

RESIDENCE AT 13 FINNEY FARM ROAD

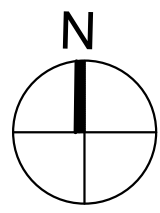
CROTON-ON-HUDSON, NY 10520

C G A S T U D I O A R C H I T E C T S

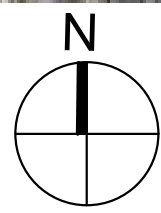
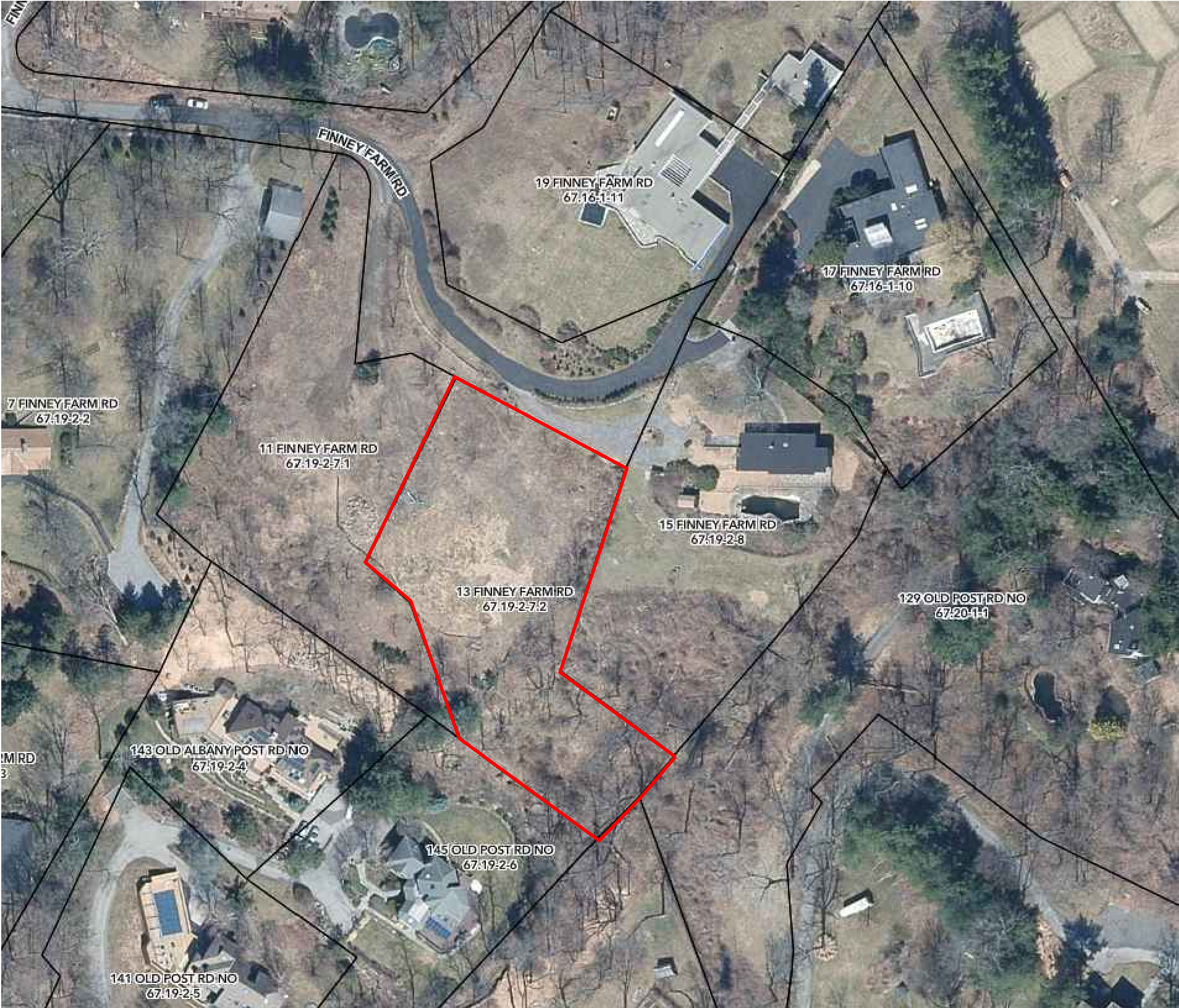
1 2 S P R I N G S T R E E T , H A S T I N G S . O N . H U D S O N , N Y 1 0 7 0 6



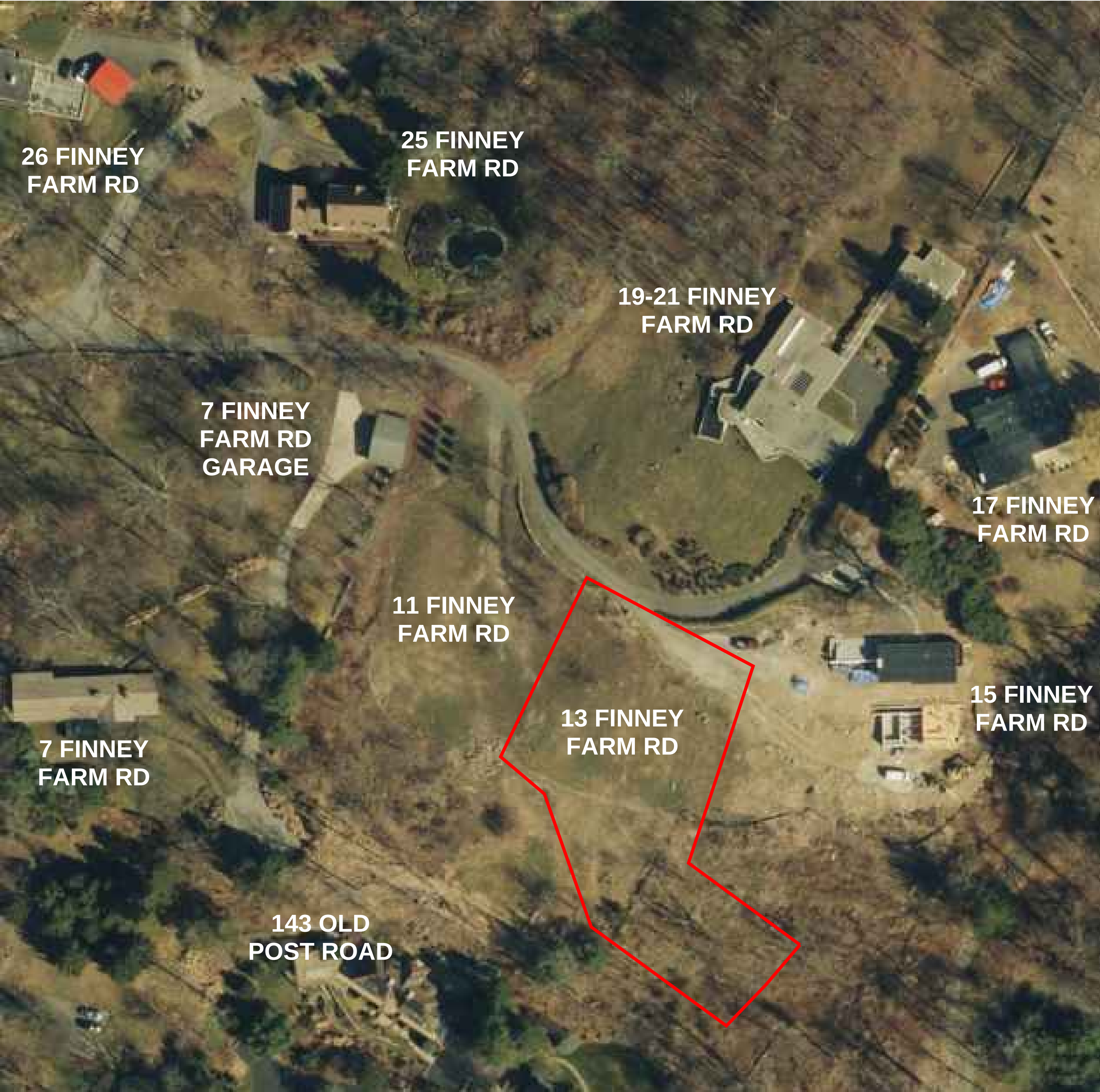
OWNER	ARCHITECT	ENGINEER	LIST OF DRAWINGS	DATES
ELLEN & STEPHEN STIBLER	CGA STUDIO ARCJITECTS CHRISTINA GRIFFIN AIA CPHC 12 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM	RALPH G. MASTROMONACO, PE PC CIVIL CONSULTING ENGINEERS 13 DOVE COURT CROTON-ON-HUDSON, NY 10520 914.271.4762 RALPHGMASTROMONACO@GMAIL.COM	A-0 TITLE SHEET, RENDERING, DATES, LIST OF DRAWINGS S-1A AERIAL VIEWS OF SITE S-1B PHOTOS OF NEIGHBORING PROPERTIES S-1C PHOTOS OF THE SITE S-2 SITE PLAN, ZONING DATA & PLANTING LEGEND A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 ROOF PLAN A-4 BASEMENT PLAN A-5 FRONT ELEVATION & LEGEND FOR COLOR AND MATERIAL SCHEME A-6 SOUTH & REAR ELEVATION A-7 NORTH ELEVATION A-8 SCHEMATIC HOUSE SECTIONS	PLANNING BOARD SUBMISSION08-14-25



