



650 Halstead Avenue
Mamaroneck, NY 10543
1929 Commerce Street
Yorktown Heights, NY 10598
(914) 381-2357
www.SpinelliSurveying.com

Survey of Lots 9 & 10, Block 103, as shown
on "Plan of Lots called Harmon" in the Town
of Cortlandt, Westchester County, NY. Filed
February 5, 1908 as Map No. 1776.

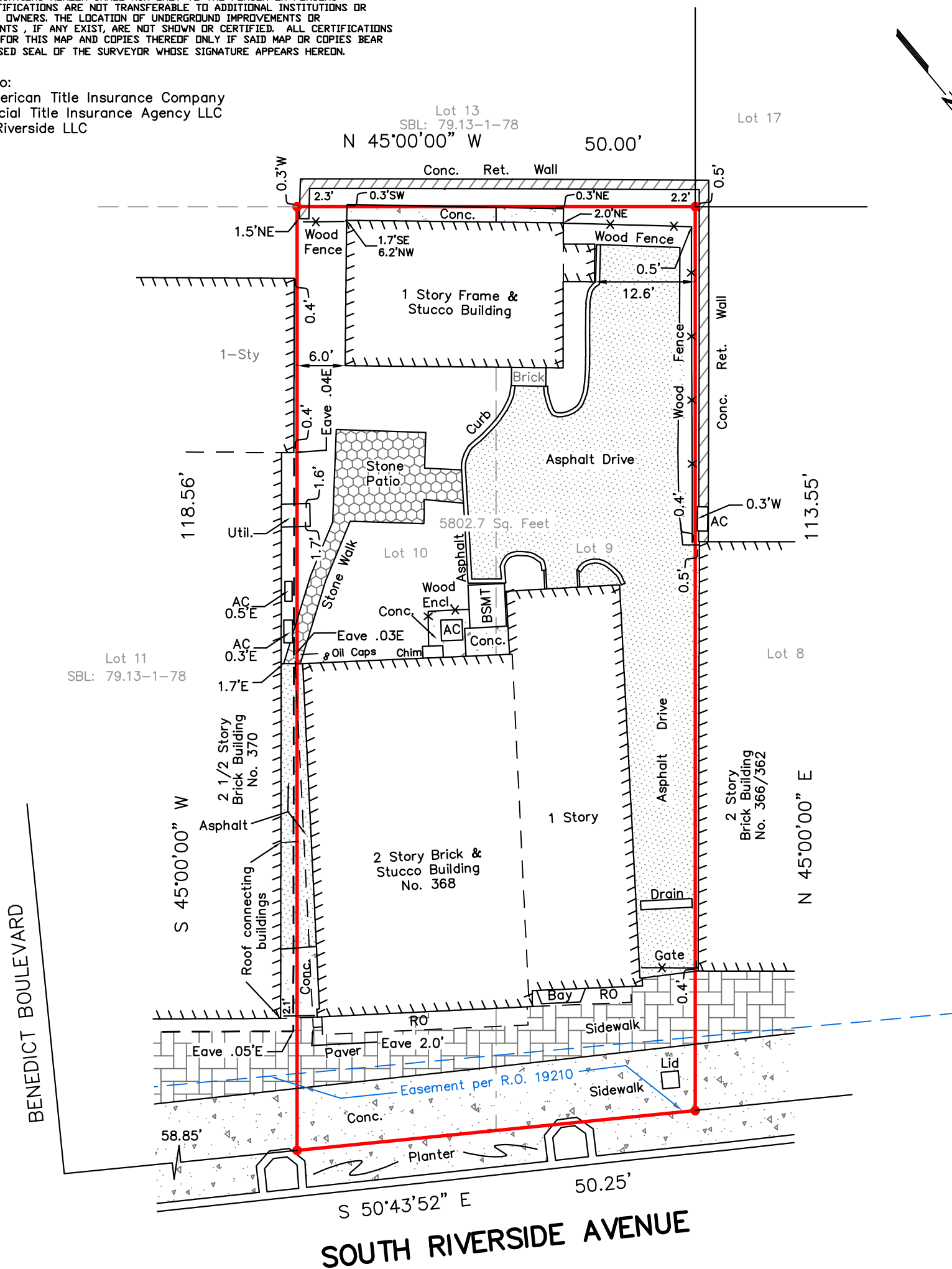
SCALE 1"=15'

"HARMON COH"

