

T.M. : 78.8-8-23

On 02-26-25

Closed by G.W.

Drawn by J.T.

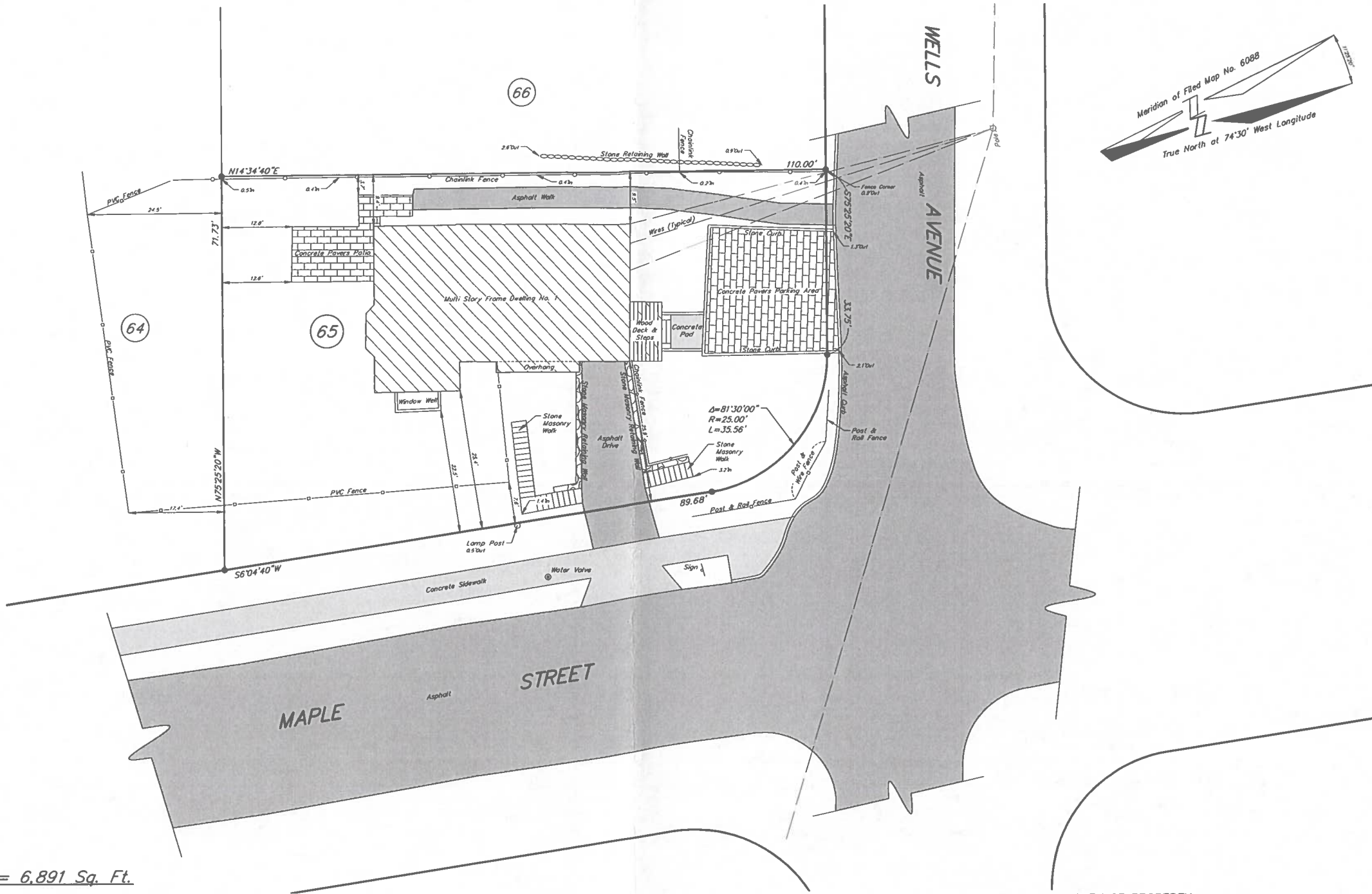
Spell checked by J.T.

Checked by J.W.R.

W.O. No. 30491

LAYOUT: SURVEY

Drawing Name: LS_1065_..._01_122.DWG



Area = 6,891 Sq. Ft.

This map was prepared for the exclusive use of
and is certified only to:
VELMANI NATARAJAN
MUTHUKKUMARI VELMANI



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Cold Spring, NY 10516
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 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. The premises hereon is Lot 65 as shown on that certain "Subdivision Map of Larkin Manor..." which was filed in the Westchester County Clerk's office on June 8, 1946 as Map No. 6088.