LOCATION MAP



AERIAL VIEWS OF SITE



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PROPOSED RESIDENCE AT
13 FINNEY FARM ROAD
CROTON-ON-HUDSON, NY 10520

Project Submitted

PLANNING BD SUBMISSION 8-14-25



Scale As Shown

Drawing Title
AERIAL VIEWS OF SITE

S-1A

Sheet Number



VIEW OF 15, 19 & 17 FINNEY FARM RD



VIEW OF 7 FINNEY FARM RD



APPROXIMATE VIEWS FROM PROPOSED DRIVEWAY



VIEWS OF NEIGHBORING PROPERTIES & CONTEXT





VIEW FROM THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING WEST



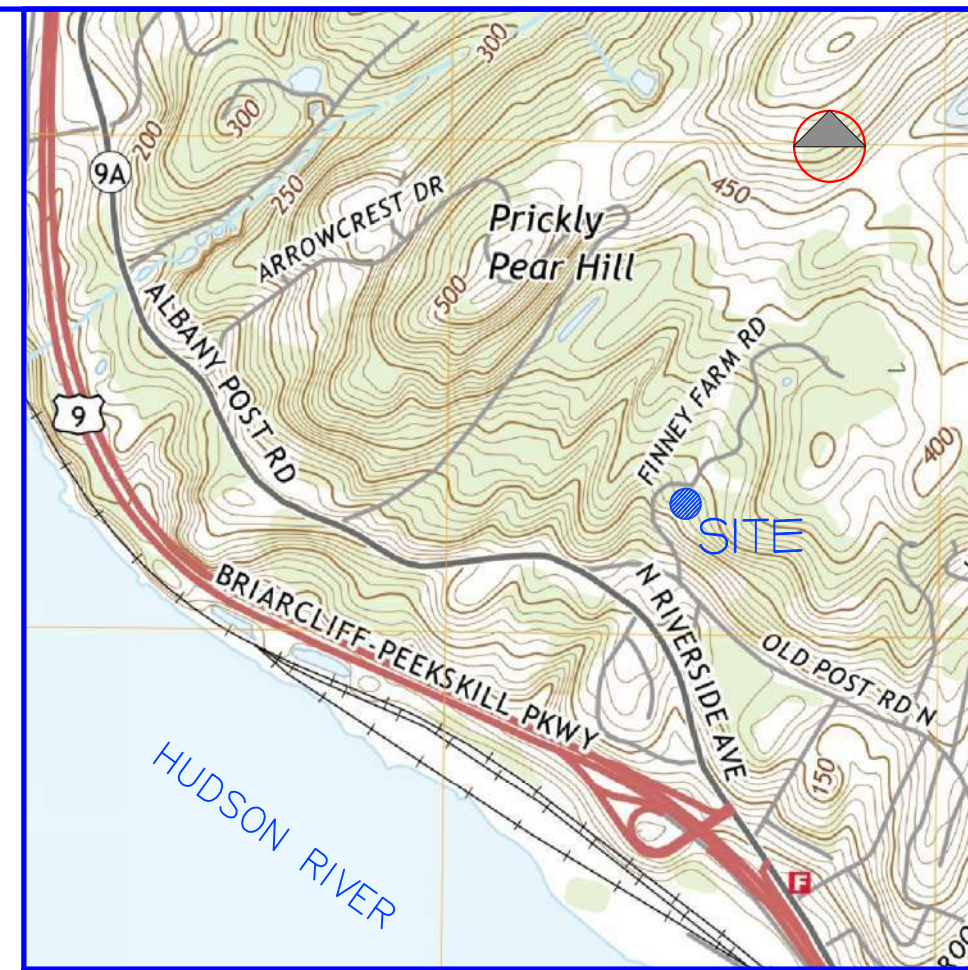
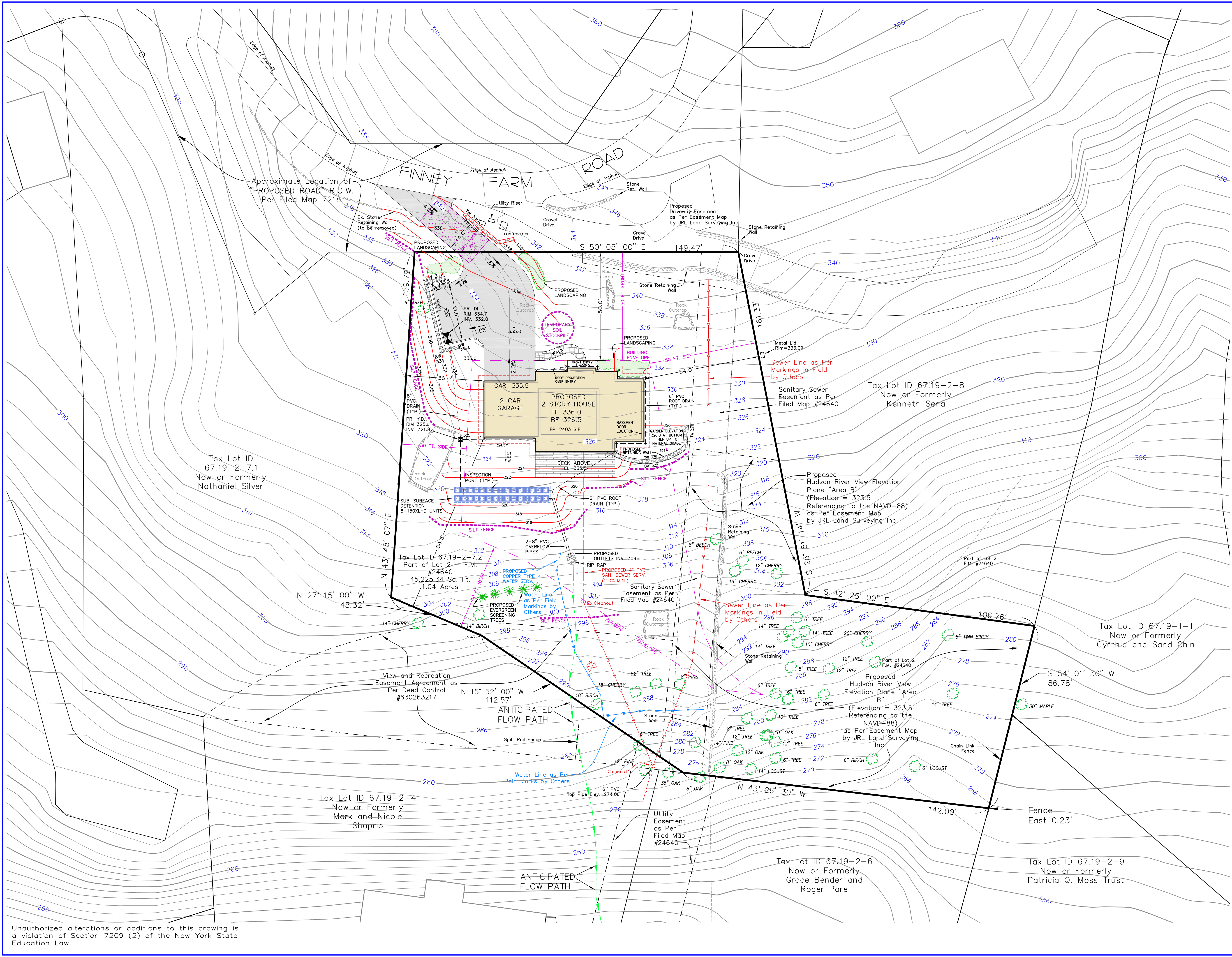
VIEW OF THE SITE LOOKING SOUTH