Surveyed 12.27.23
Map Drawn 1.5.24

ALL CERTIFICATIONS HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS
NAMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR
ENCROACHMENTS, IF ANY EXIST, ARE NOT SHOWN OR CERTIFIED. ALL CERTIFICATIONS
ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR
THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

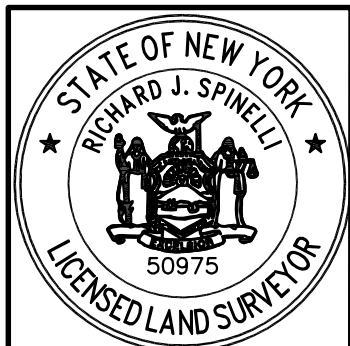
Certify To:
First American Title Insurance Company
The Judicial Title Insurance Agency LLC
368 S. Riverside LLC

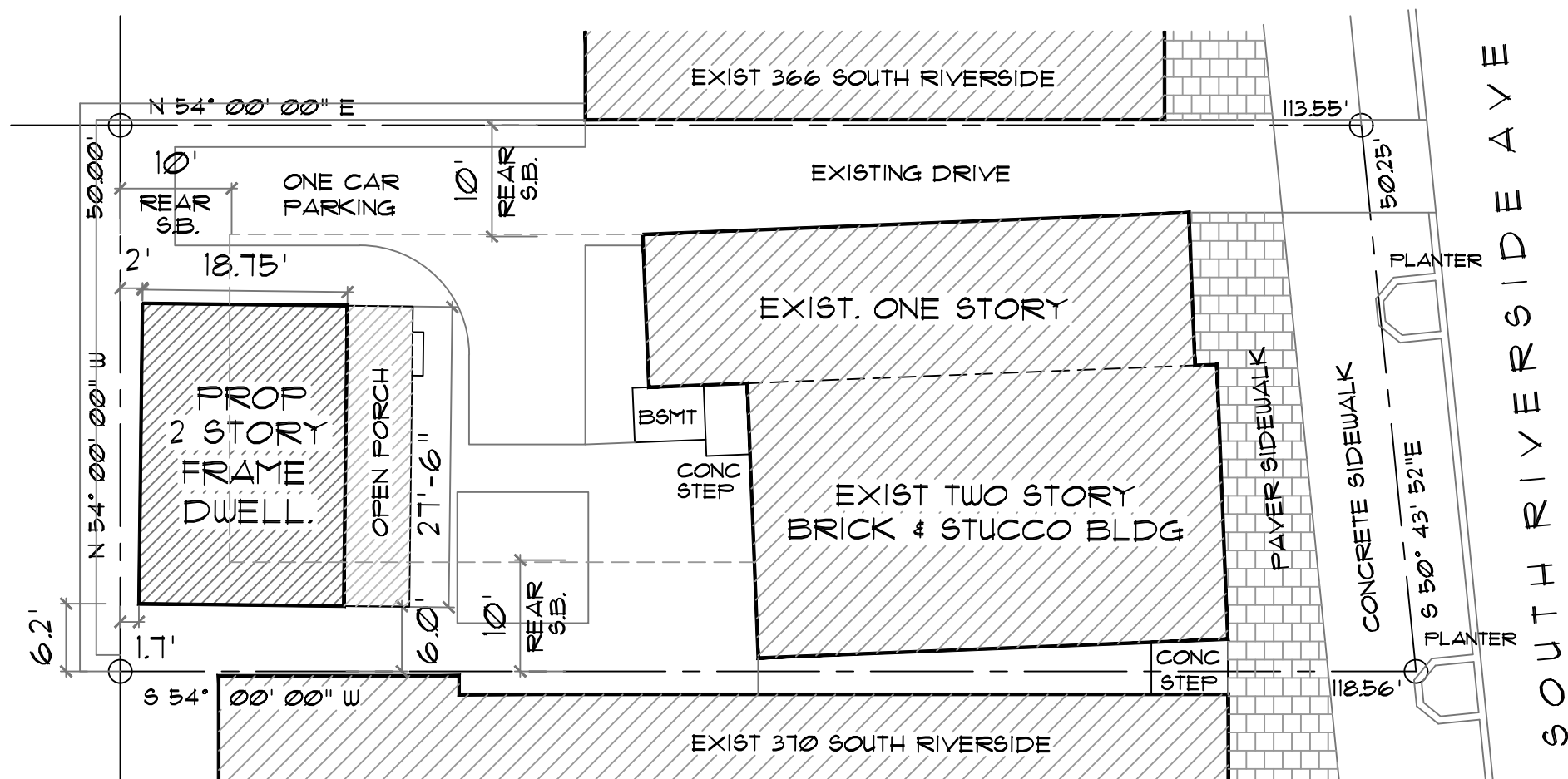
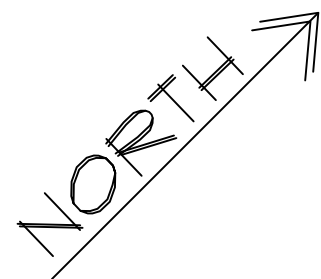


