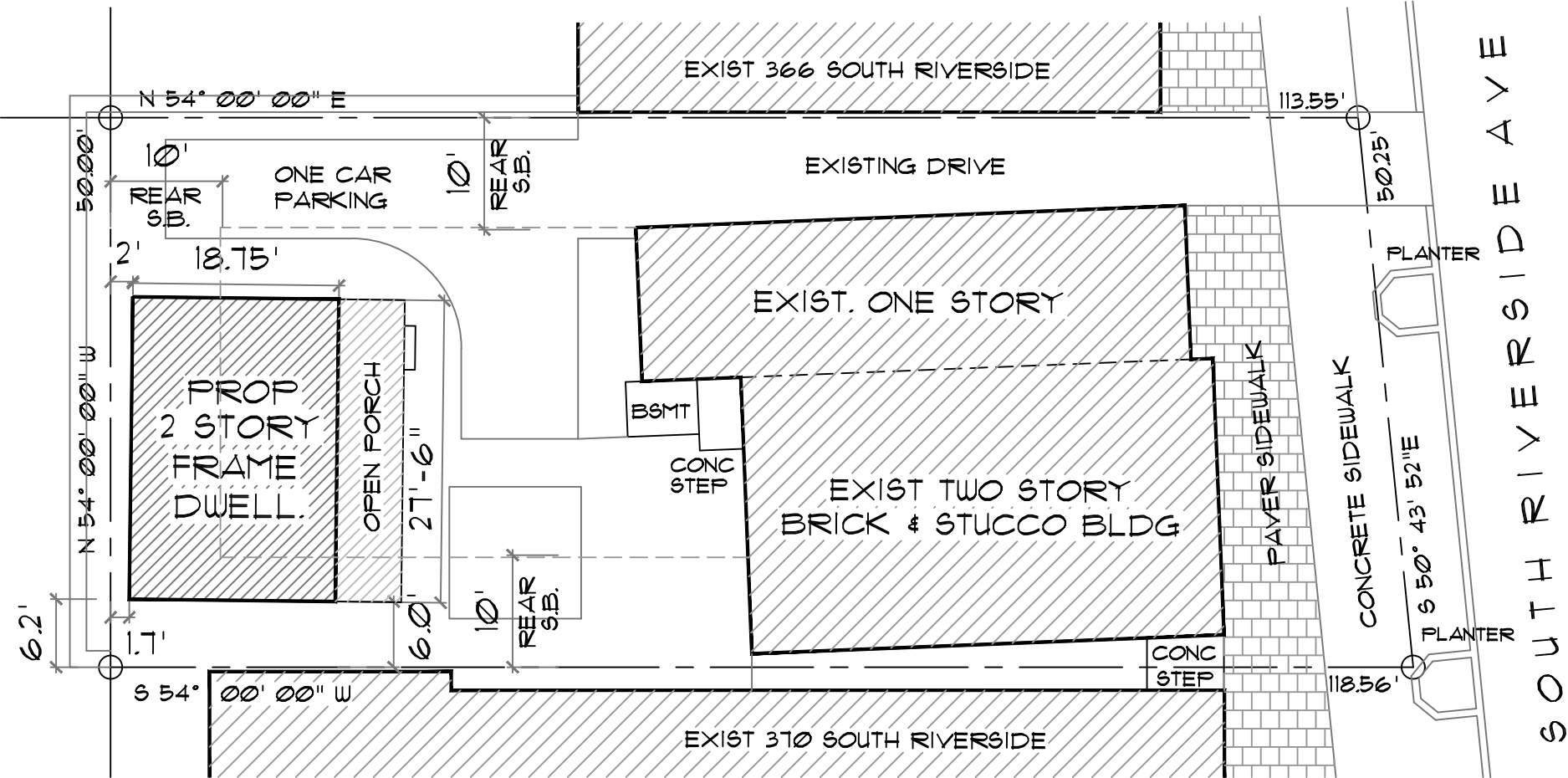
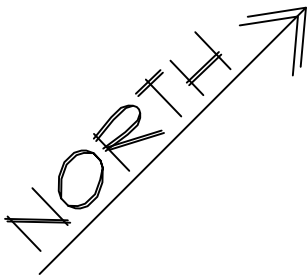