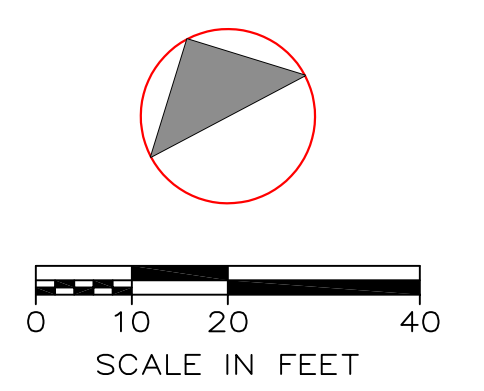
VIEW OF THE SITE LOOKING NORTHWEST

Project Submitted	
PLANNING BD SUBMISSION	8-14-25





LOCATION MAP
N.T.S.



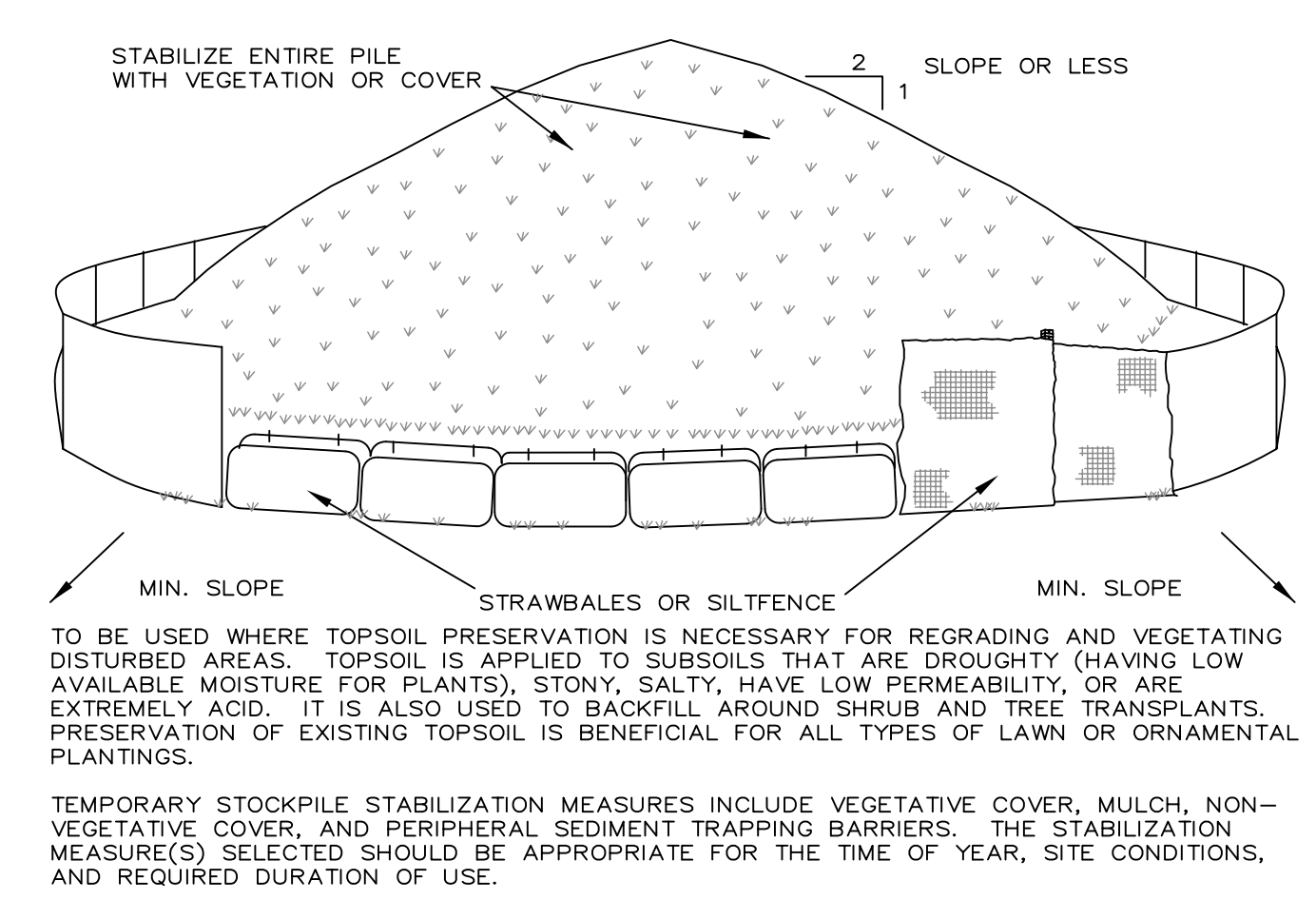
ZONING COMPLIANCE CHART		
SECTION 67.19, BLOCK 2, LOT 7.2		
DISTRICT: RA-40		
TOTAL LOT AREA: 42,225 SF - 1.04 AC		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	45,225 SF
MINIMUM LOT WIDTH	150'	162'
MINIMUM LOT DEPTH	200'	206'
MINIMUM YARD DIMENSIONS		
FRONT	50'	50.0'
SIDE (1 YARD/TOTAL YARDS)	30'/80'	36.0'/90.0'
REAR	40'	84.5'
PROPOSED FLOOR AREA		
FIRST FLOOR	-	1,775 S.F.
SECOND FLOOR	-	642 S.F.
BASEMENT	-	1,408 S.F.
TOTAL FLOOR AREA	-	3,825 S.F.
FLOOR AREA RATIO (H/SRGD)	0.15	0.08
MAX. BLDG COVERAGE	20%	5.3%
MAXIMUM HEIGHT (H/SRGD)		
STORIES	2 1/2	2
FEET	35'	24.8'
OFF STREET PARKING	2/DU	5/DU

