1 CROTON POINT

1 CROTON POINT AVENUE, CROTON-ON-HUDSON, NY 10520

PLANNING BOARD ISSUE

03.26.25

PROJECT

1 CROTON POINT CONDOMINIUM

ärkətekchər

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REVISIONS

07.17.24	VILLAGE BOARD SPECIAL PERMIT APPLICATION
08.06.24	PLANNING BOARD ISSUE
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02.04.25	PLANNING BOARD ISSUE
02.26.25	PLANNING BOARD ISSUE
03.26.25	PLANNING BOARD ISSUE

ADDRESS

1 CROTON POINT AVENUE
CROTON, NY 10520

SEAL

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PROJECT No. **23017**

TITLE

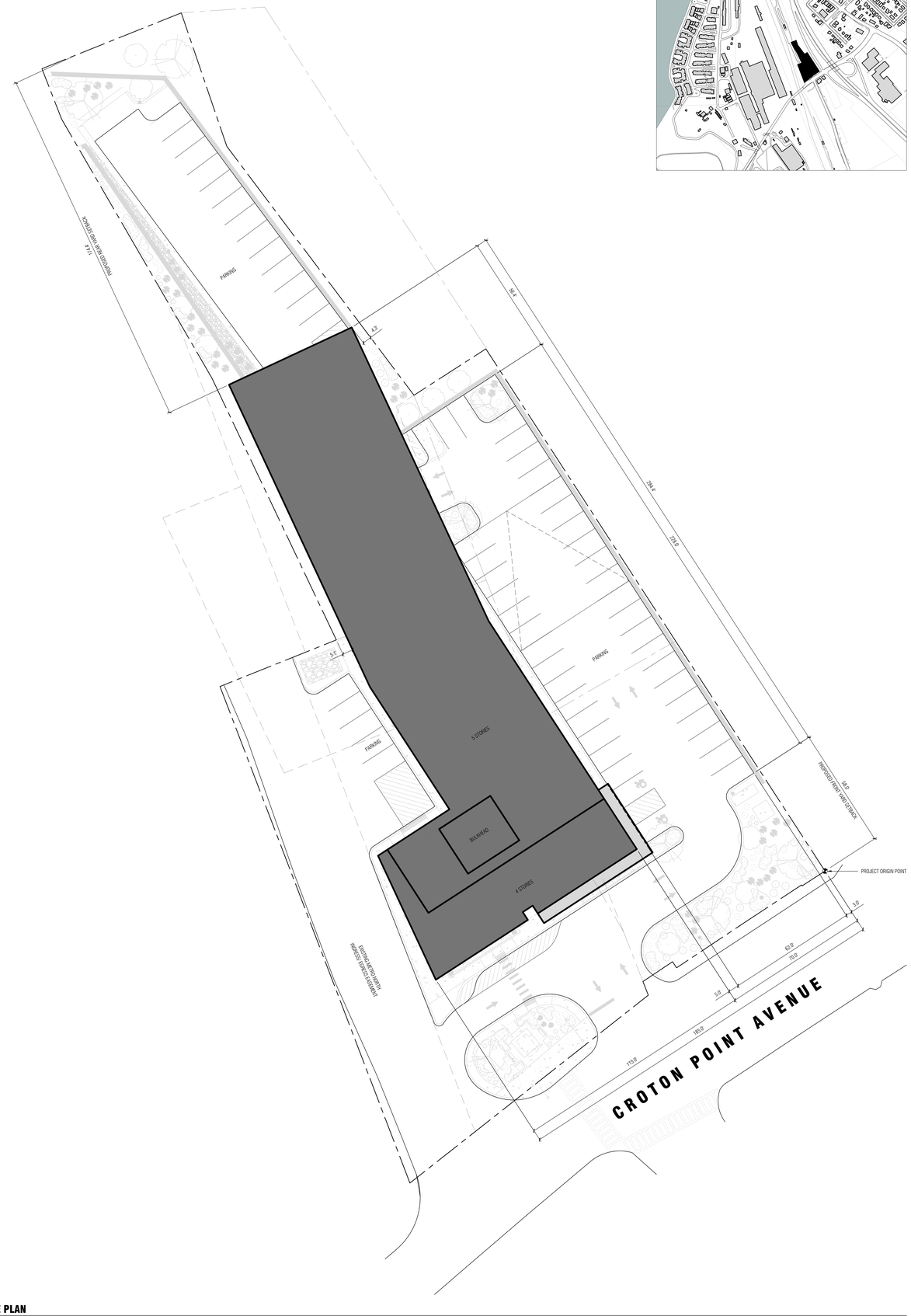
TITLE SHEET

SCALE

NTS

No.