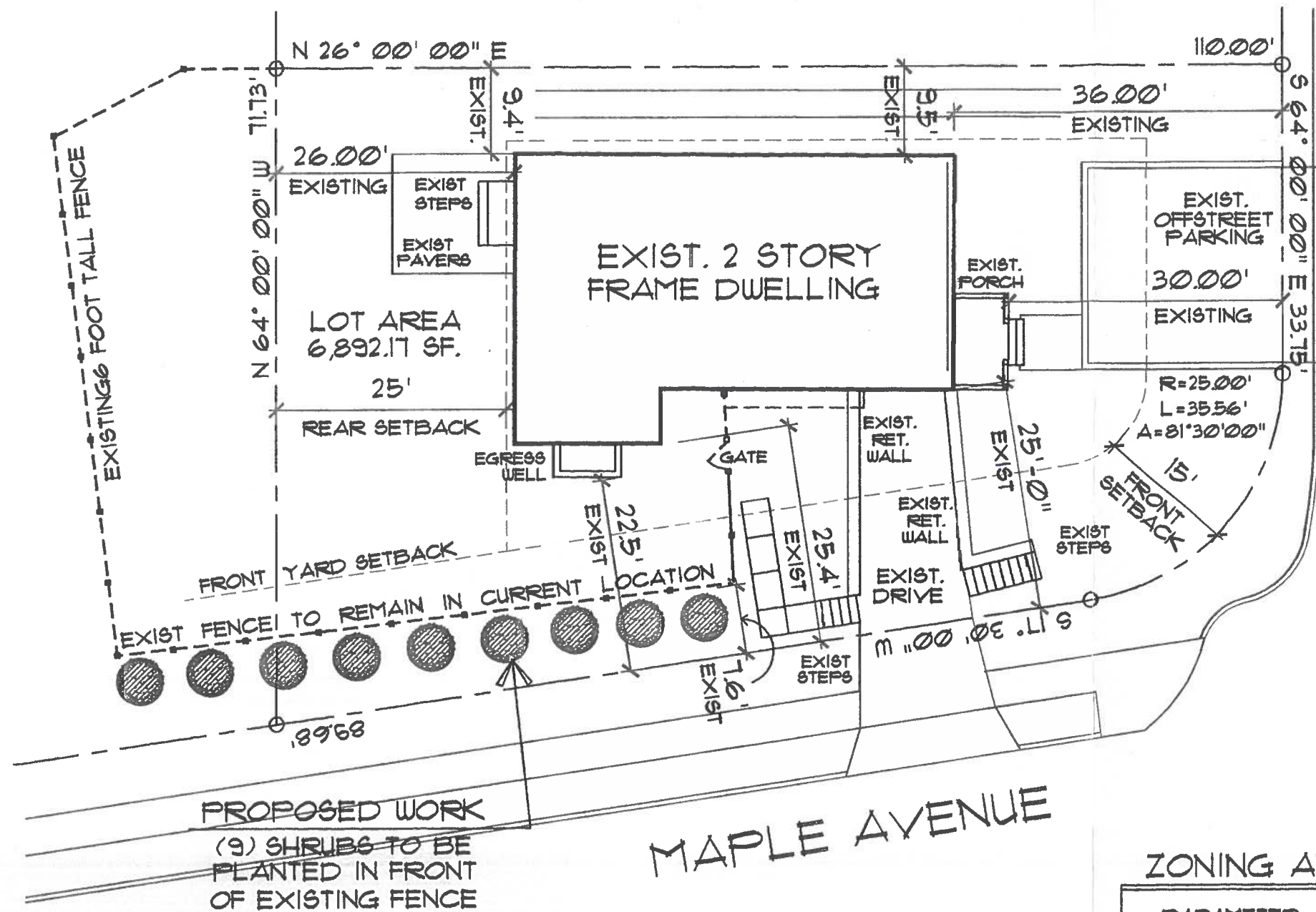
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February 26, 2025