PLOT PLAN  
BASED ON  
SURVEY OF PROPERTY

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-2 GENERAL COMMERCIAL & HARMON/  
SOUTH RIVERSIDE GATEWAY OVERLAY DISTRICTS

| 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.<br>ACCESSORY BLDG | 0.0 FT OR<br>10.0 FT | 1 STORY<br>6.0 FEET | 2ND STORY ADDITION<br>4.0 FT VARIANCE GRANTED 5/27/25 |
| REAR YARD MIN.<br>ACCESSORY BLDG | 0.0 FT OR<br>10.0 FT | 1 STORY<br>1.7 FEET | 2ND STORY ADDITION<br>8.3 FT VARIANCE GRANTED 5/27/25 |
| MAXIMUN HEIGHT                   | 2 STORY<br>35 FEET   | 1 STORY<br>15 FEET  | 2 STORY<br>±21.5 FEET                                 |

368  
SOUTH  
RIVERSIDE  
AVENUE

CROTON ON HUDSON  
NEW YORK

ADDITION &  
ALTERATIONS

SBL # 79.13-1-71

JOHN POWER  
ARCHITECT

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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 |           |         |

PLOT PLAN &  
ZONING STUDY

Drawn by

Checked by

JJP

JJP

Project No.

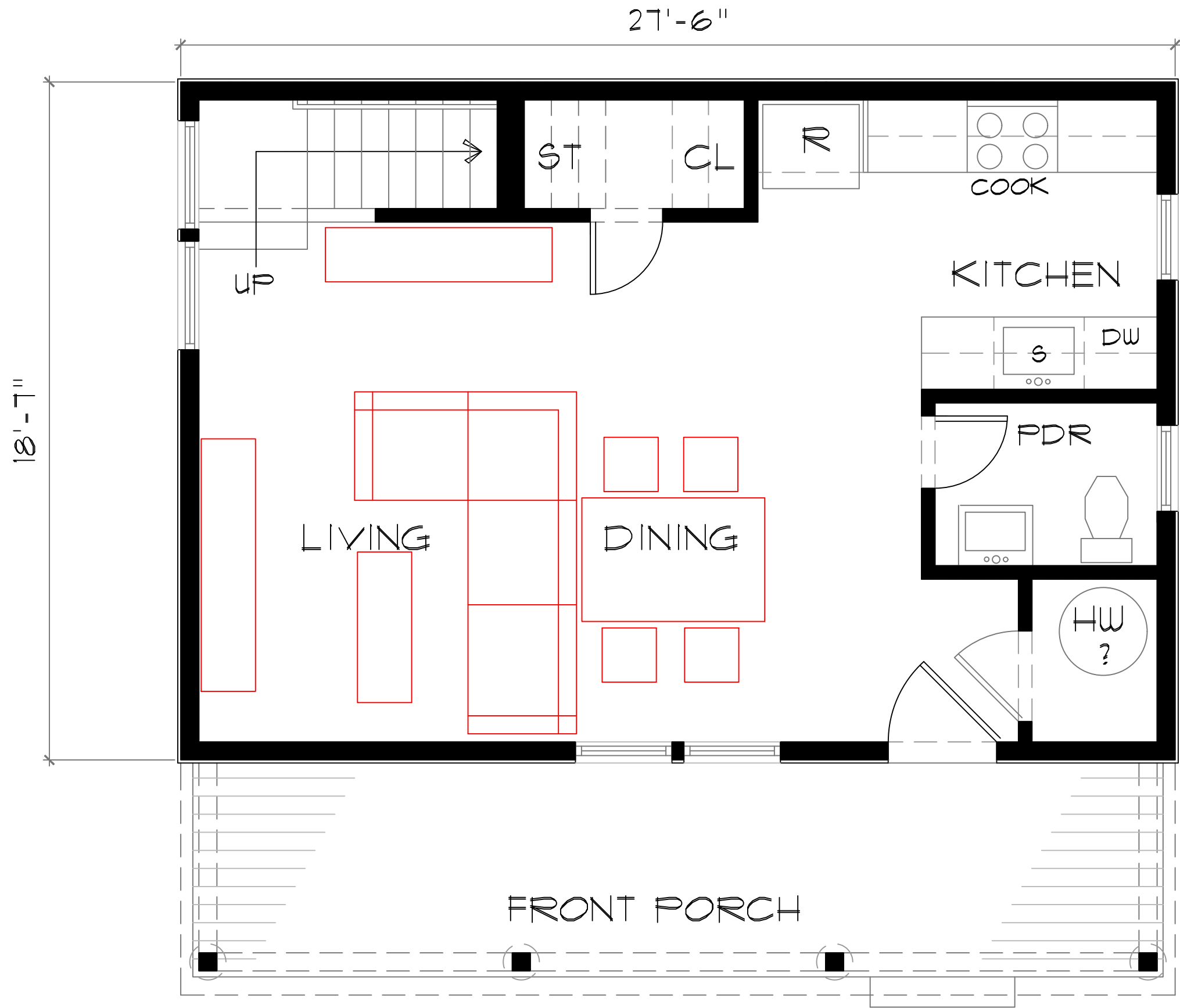
Scale

2025.03

1" = 15'-0"

Drawing No.

A = 2



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RIVERSIDE  
AVENUE  
CROTON ON HUDSON  
NEW YORK

ADDITION &  
ALTERATIONS  
SBL # 79.13-1-71

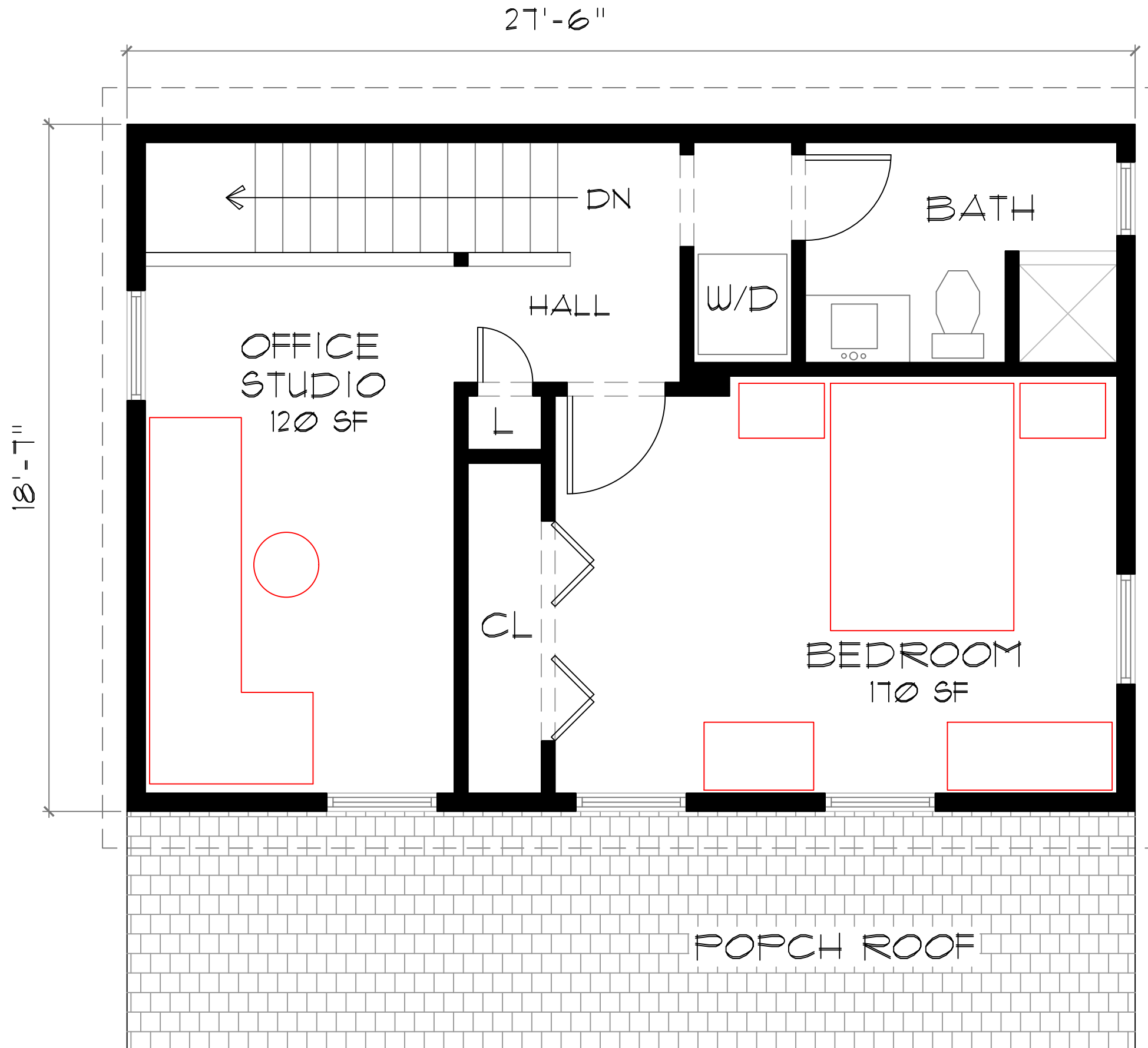
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|               |           |         |
|---------------|-----------|---------|
| ZBA SUBMIT.   | 4/1/25    |         |
| SCHEM. DESIGN | 3/24/25   |         |
| SCHEM. DESIGN | 3/20/25   |         |
| No.           | Revisions | Date    |
| PROJECT START |           | 3/12/25 |
| Drawing Title |           |         |