T-001.00



1 **SITE PLAN**
1" = 20'

LOCATION PLAN

ZONING COMPLIANCE NOTES

(a) N/A

(b) PARKING SPACE REQUIREMENTS ARE CUMULATIVE FOR ALL USES ON ONE LOT

(c) BUILDING HEIGHT REQUIREMENTS ARE SUBJECT TO BOTH STORY AND FOOT LIMITATIONS

(d) SETBACKS FOR TRANSIT ORIENTED DEVELOPMENT OF MIXED USE OR MULTI-FAMILY RESIDENTIAL SHALL BE DETERMINED BY THE BOARD OF TRUSTEES AS PART OF THE SPECIAL PERMIT REVIEW BASED UPON THE BEST LAYOUT FOR THE PARTICULAR LOT

(e) THE BOARD OF TRUSTEES SHALL HAVE THE DISCRETION TO REQUIRE ADDITIONAL PARKING FOR RESIDENTIAL UNITS.

ZONING - AREA AND BULK SCHEDULE

	DISTRICT	CODE TEXT SECTION	MINIMUM LOT AREA (sf)	MINIMUM LOT WIDTH (ft)	MINIMUM LOT DEPTH (ft)	MINIMUM YARDS (ft)			FLOOR AREA RATIO	MAXIMUM HEIGHT (stories/ ft)	BUILDING HEIGHT RATIO	REQUIRED OFF-STREET PARKING
						FRONT	SIDE ONE/ BOTH	REAR				
REQUIRED	TOD/LI	LL No. 14	10,000 sf	-	-	(d)	(d)	(d)	1.20	5 stories	-	1 space per unit
EXISTING			76,621 sf	-	-	-	-	-	-	-	-	-
PROPOSED			no change	-	-	58	4.3/ 9.4	174	1.12	5 stories/ 58 ft	-	1 space per unit
COMPLIANCE			*complies*	*n/a*	*n/a*	*complies*	*complies*	*complies*	*complies*	*complies*	*n/a*	*complies*

PARKING

FLOOR	TOTAL
REQUIRED	100 spaces
PROPOSED	
LOT A	40 spaces
LOT B	13 spaces
LOT C	5 spaces
GARAGE	47 spaces
TOTAL	105 spaces

UNIT SCHEDULE

FLOOR	UNIT TYPE		TOTAL
	1-BD	2-BD	
BL1			
5TH	8 units	9 units	17 units
4TH	10 units	12 units	22 units
3RD	10 units	12 units	22 units
2ND	10 units	12 units	22 units
1ST	8 units	9 units	17 units
CELLAR			
TOTAL	46 units	54 units	100 units
	46%	54%	