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WELLS AVE



PLOT PLAN
BASED ON
SURVEY OF PROPERTY
PREPARED FOR

VELMANI NATARAJAN &
MUTHUKKUMARI VELMANI

SITUATED IN
VILLAGE OF CROTON ON HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK
SITUATED IN

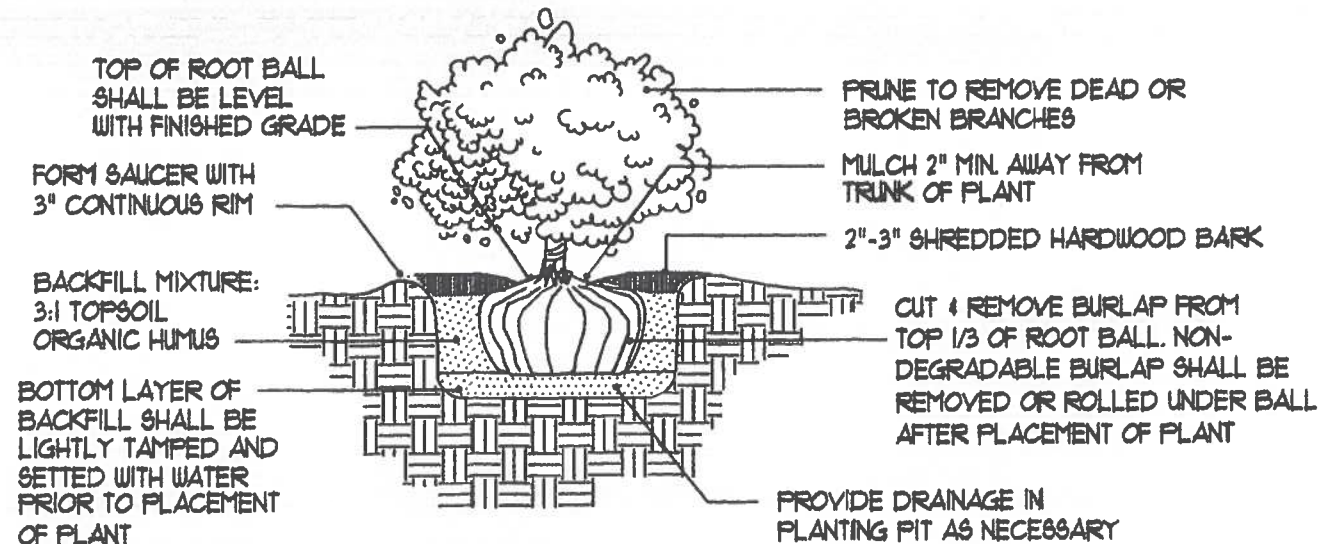
BADET & WATSON

SURVEYING & ENGINEERING D.P.C.

SURVEYED FEBRUARY 13, 2025.

ZONING ANALYSIS FOR DISTRICT RA-5

PARAMETER	REQUIRED ALLOWED	EXISTING	PROPOSED
LOT AREA MIN.	5,000 SF.	6,892.17 SF.	EXIST. NO CHANGE
LOT WIDTH MIN.	50 FEET	75 FEET	EXIST. NO CHANGE
LOT DEPTH MIN.	100 FEET	150 FEET	EXIST. NO CHANGE
FRONT YARD MIN.	15 FEET	24.0 FEET	EXIST. NO CHANGE
SIDE YARD MIN.	8 FEET	9.39 FEET	EXIST. NO CHANGE
REAR YARD	25 FEET	26 FEET	EXIST. NO CHANGE
FLOOR AREA RATIO	.55 3,190 SF.	.42 2,900 SF.	EXIST. NO CHANGE
MAXIMUM HEIGHT	25 STORY 35 FEET	2 STORY ±26 FEET	EXIST. NO CHANGE
MAX. BUILDING COVERAGE	2,7567 SF. 40% MAX	1,418 SF. 20.5%	EXIST. NO CHANGE
FRONT YARD 6' FENCE SETBACK	15 FEET	7.5 FOOT VIOLATION	7.5 FOOT VARIANCE REQ'D



SHRUB PLANTING DETAIL

**NATARAJAN
RESIDENCE**

**FENCE
INSTALLATION**

**ONE
WELLS
AVENUE**
CROTON ON HUDSON
NEW YORK

SBL# 18.8-8-23

Received

MAR 31 2025

Engineers Office

IT IS A VIOLATION OF THE LAW
FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION
OF THE LICENSED ARCHITECT
TO ALTER AN ITEM ON THE
DRAWINGS BEARING THE SEAL
AND SIGNATURE OF THE
THE LICENSED ARCHITECT
OF RECORD

**JOHN POWER
ARCHITECT**

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ZBA REVISED 4/1/25
ZBA REVISED 2/3/25
ZBA SUBMIT. 10/28/24
No. Revisions Date
PROJECT START 10/22/24
Drawing Title

**PLOT PLAN
FENCE INSTALLATION**

Drawn by JJP Checked by JJP
Project No. 2023.11-F Scale 1" = 15'-0"
Drawing No. A-1