FIRST FLOOR PLAN  
CONSTRUCTION PLAN

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

A = 4



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SOUTH  
RIVERSIDE  
AVENUE  
CROTON ON HUDSON  
NEW YORK

ADDITION &  
ALTERATIONS  
SBL # 79.13-1-71

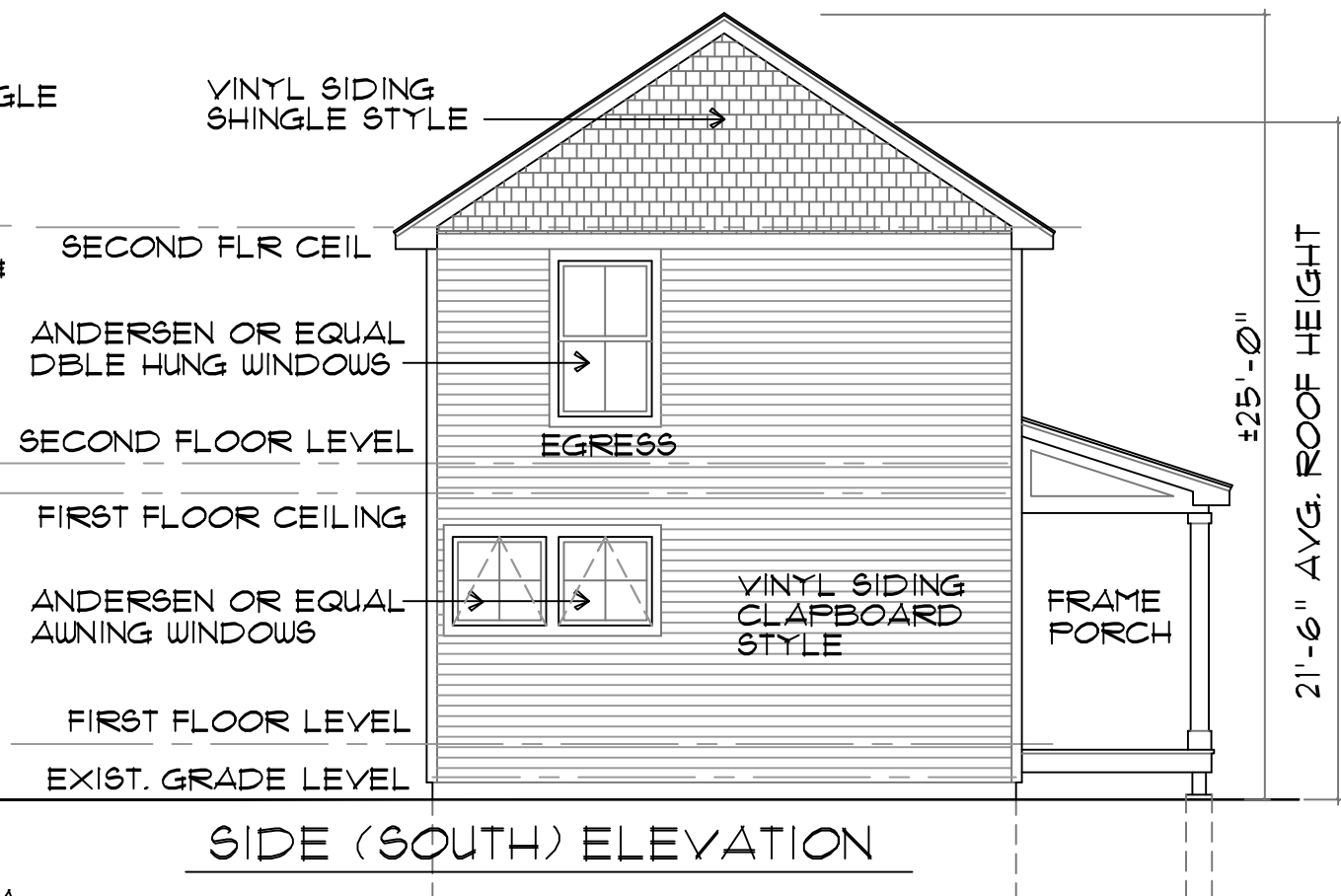
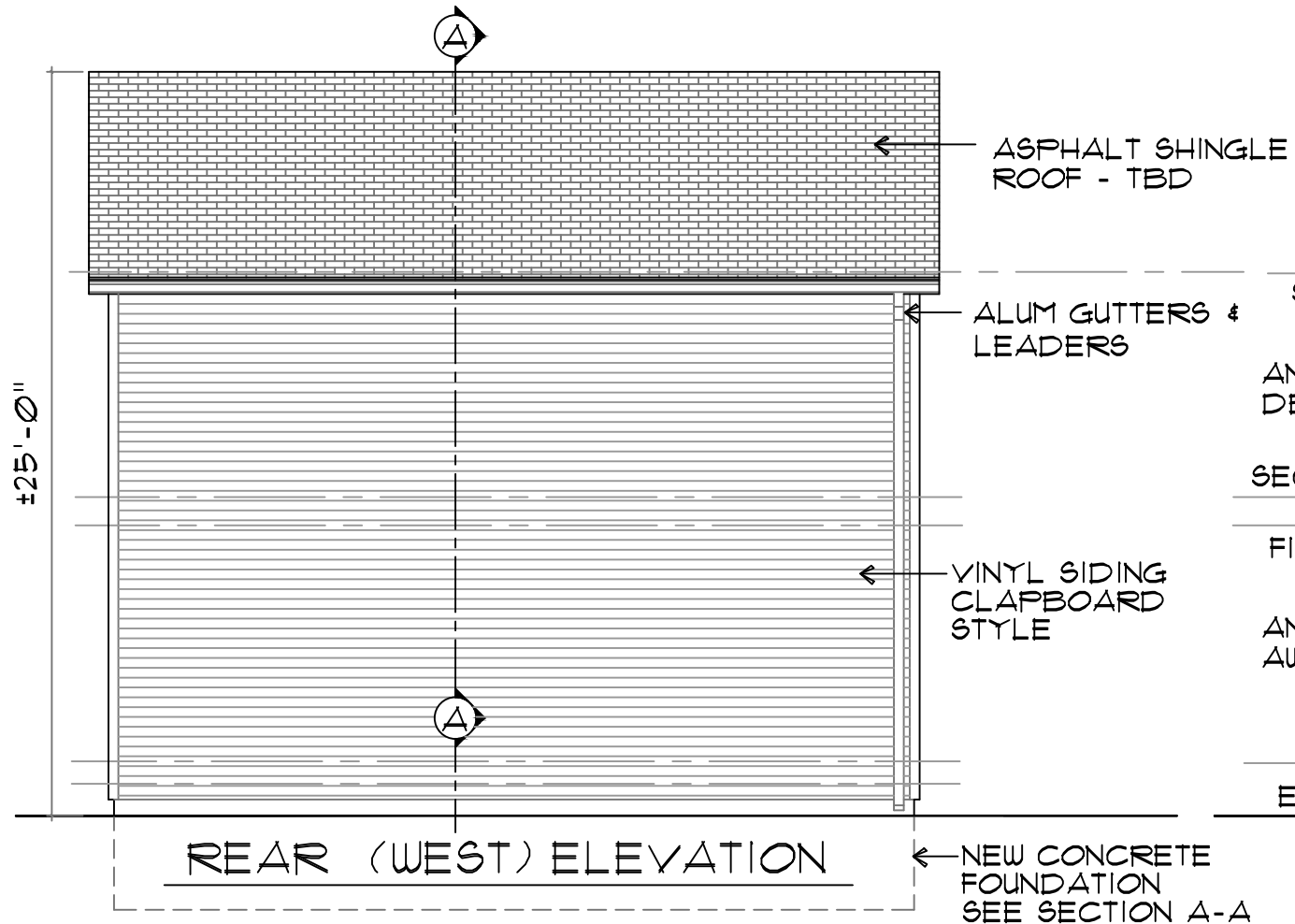