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SITE PLAN
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025
SHEET 1 OF 2 SHEETS

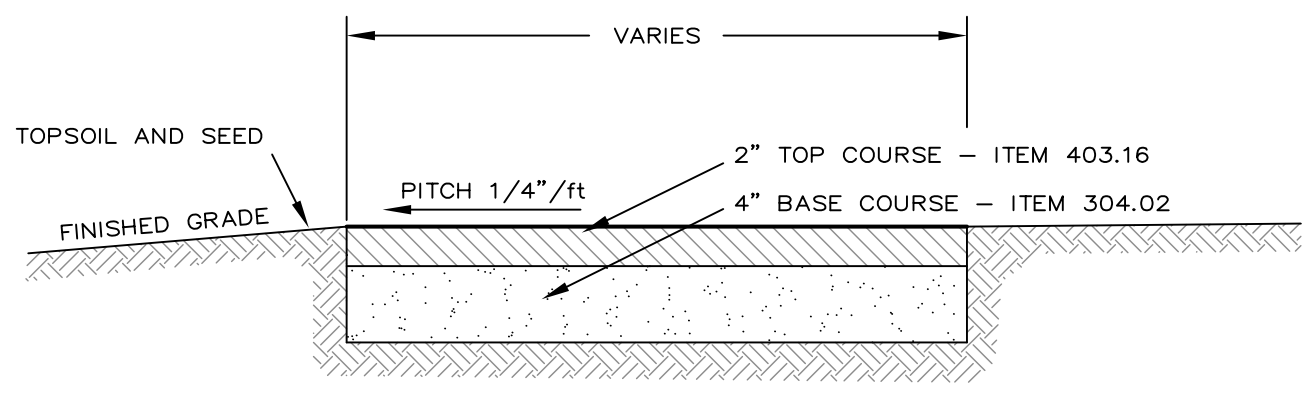
Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

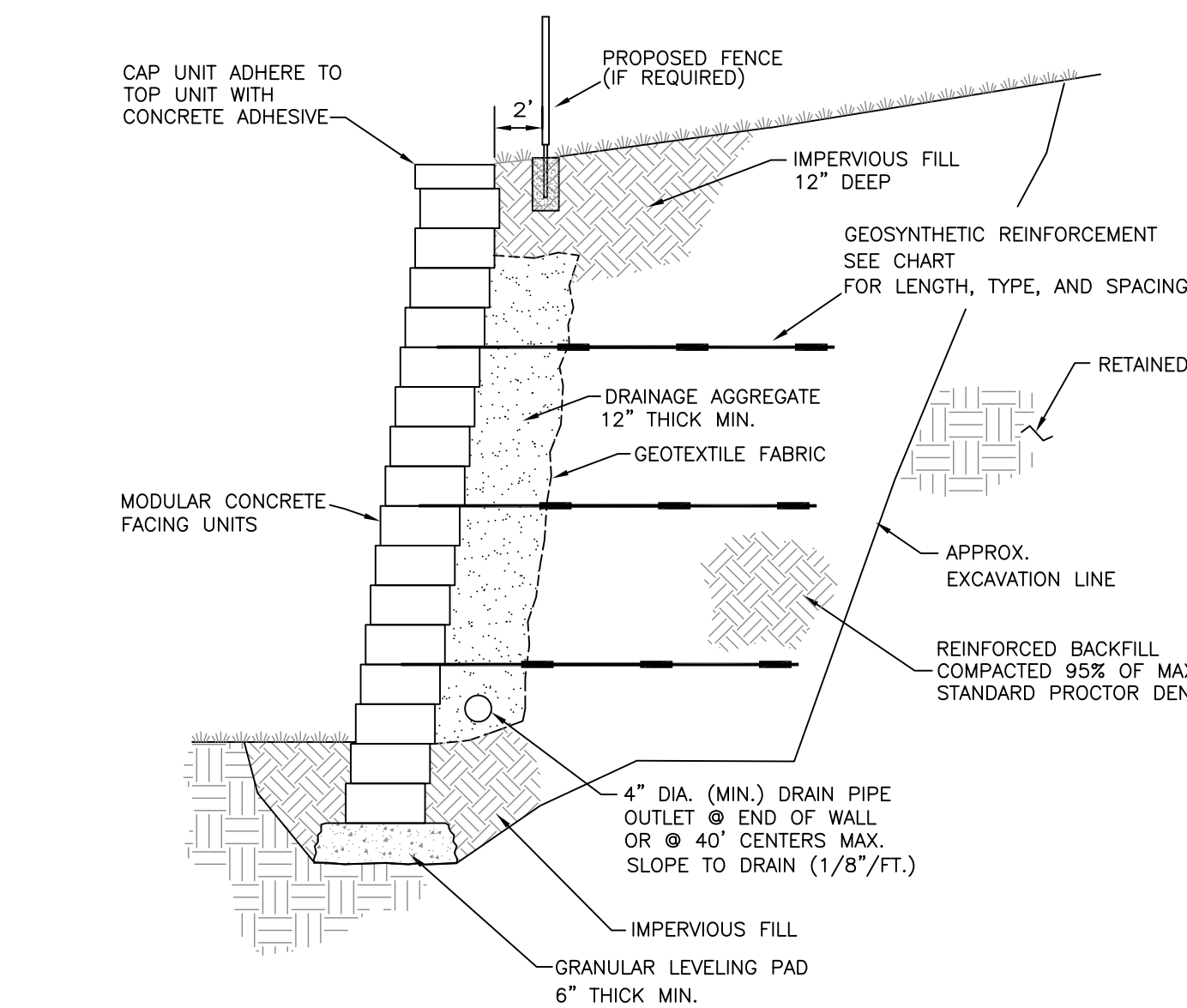
SOIL STOCKPILING
N.T.S.



ASPHALT PAVEMENT SECTION
N.T.S.