- NOTES:
1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT AND ONLY INDICATES ENCUMBRANCES AS OUTLINED IN SAID REPORT.
 2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RESEARCH PERFORMED ON OR PRIOR TO THE DATE SHOWN ON PLAT AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, DESCRIPTIONS OR PLATS OF RECORD.
 3. PROPERTY CORNER MONUMENTS WERE NOT SET DURING THIS SURVEY


Richard J. Spinelli, L.S. NYS Lic. 50975

—Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.





PLOT PLAN
BASED ON
SURVEY OF PROPERTY
SITUATED IN
CROTON ON HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK
SURVEYED DECEMBER 27, 2023
BY
SPINELLI SURVEYING
YORKTOWN HEIGHTS, NEW YORK

ZONING ANALYSIS FOR DISTRICT C-1

PARAMETER	REQUIRED ALLOWED	EXISTING	PROPOSED
LOT AREA MIN.	N.A.	5,803 SF.	EXIST. NO CHANGE
LOT WIDTH MIN.	25 FEET	50 FEET	EXIST. NO CHANGE
LOT DEPTH MIN.	N.A.	116.5 FEET	EXIST. NO CHANGE
SIDE YARD MIN. ACCESSORY BLDG	0.0 FT OR 10.0 FT	1 STORY 6.0 FEET	2ND STORY ADDITION 4.0 FT VARIANCE REQ'D
REAR YARD MIN. ACCESSORY BLDG	0.0 FT OR 10.0 FT	1 STORY 1.7 FEET	2ND STORY ADDITION 8.3 FT VARIANCE REQ'D
MAXIMUM HEIGHT	35 FEET	1 STORY 15 FEET	2 STORY ±28 FEET

368
SOUTH
RIVERSIDE
AVENUE
CROTON ON HUDSON
NEW YORK

ADDITION &
ALTERATIONS
SBL# 79.13-1-71

JOHN POWER
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24 VAN WYCK STREET
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914 . 271 . 3221
john@johnpowerarchitect.com

ZBA SUBMIT. 4/1/25
SCHEM. DESIGN 3/24/25
SCHEM. DESIGN 3/20/25

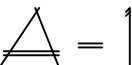
No.	Revisions	Date
PROJECT START		3/12/25
Drawing Title		