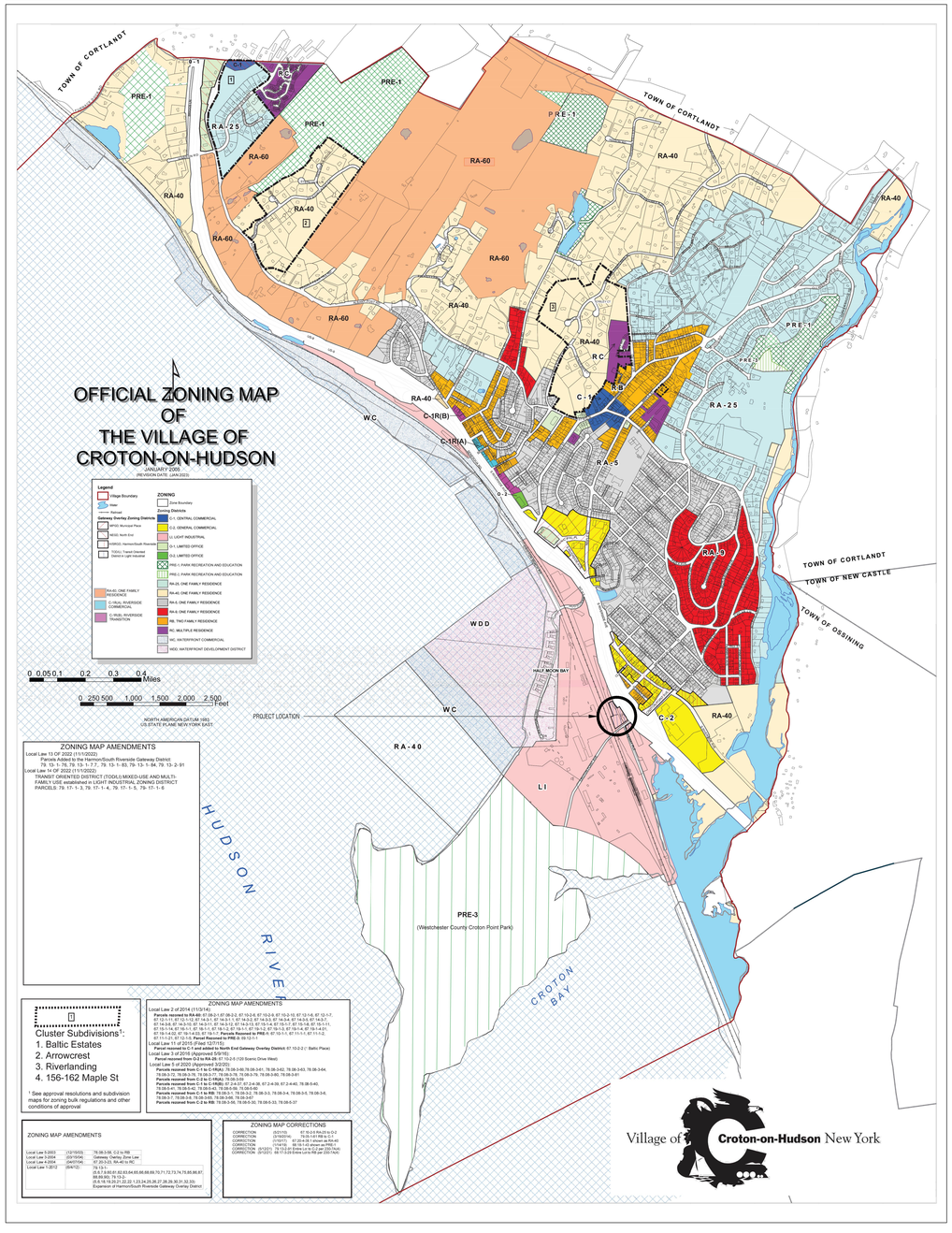
FLOOR AREA SCHEDULE

FLOOR	GROSS FLOOR AREA SUBTOTALS						GROSS FLOOR AREA	ZONING FLOOR AREA
	RESIDENTIAL	CORE/ CORRIDOR	LOBBY/ MAIL	INDOOR AMENITY	MEP	PARKING		
BL1							748 sf	0 sf
5TH	14,530 sf	3,901 sf		989 sf			19,419 sf	14,530 sf
4TH	19,029 sf	3,178 sf					22,207 sf	19,029 sf
3RD	19,029 sf	3,178 sf					22,207 sf	19,029 sf
2ND	19,029 sf	3,178 sf					22,207 sf	19,029 sf
1ST	14,488 sf	2,669 sf	1,805 sf	2,060 sf	744 sf		21,767 sf	14,488 sf
CELLAR					2,813 SF	19,020 sf	21,833 sf	0 sf
	86,105 sf	16,851 sf	1,805 sf	3,049 sf	3,557 sf	19,020 sf	130,387 sf	86,105 sf
								66%

ZONING FLOOR AREA CALC

ITEM	FAR	AREA
LOT: 79.17-1-5		54,400 sf
LOT: 79.17-1-4		12,566 sf
LOT: 79.17-1-3		9,655 sf
		76,621 sf
ALLOWABLE RESIDENTIAL	1.20	91,945 sf
PROPOSED RESIDENTIAL	1.12	86,105 sf
REMAINING RESIDENTIAL		5,840 sf