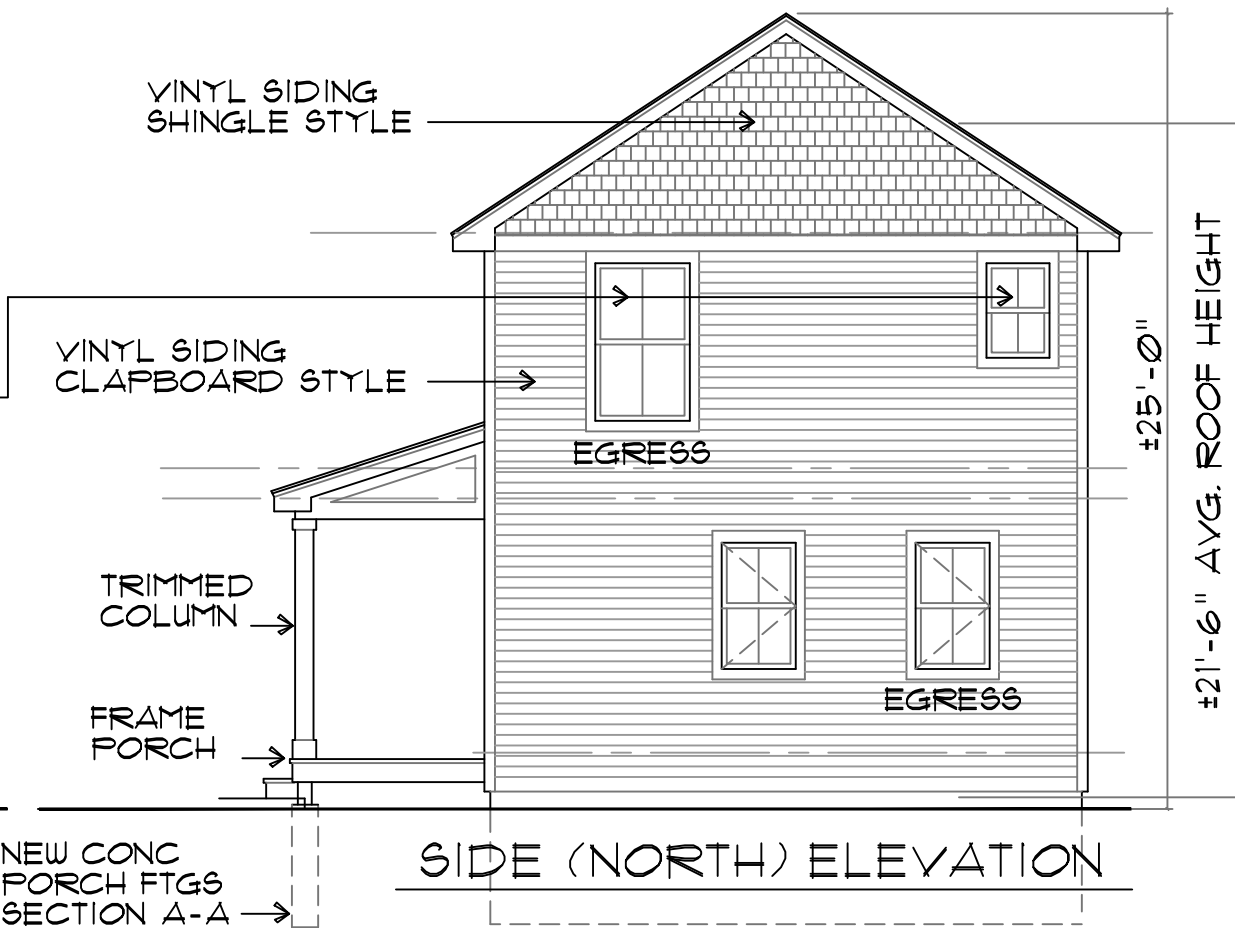
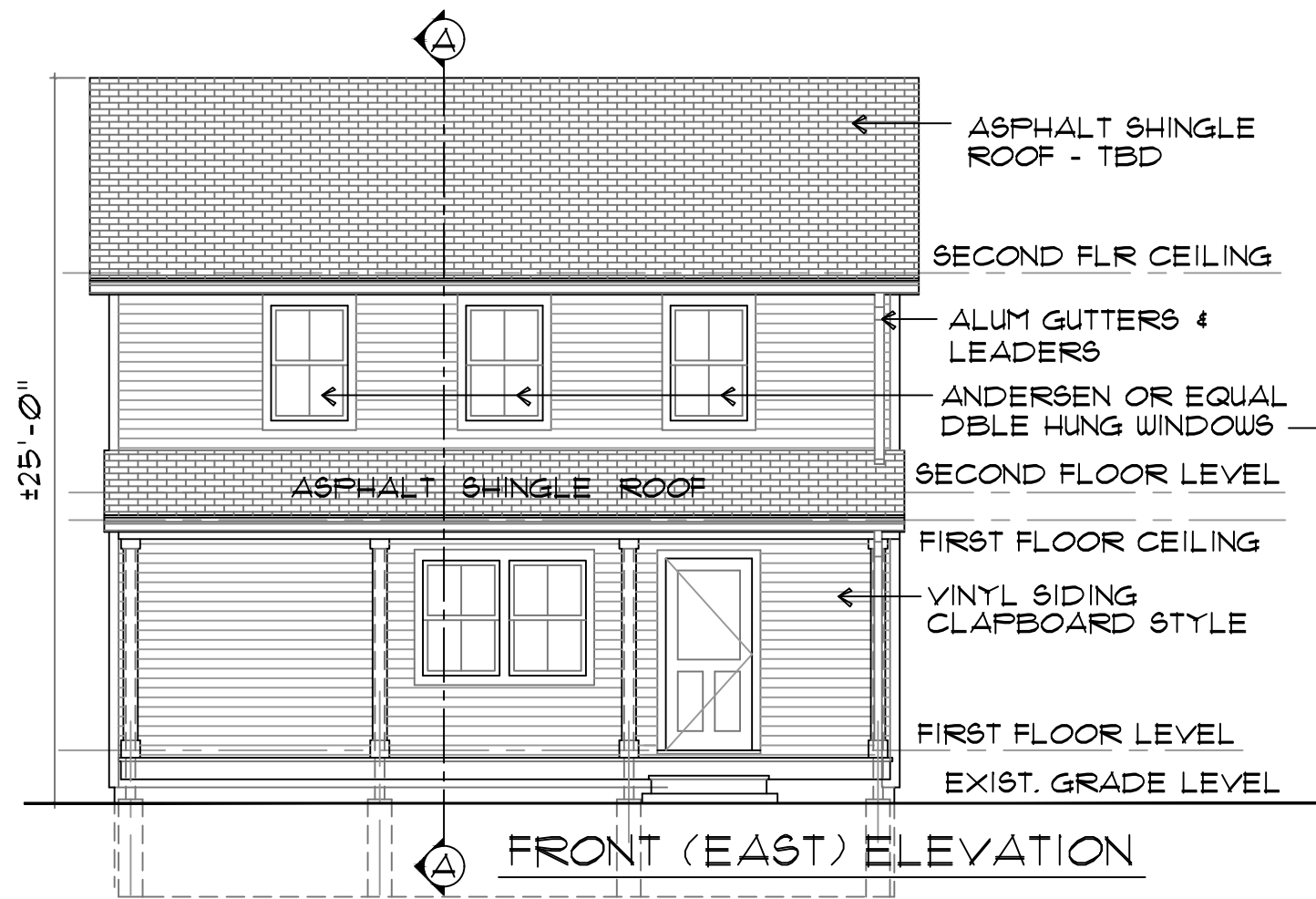
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|               |           |         |
|---------------|-----------|---------|
| ZBA SUBMIT.   | 4/1/25    |         |
| SCHEM. DESIGN | 3/24/25   |         |
| SCHEM. DESIGN | 3/20/25   |         |
| No.           | Revisions | Date    |
| PROJECT START |           | 3/12/25 |
| Drawing Title |           |         |

SECOND FLOOR PLAN  
CONSTRUCTION PLAN

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

A = 5



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SOUTH  
RIVERSIDE  
AVENUE  
CROTON ON HUDSON  
NEW YORK

ADDITION &  
ALTERATIONS  
SBL# 79.13-1-71

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|               |           |
|---------------|-----------|
| ZBA SUBMIT.   | 4/1/25    |
| SCHEM. DESIGN | 3/24/25   |
| SCHEM. DESIGN | 3/20/25   |
| No.           | Revisions |
| PROJECT START | 3/12/25   |
| Drawing Title |           |

ELEVATIONS

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

A-6