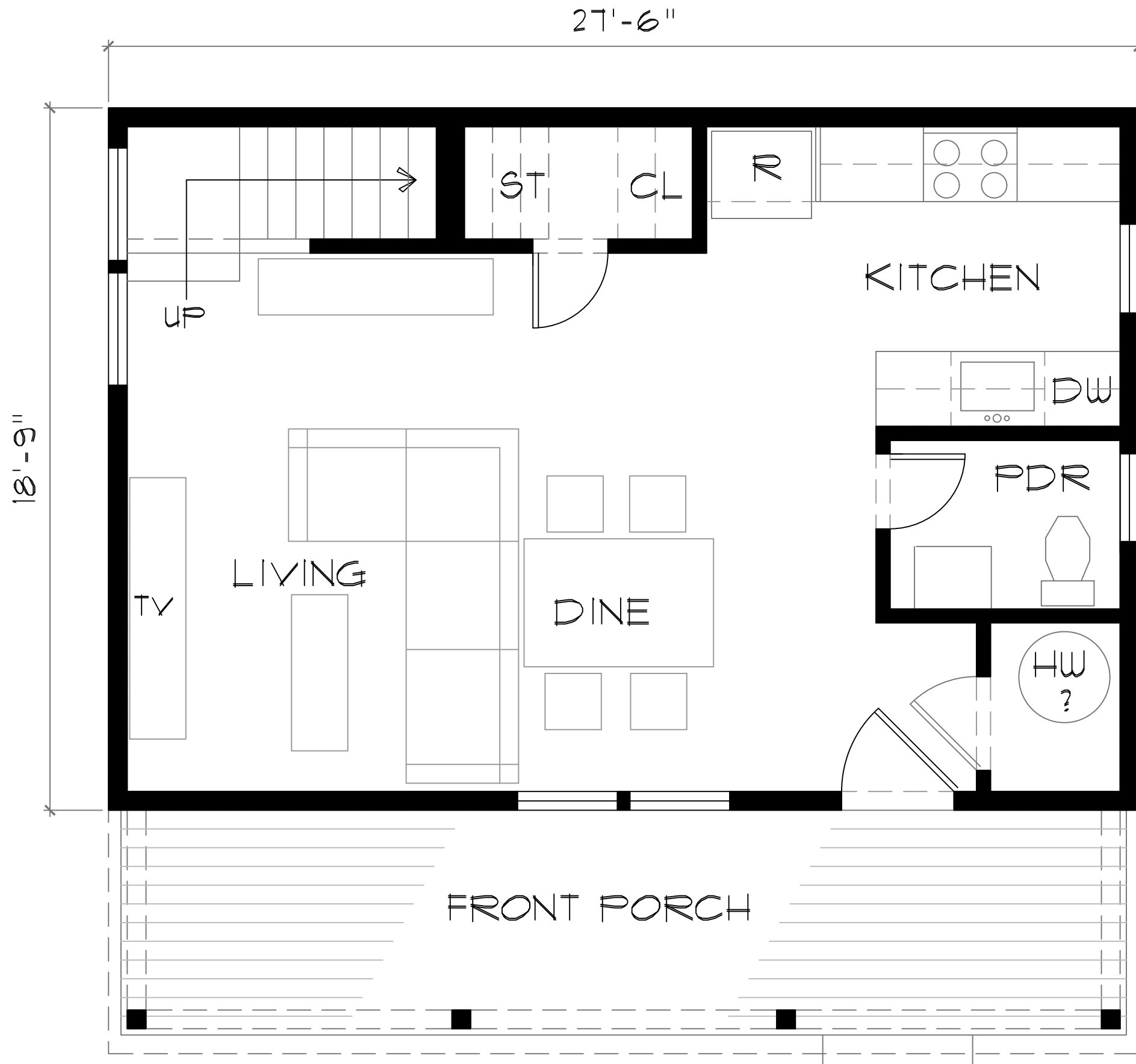
PROPOSED
PLOT PLAN &
ZONING STUDY

Drawn by	Checked by
JJP	JJP

Project No.	Scale
2025.03	1" = 15'-0"

Drawing No.