ZONING MAP



PROJECT
1 CROTON POINT CONDOMINIUM

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SEAL

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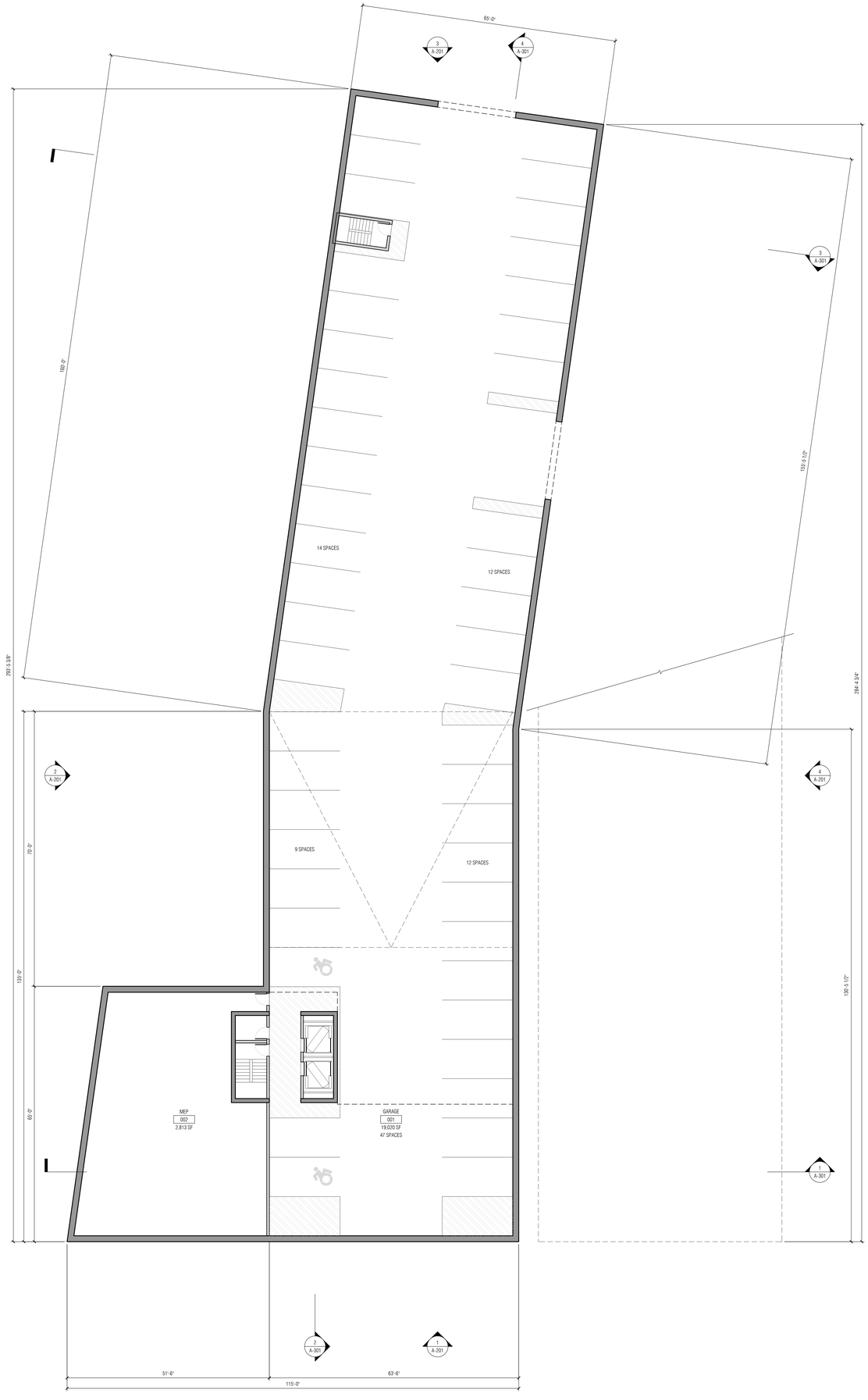
PROJECT No. **23017**

TITLE
SITE PLAN

SCALE
1" = 20'