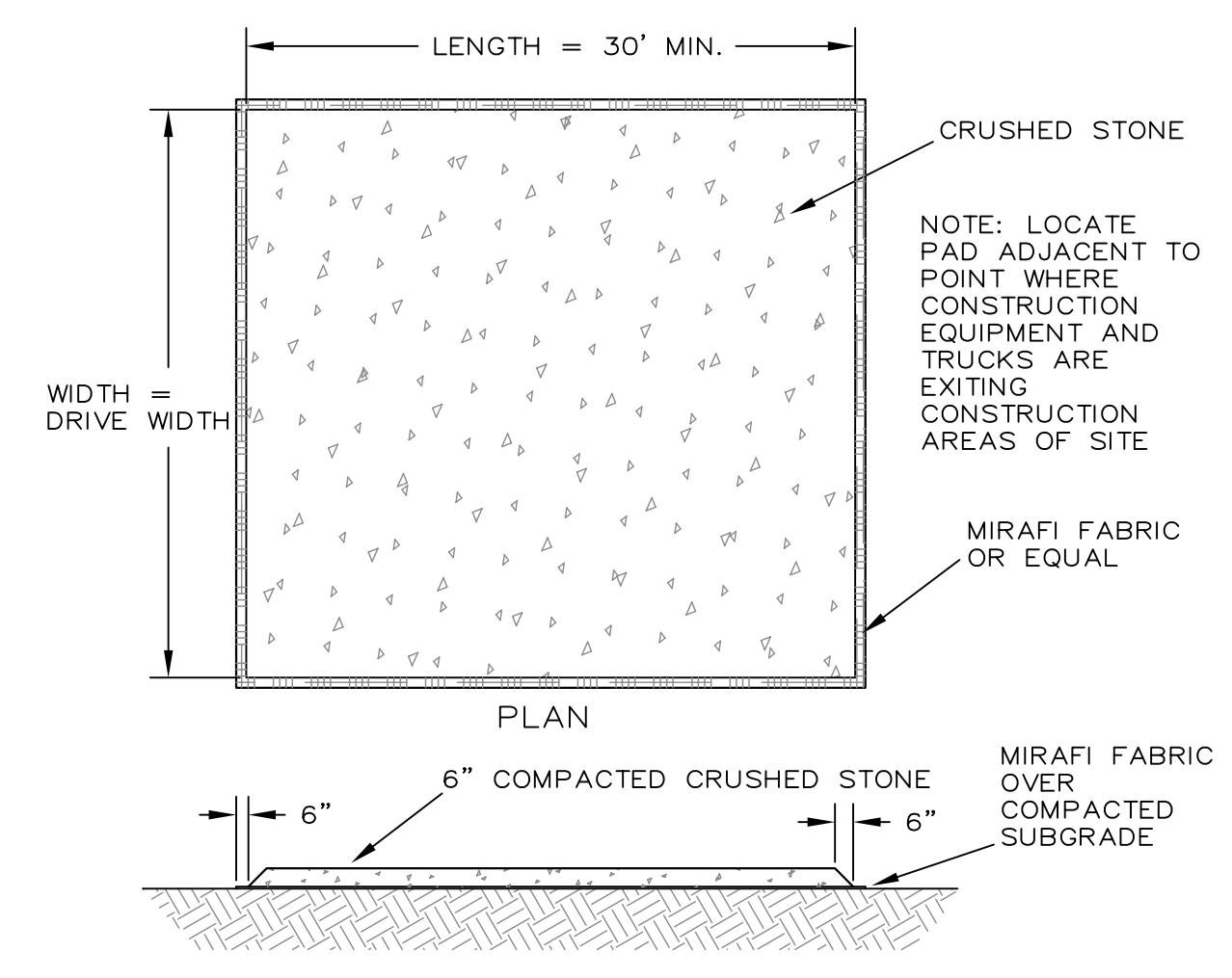
Level Backfill

H (feet)	D (feet)	L (feet)	layers	VERSA-Grid
4	0.5	4.0	1	VG 3.0
5	0.5	4.5	2	VG 3.0
6	0.5	5.0	2	VG 3.0
7	1.0	5.5	3	VG 3.0
8	1.0	6.0	4	VG 3.0
9	1.0	6.5	5	VG 3.0
10	1.0	7.0	6	VG 3.0
12	1.0	8.5	7	VG 3.0

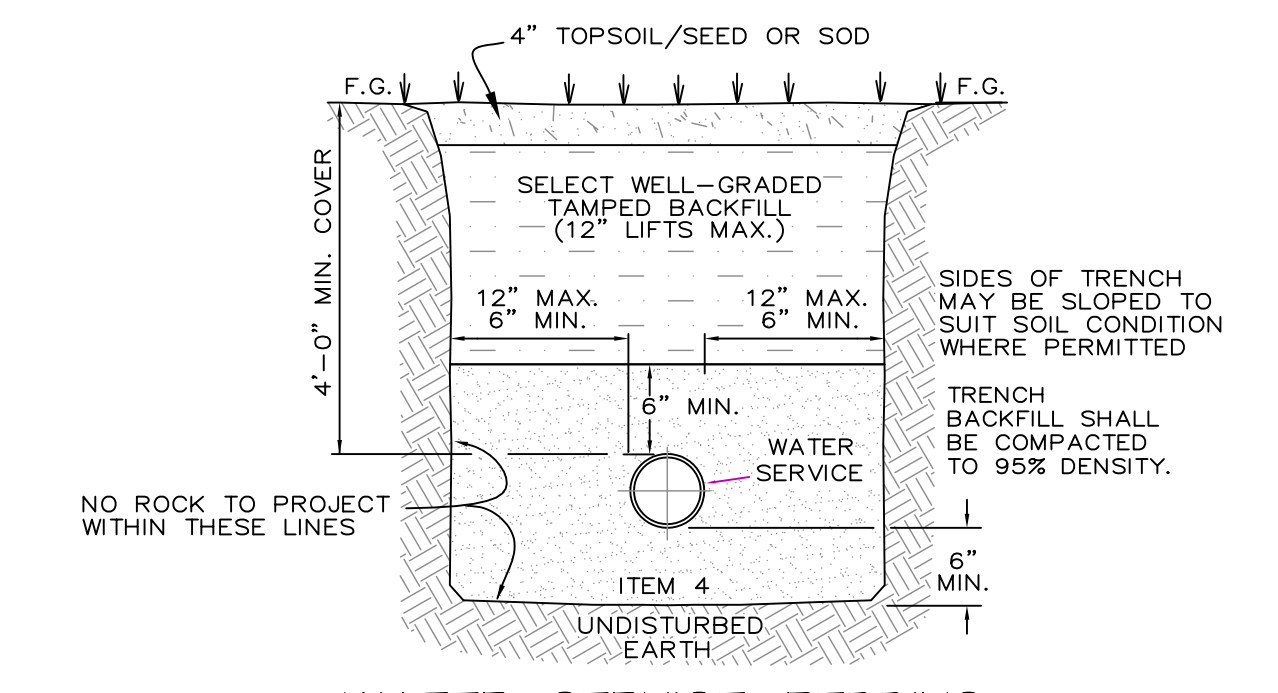


TYPICAL SECTION-REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT (VERSA-LOK OR APPROVED EQUAL)
N.T.S.