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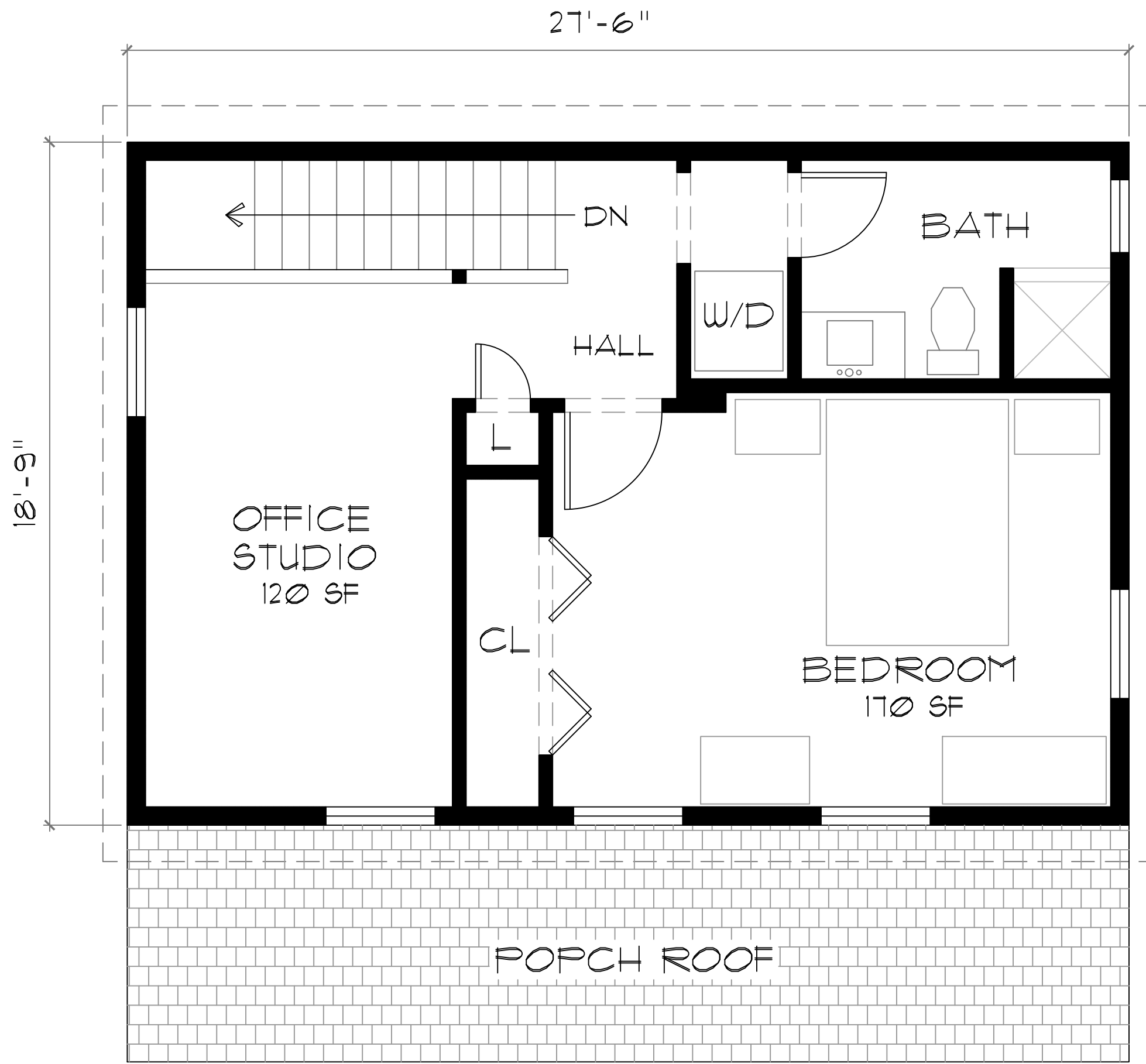
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SCHEM. DESIGN	3/24/25	
SCHEM. DESIGN	3/20/25	
No.	Revisions	Date
PROJECT START		3/12/25
Drawing Title		

PROPOSED
FIRST FLOOR PLAN

Drawn by	Checked by
JJP	JJP
Project No.	Scale
2025.03	5/16" = 1'-0"
Drawing No.	

A = 2



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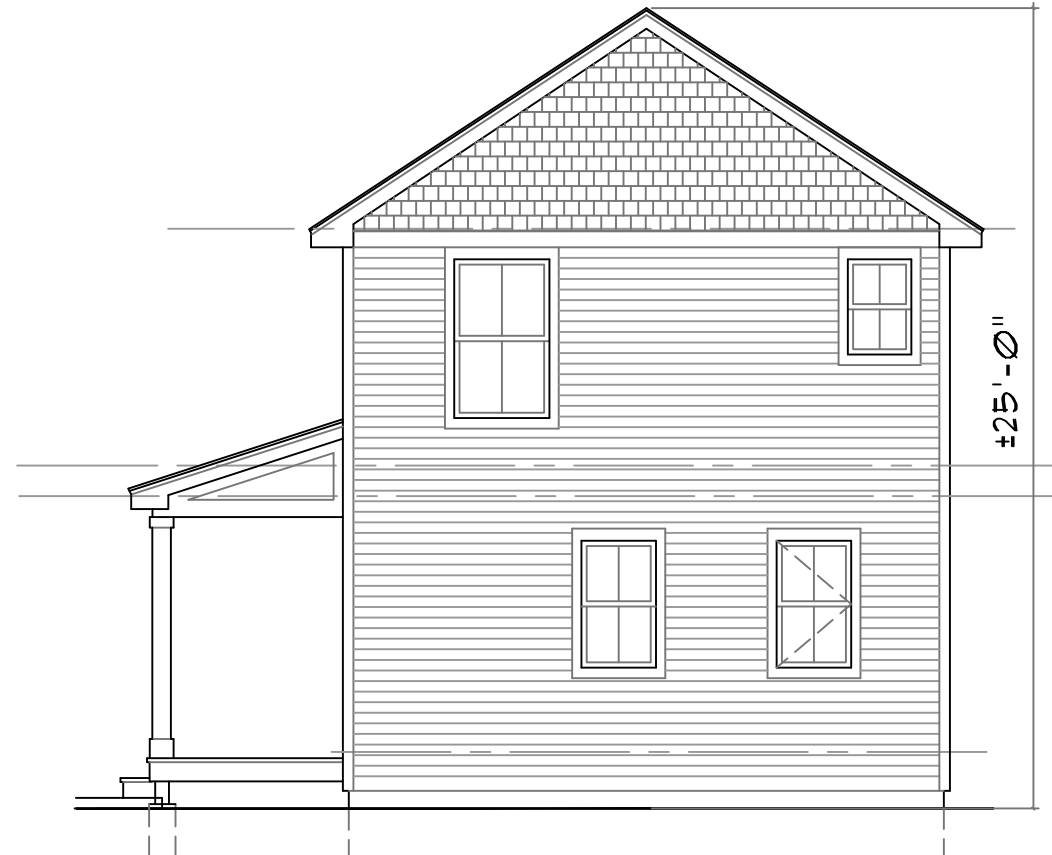
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SCHEM. DESIGN	3/24/25	
SCHEM. DESIGN	3/20/25	
No.	Revisions	Date
PROJECT START		3/12/25
Drawing Title		