No.
G-005.00



1 BASEMENT FLOOR PLAN
3/32" = 1'-0"

PROJECT

1 CROTON POINT CONDOMINIUM

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PROJECT No. **23017**

TITLE

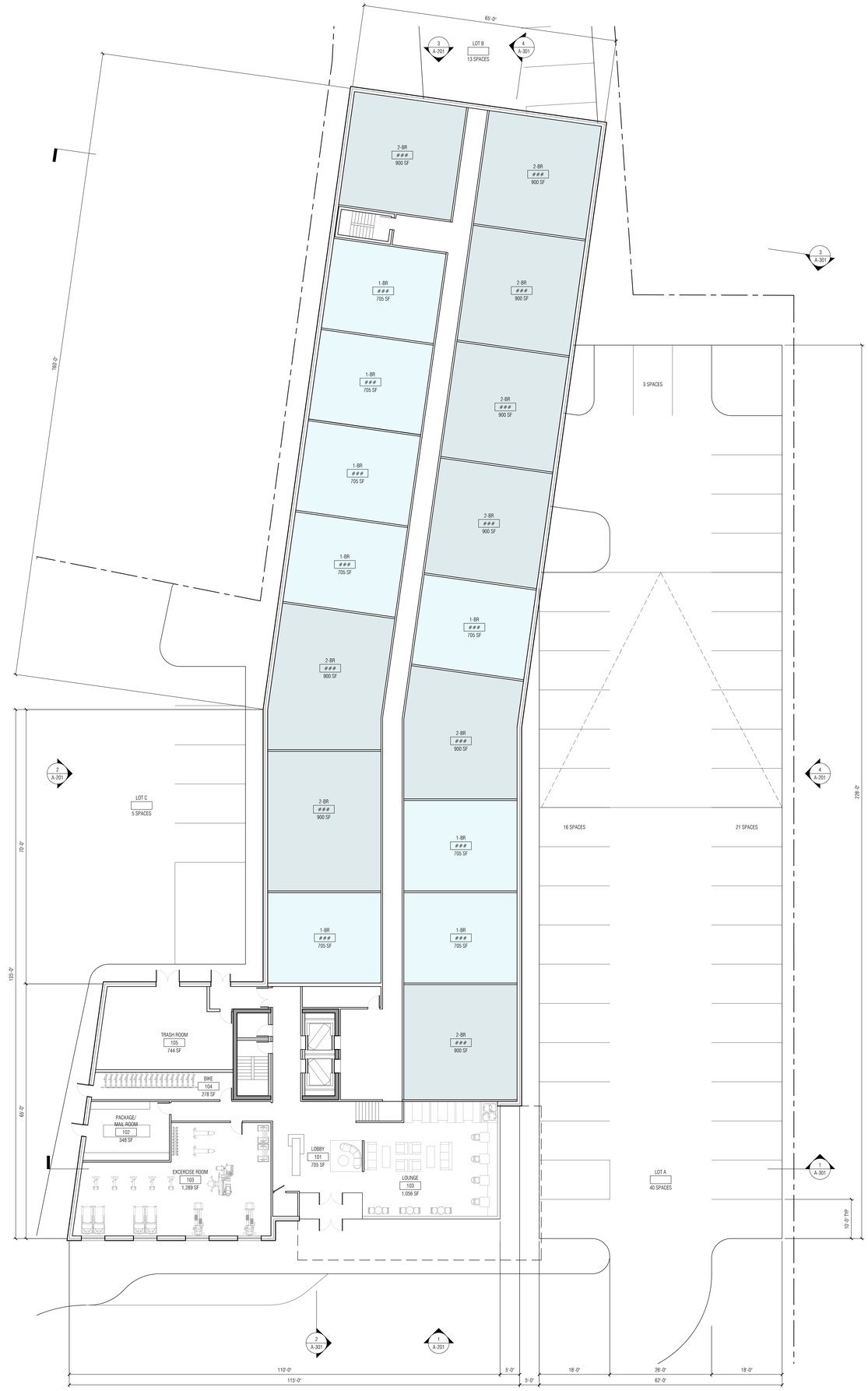
BASEMENT FLOOR PLAN

SCALE
3/32" = 1'-0"

No.

A-100.00

2 **2ND - 4TH FLOOR PLAN**
3/32" = 1'-0"



1 **1ST FLOOR PLAN**
3/32" = 1'-0"

PROJECT
1 CROTON POINT CONDOMINIUM

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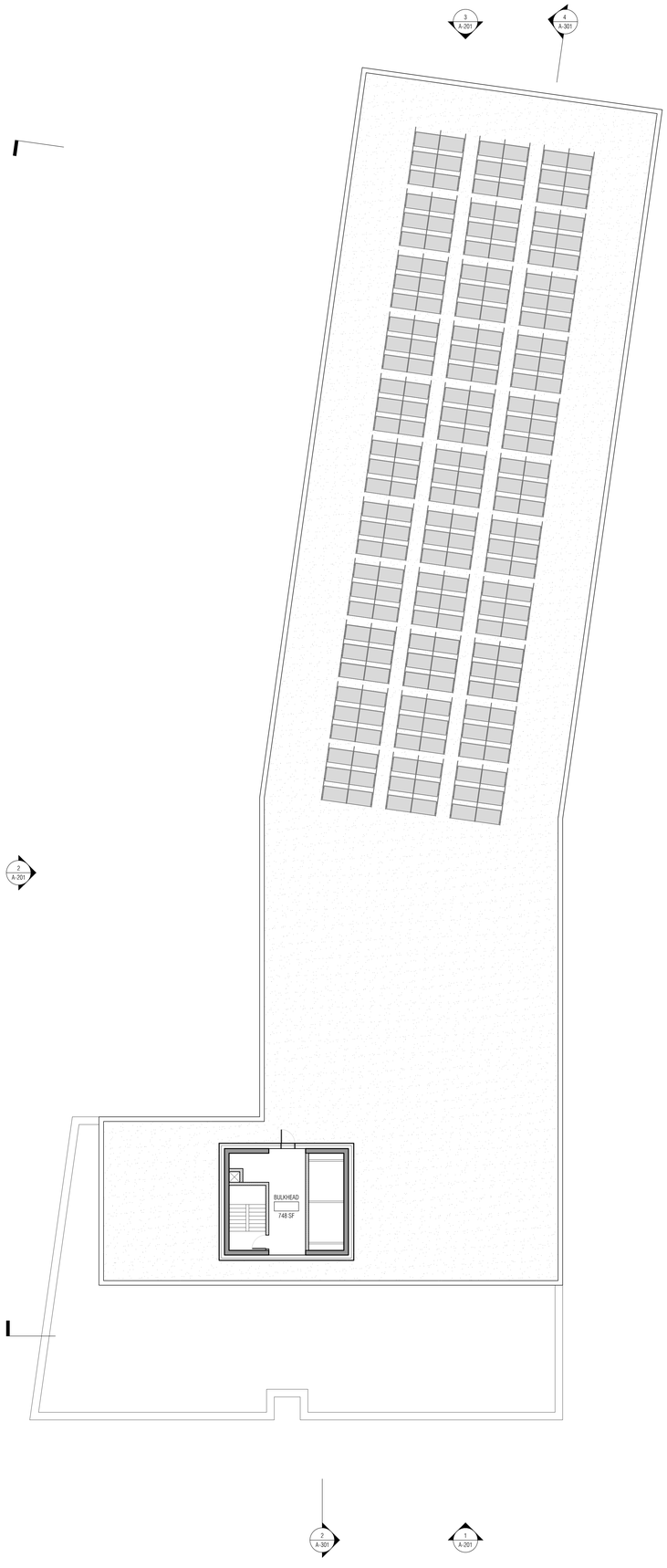
PROJECT No. **23017**