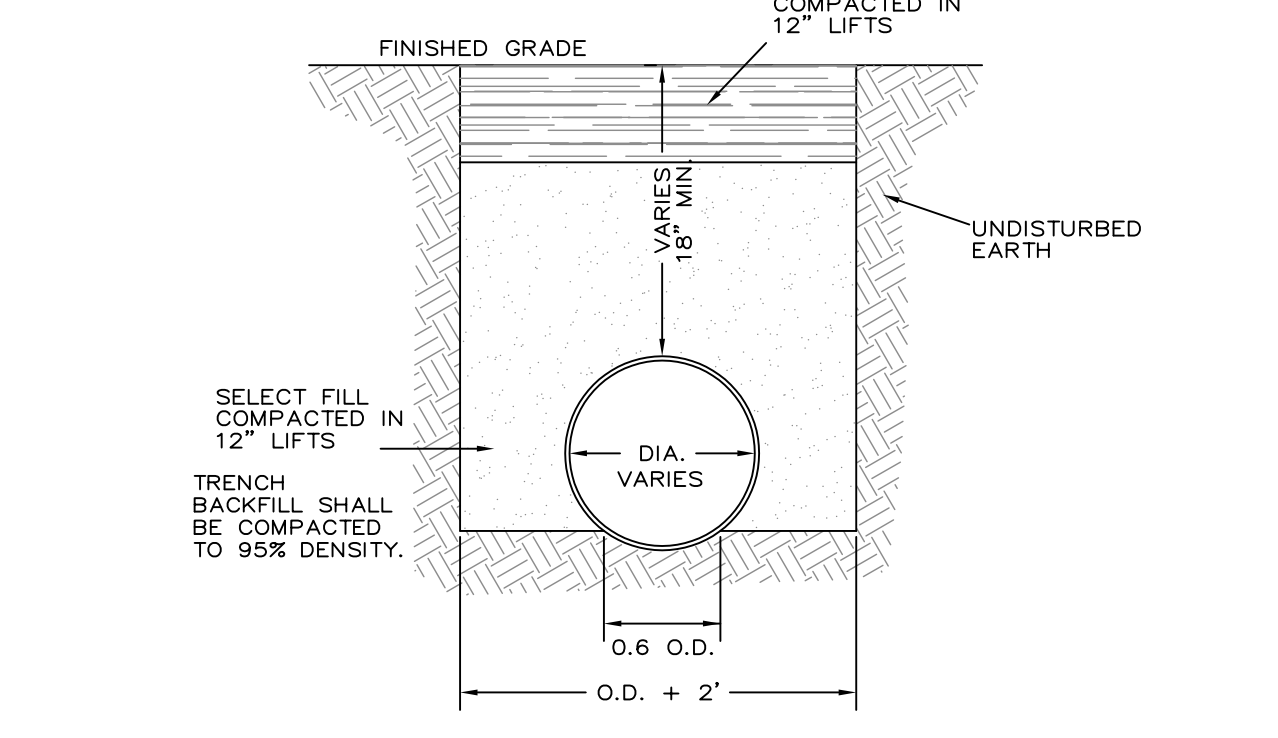
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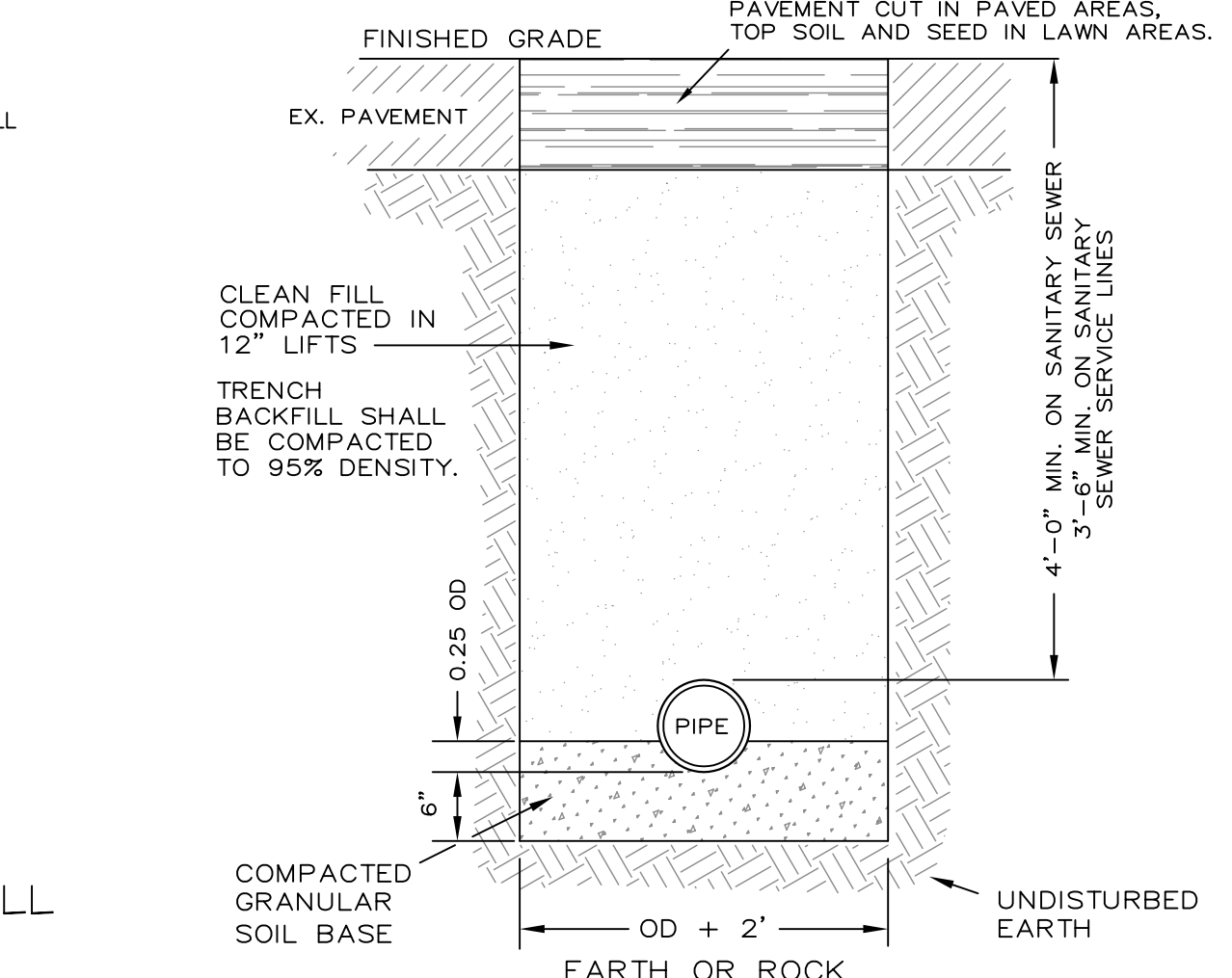
ANTI-TRACK PAD
N.T.S.



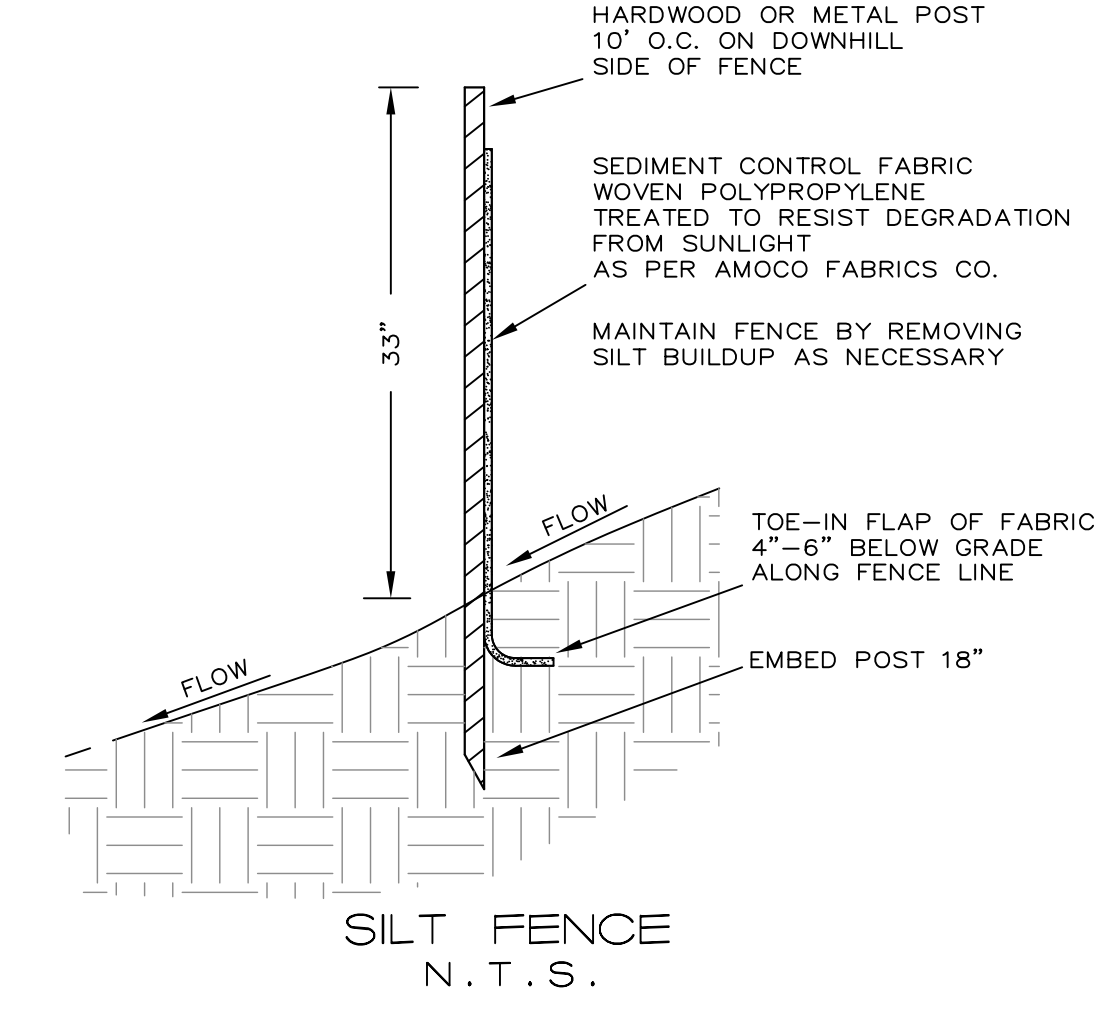
WATER SERVICE BEDDING
N.T.S.



