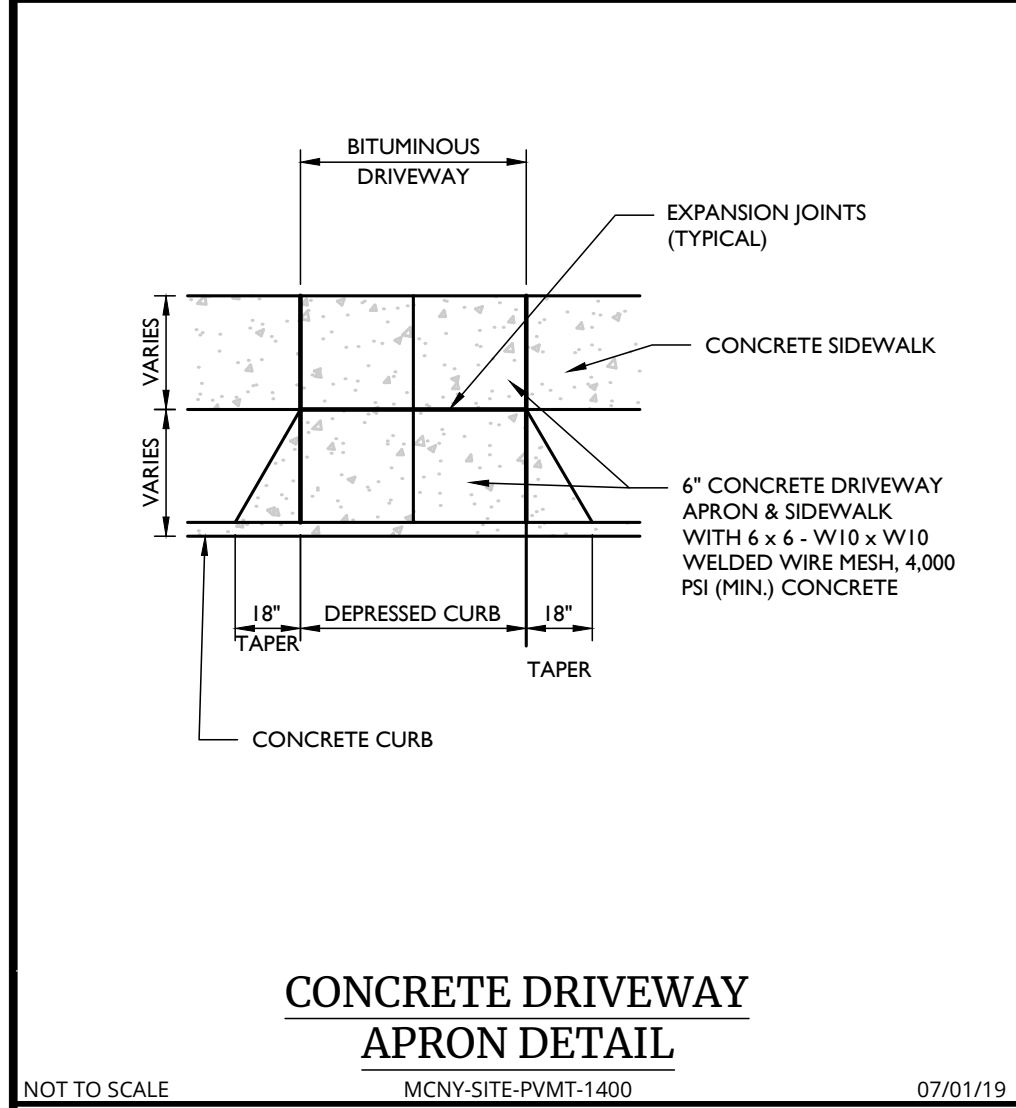
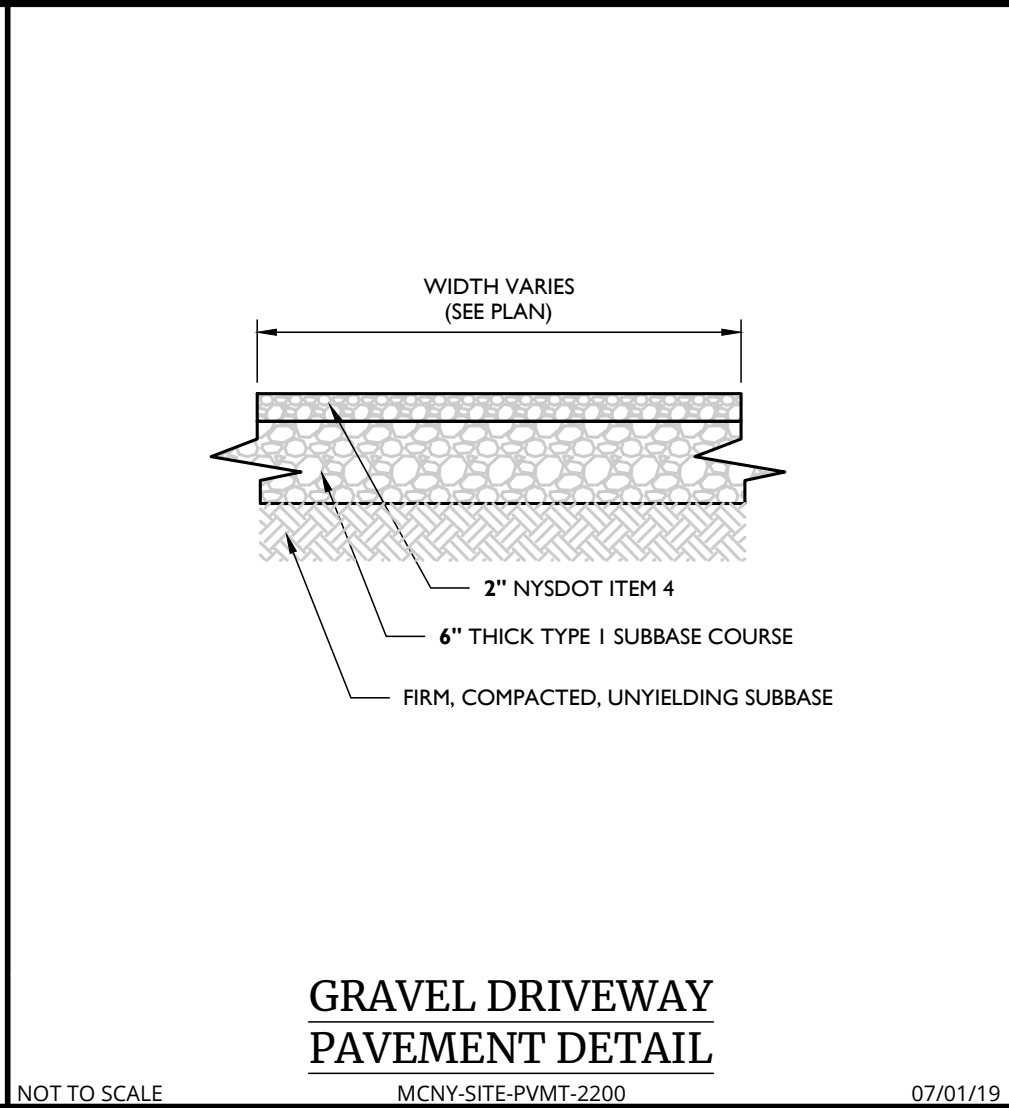
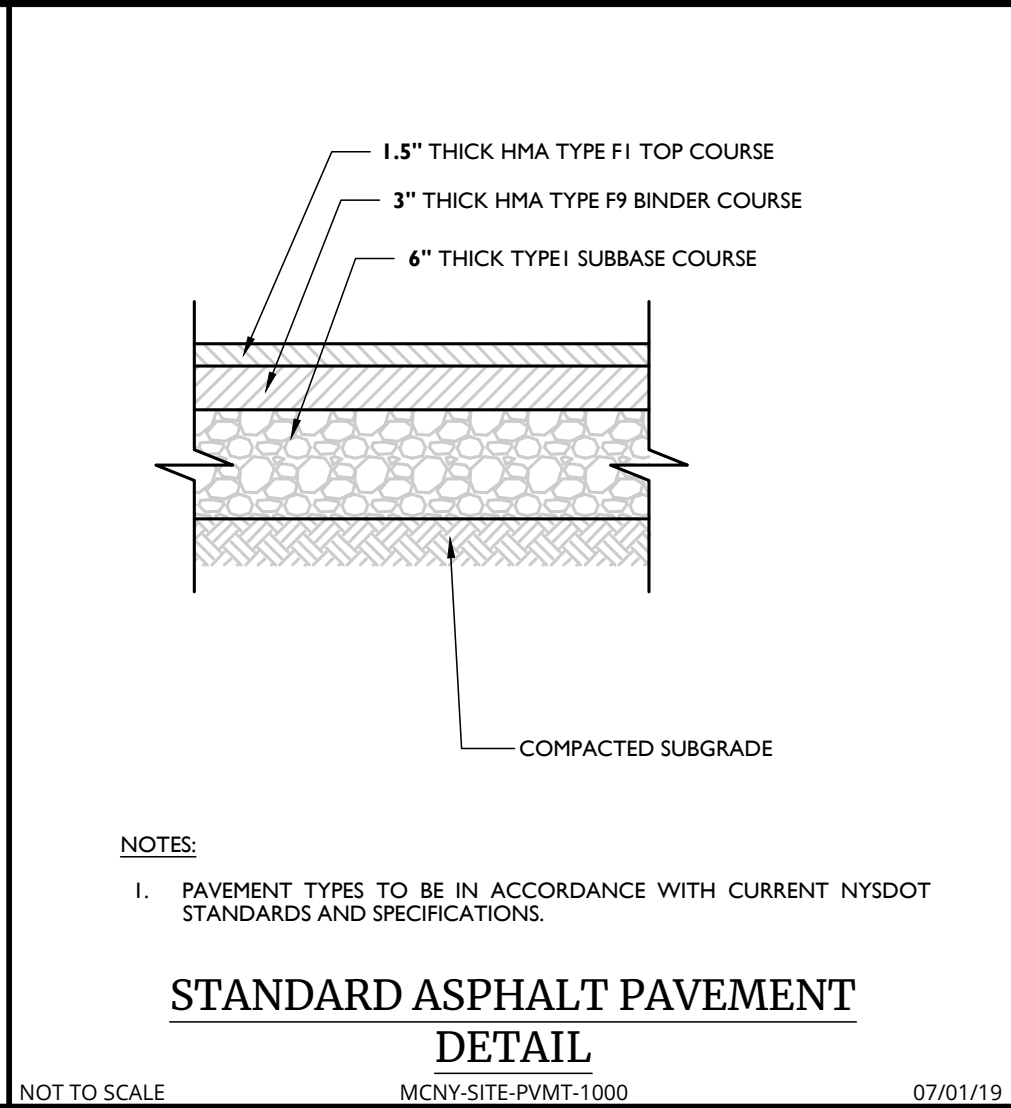
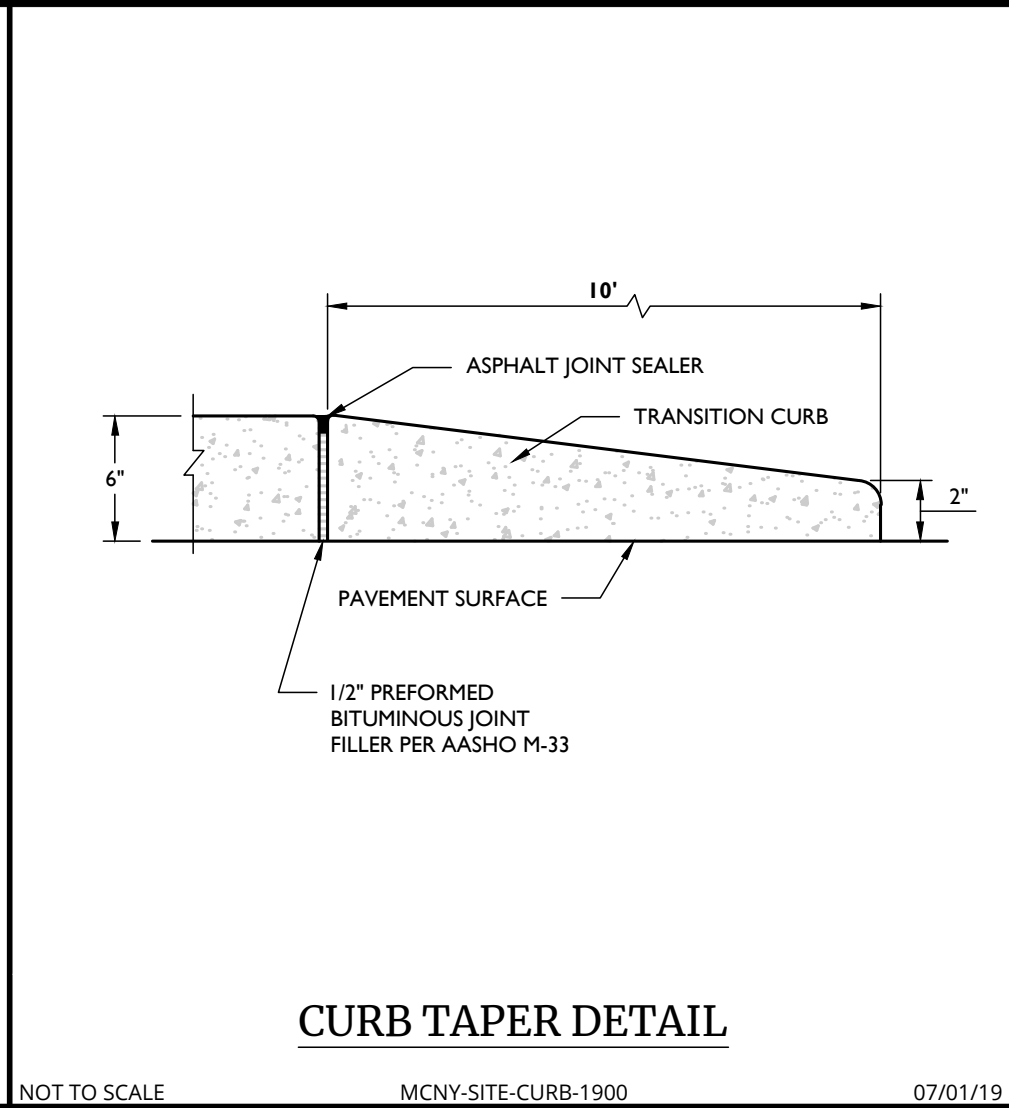