TITLE
1ST FLOOR PLAN
2ND - 4TH FLOOR PLAN

SCALE
3/32" = 1'-0"

No.
A-101.00



2 ROOF PLAN
3/32" = 1'-0"

1 5TH FLOOR PLAN
3/32" = 1'-0"

PROJECT
1 CROTON POINT CONDOMINIUM

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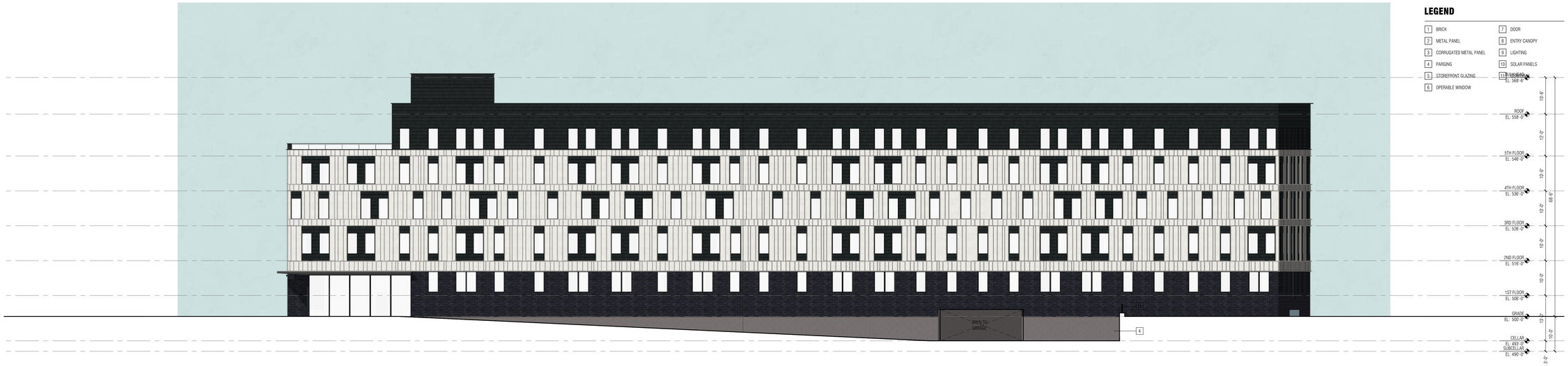
PROJECT No. **23017**

TITLE
5TH FLOOR PLAN
ROOF PLAN

SCALE
3/32" = 1'-0"