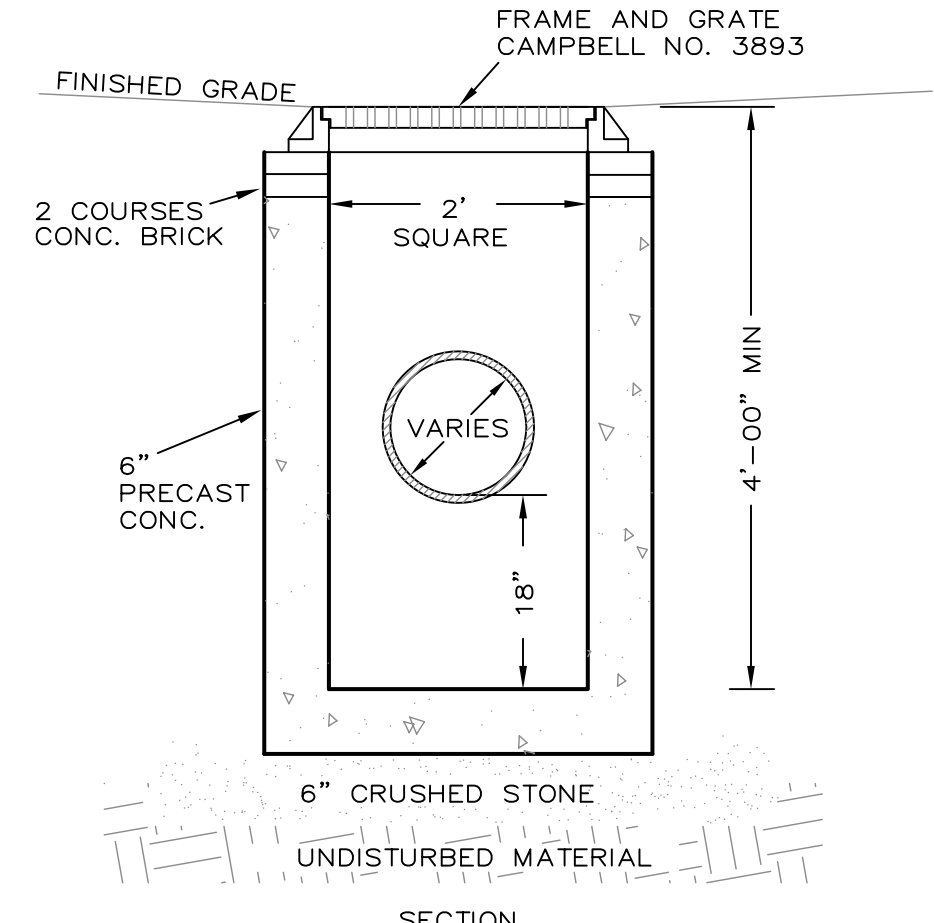
DRAIN PIPE BEDDING
N.T.S.



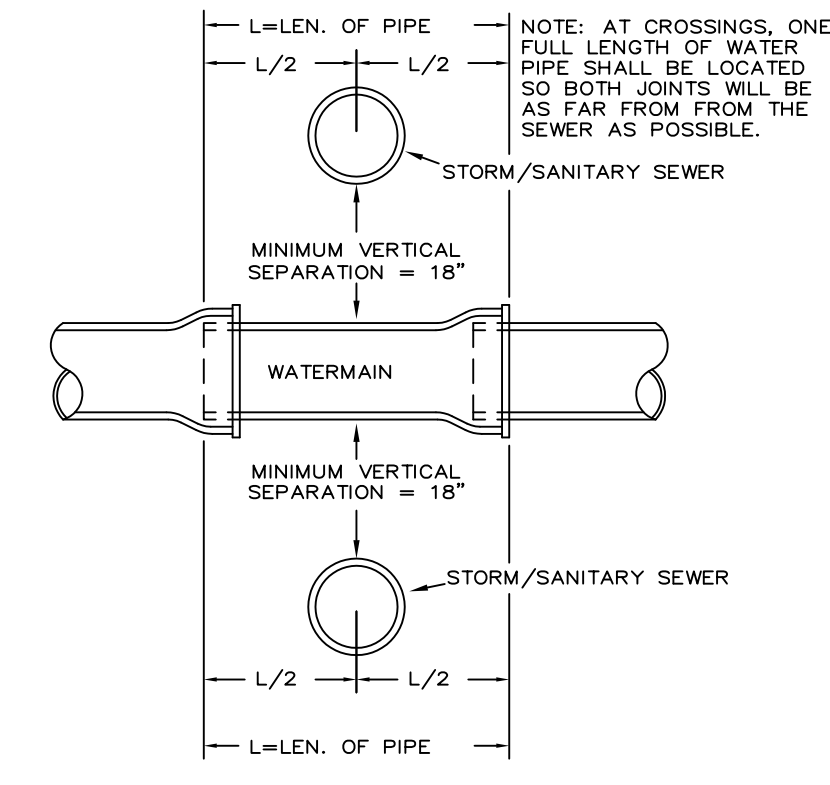
SEWER TRENCH AND PIPE
BEDDING DETAIL
N.T.S.