PROPOSED
SECOND FLOOR PLAN

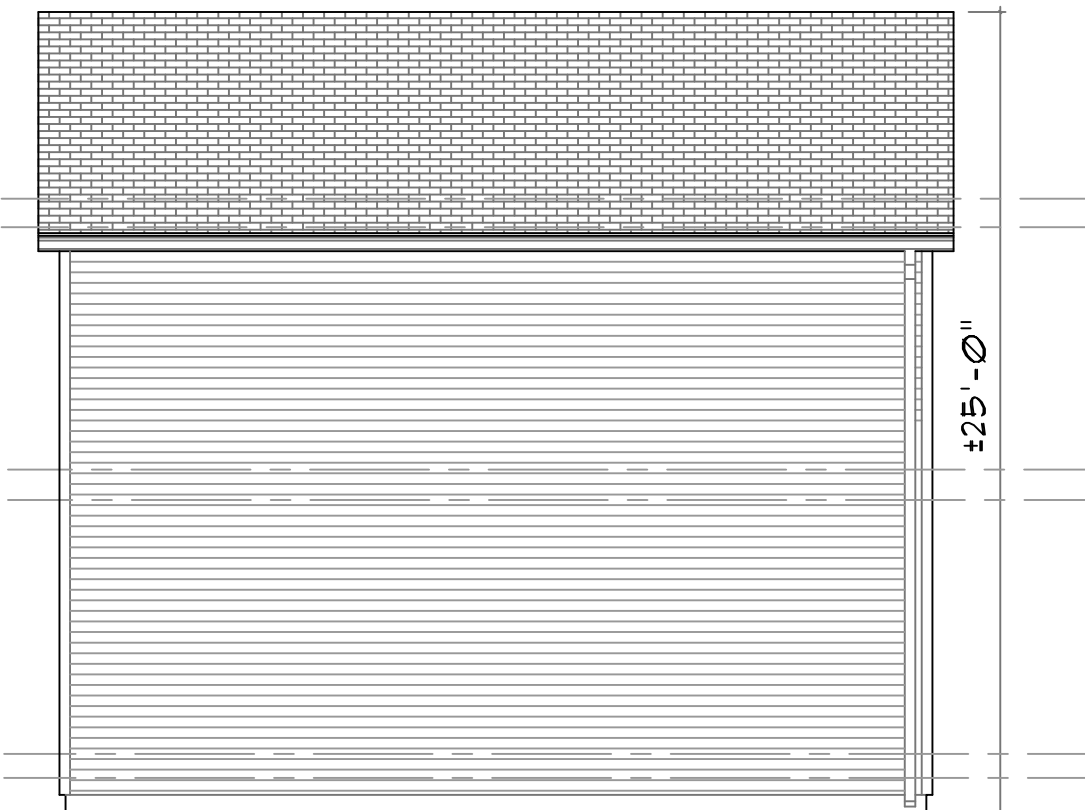
Drawn by	Checked by
JJP	JJP
Project No.	Scale
2025.03	5/16" = 1'-0"
Drawing No.	
A	3



FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

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No.	Revisions	Date
PROJECT START	3/12/25	
Drawing Title		

PROPOSED
ELEVATIONS

Drawn by	Checked by
JJP	JJP
Project No.	Scale
2025.03	NTS
Drawing No.	

A = 4