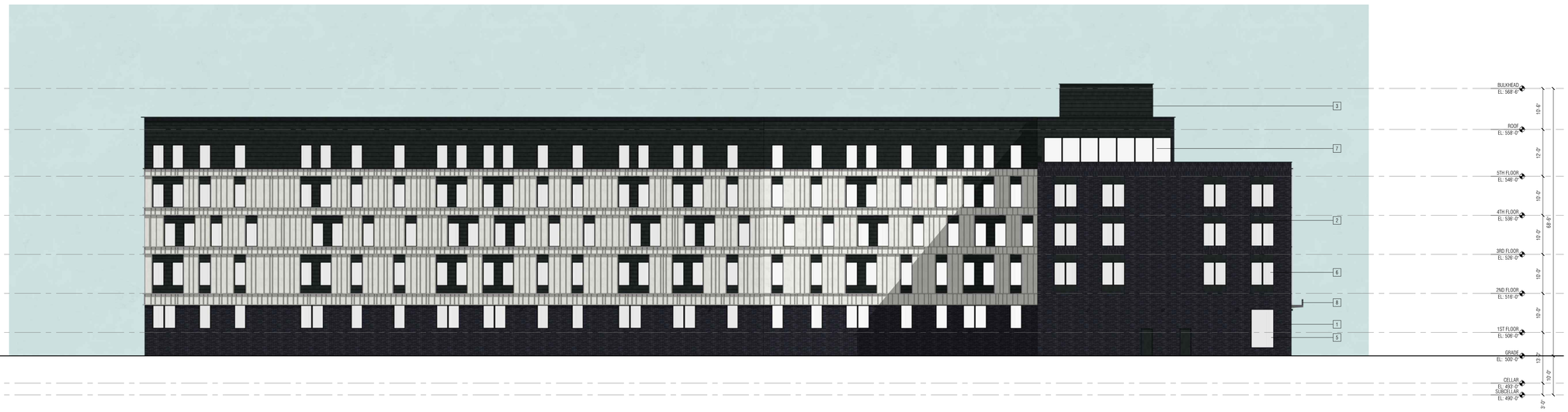
No.
A-105.00



LEGEND

1	BRICK	7	DOOR
2	METAL PANEL	8	ENTRY CANOPY
3	CORRUGATED METAL PANEL	9	LIGHTING
4	PARGING	10	SOLAR PANELS
5	STOREFRONT GLAZING	11	BUILDING
6	OPERABLE WINDOW		

4 EXTERIOR ELEVATION - EAST (RIGHT)
3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST (LEFT)
3/32" = 1'-0"

3 EXTERIOR ELEVATION - NORTH (REAR)
3/32" = 1'-0"

1 EXTERIOR ELEVATION - SOUTH (FRONT)
3/32" = 1'-0"

PROJECT

1 CROTON POINT CONDOMINIUM

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PROJECT No. **23017**

TITLE

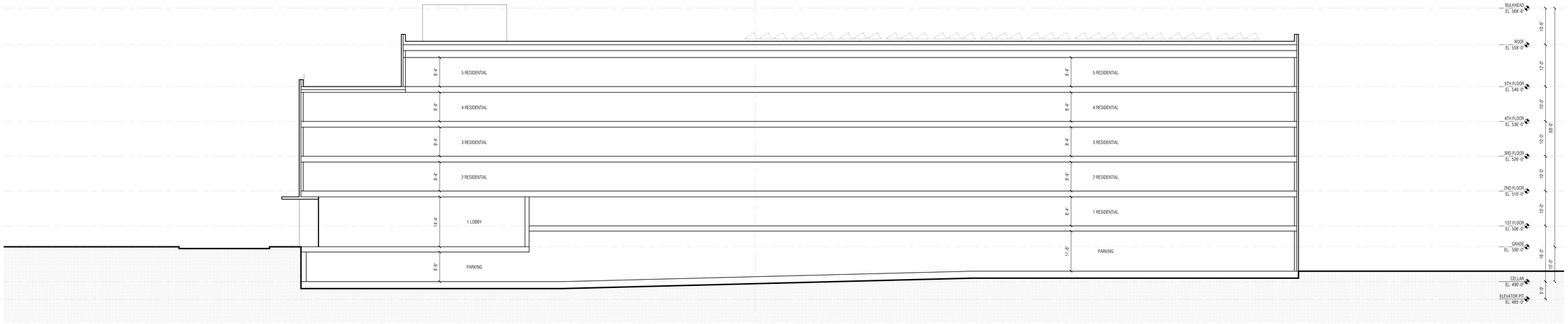
EXTERIOR ELEVATIONS

SCALE

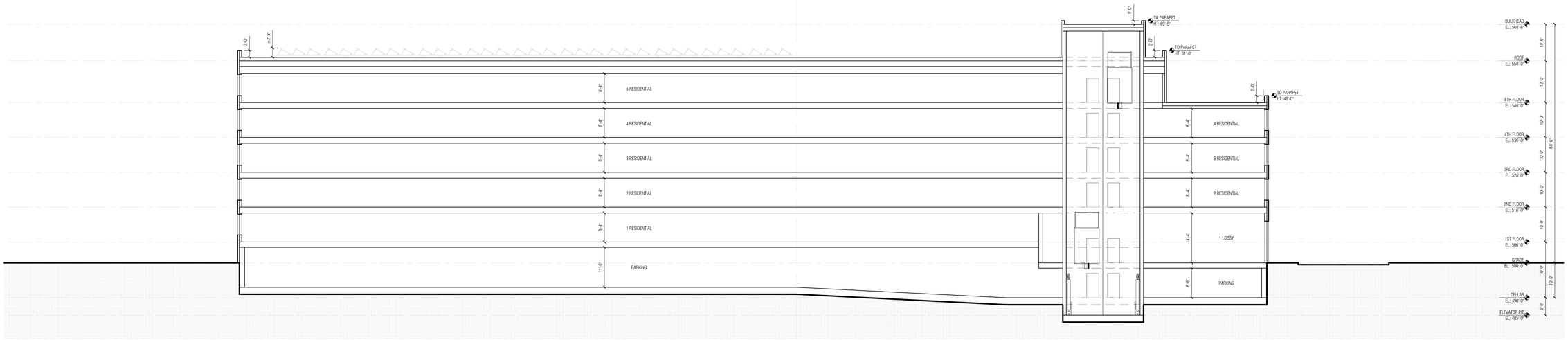
3/32" = 1'-0"

No.