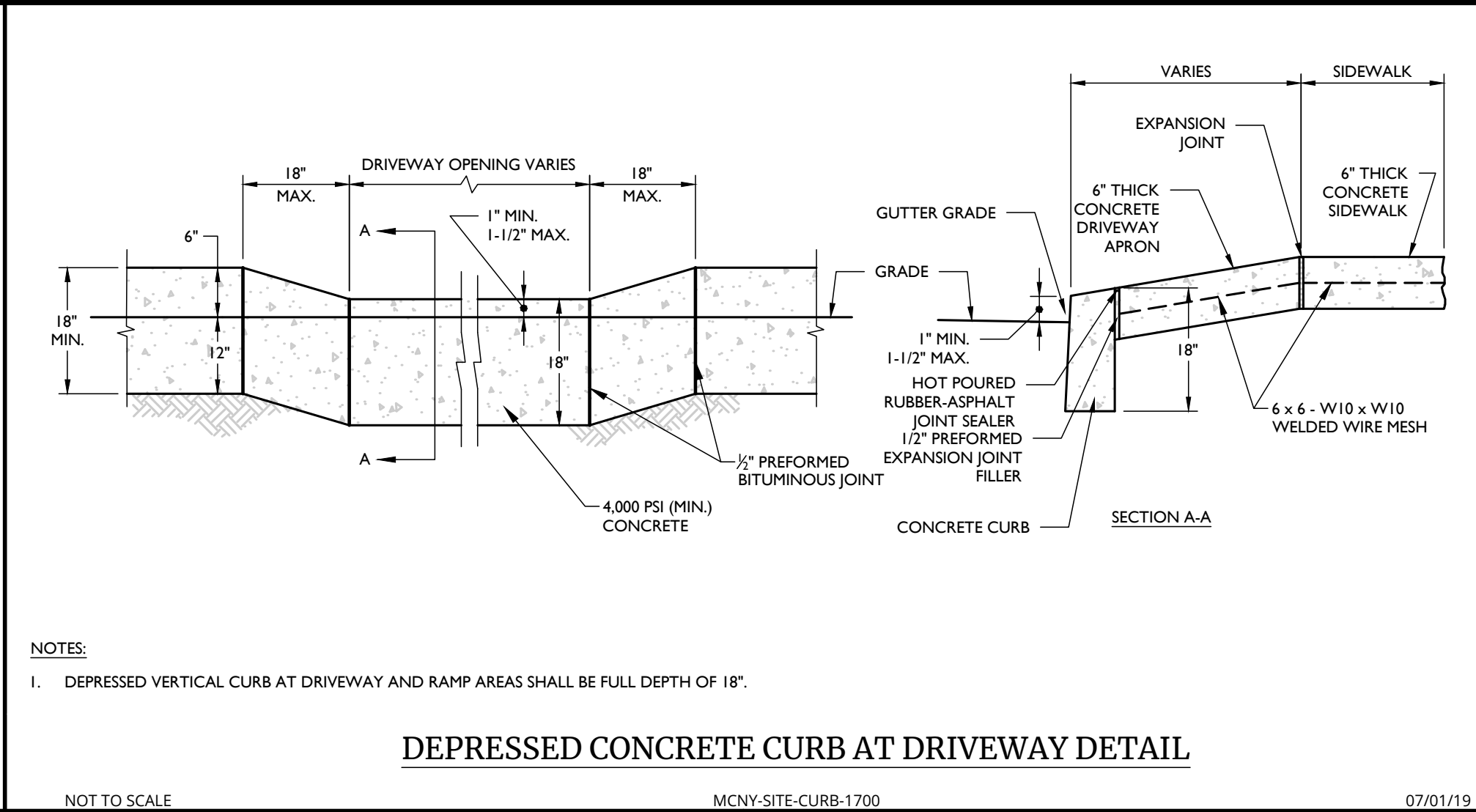
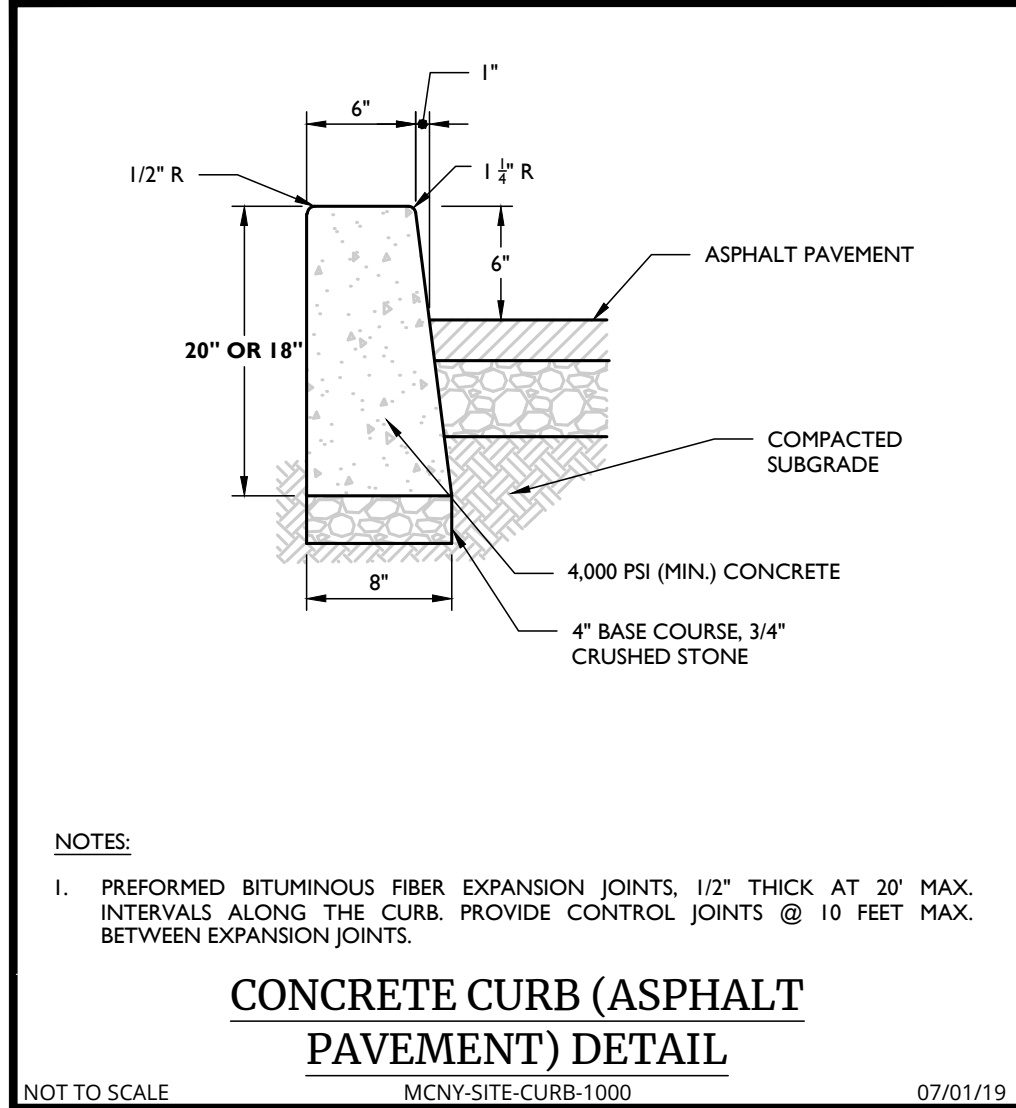
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1	03/27/25	MAS		

Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y.C.O.A.#: 0017609

PRELIMINARY SITE PLAN

FOR

BROOK ST
COMMERCIAL LLC

SECTION: 67-20
BLOCK: 3
LOT: 12

VILLAGE OF
CROTON-ON-HUDSON
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NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
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SCALE: AS SHOWN	DATE: 02/04/2025	DRAWN BY: MAS	CHECKED BY: CPM
PROJECT NUMBER: 24012219A	DRAWING NAME: C-DTLS		

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-500

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