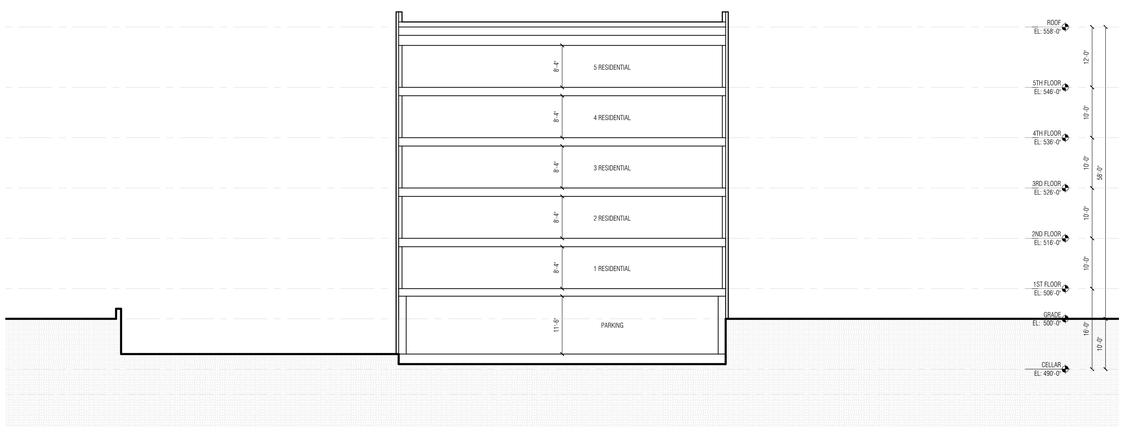
A-201.00



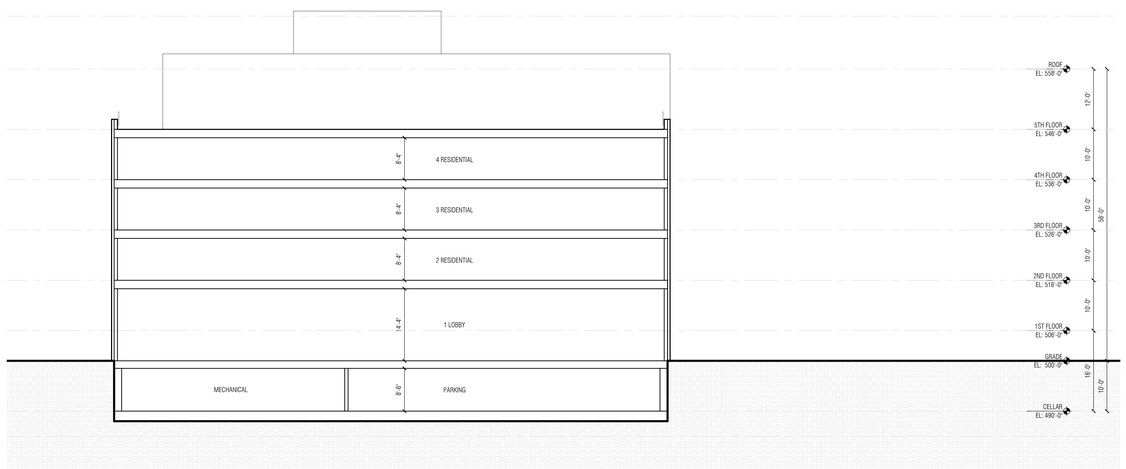
4 BUILDING SECTION
3/32" = 1'-0"



2 BUILDING SECTION - NORTH SOUTH
3/32" = 1'-0"



3 BUILDING SECTION
3/32" = 1'-0"



1 BUILDING SECTION
3/32" = 1'-0"

PROJECT
1 CROTON POINT CONDOMINIUM

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SEAL

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PROJECT No. **23017**

TITLE
BUILDING SECTIONS

SCALE
3/32" = 1'-0"

No.
A-301.00

PROJECT

1 CROTON POINT CONDOMINIUM

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SEAL

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PROJECT No. **23017**

TITLE

RENDERING

SCALE

NTS

No.

A-901.00

PROJECT

1 CROTON POINT CONDOMINIUM

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PROJECT No. **23017**

TITLE

RENDERING

SCALE

NTS

No.

A-902.00

PROJECT

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REVISIONS

07.17.24	VILLAGE BOARD SPECIAL PERMIT APPLICATION
08.06.24	PLANNING BOARD ISSUE
09.18.24	BOARD OF TRUSTEES WORK SESSION ISSUE
02.04.25	PLANNING BOARD ISSUE
02.26.25	PLANNING BOARD ISSUE
03.26.25	PLANNING BOARD ISSUE

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TITLE

RENDERING

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1 CROTON POINT CONDOMINIUM

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