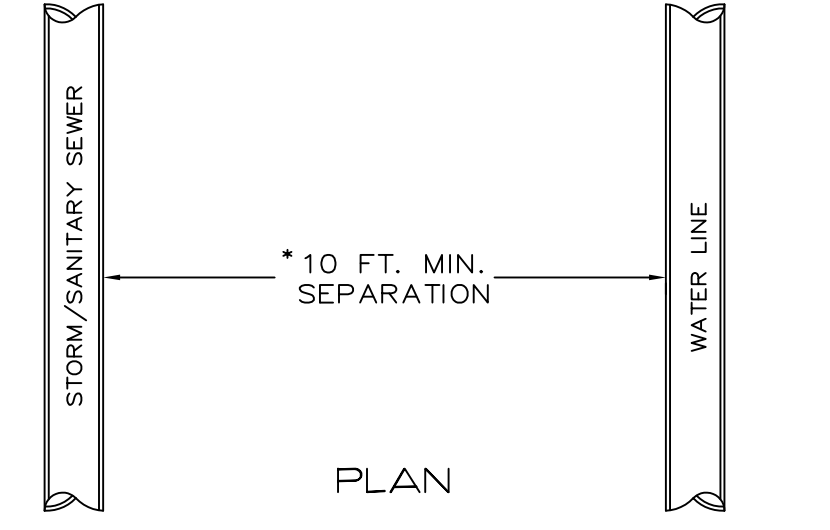
SILT FENCE
N.T.S.



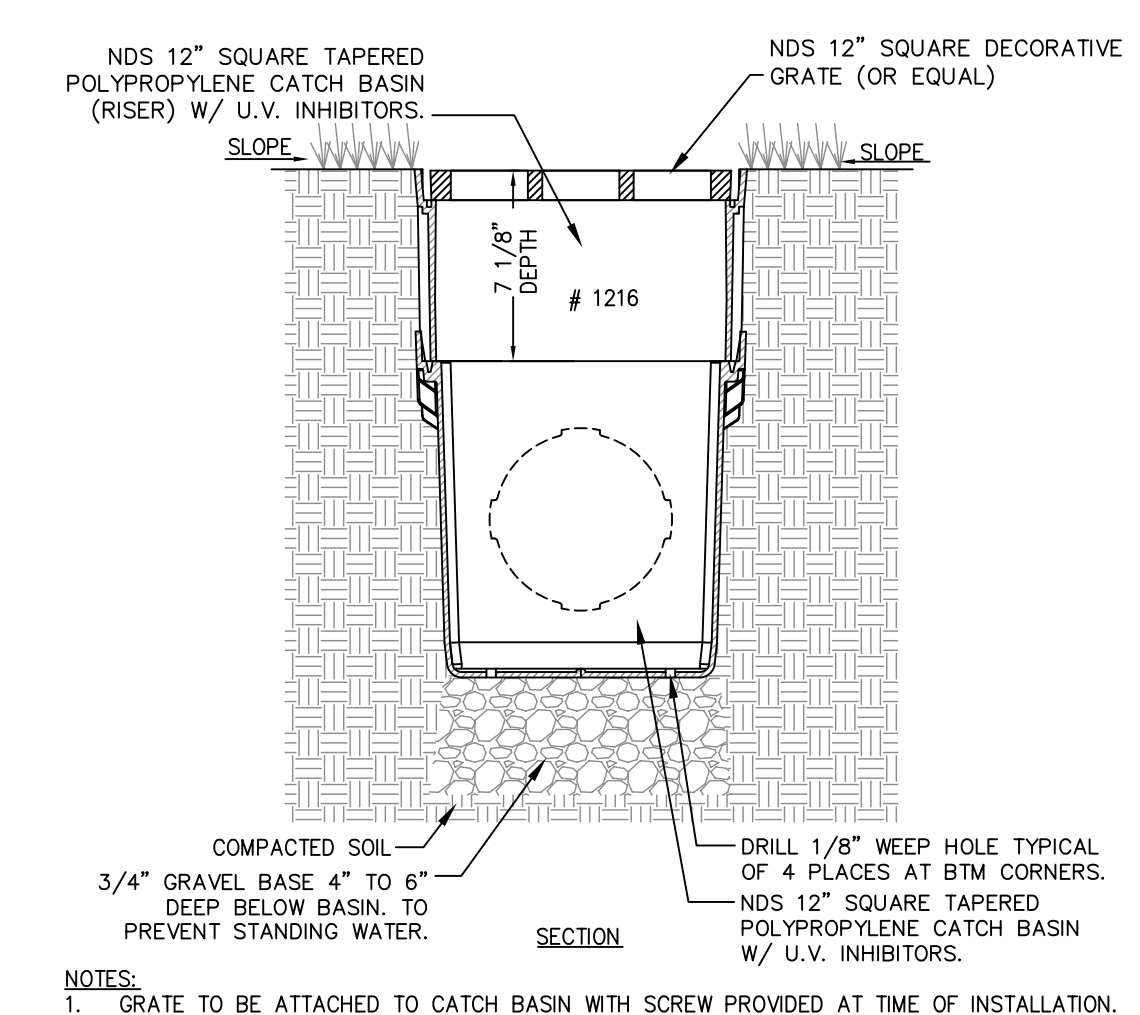
DRAIN INLET
N.T.S.



DRAIN/SEWER
WATER MAIN CROSSING
N.T.S.

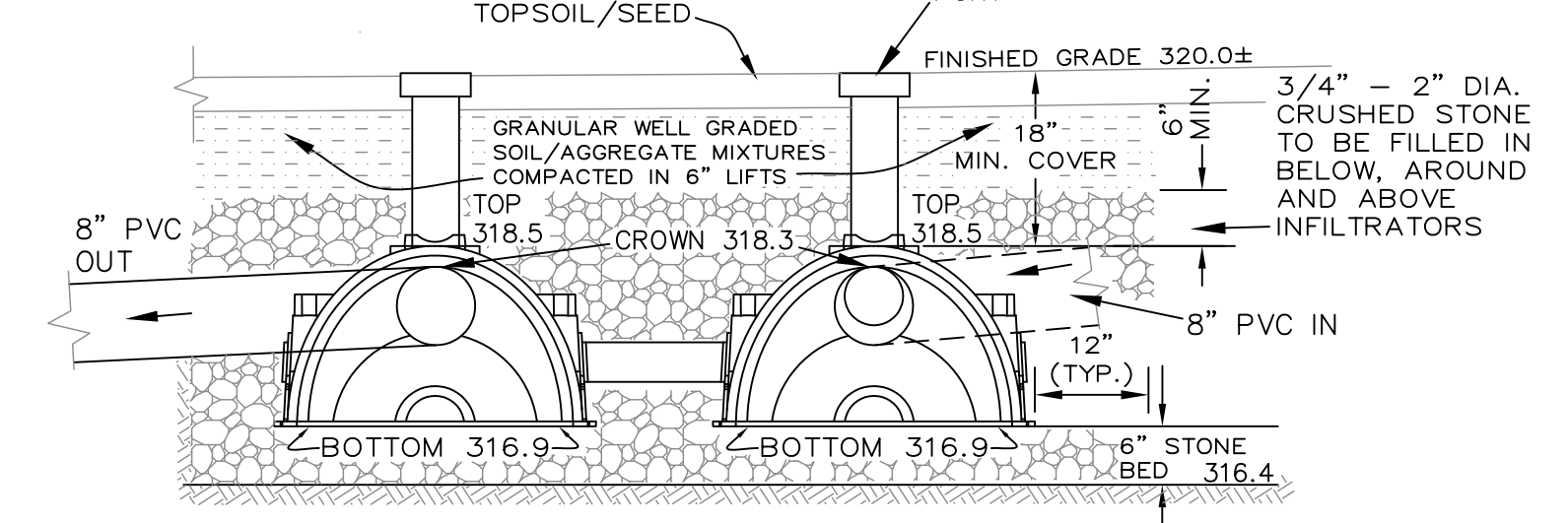


DRAIN/SEWER/WATER SEPARATION
N.T.S.

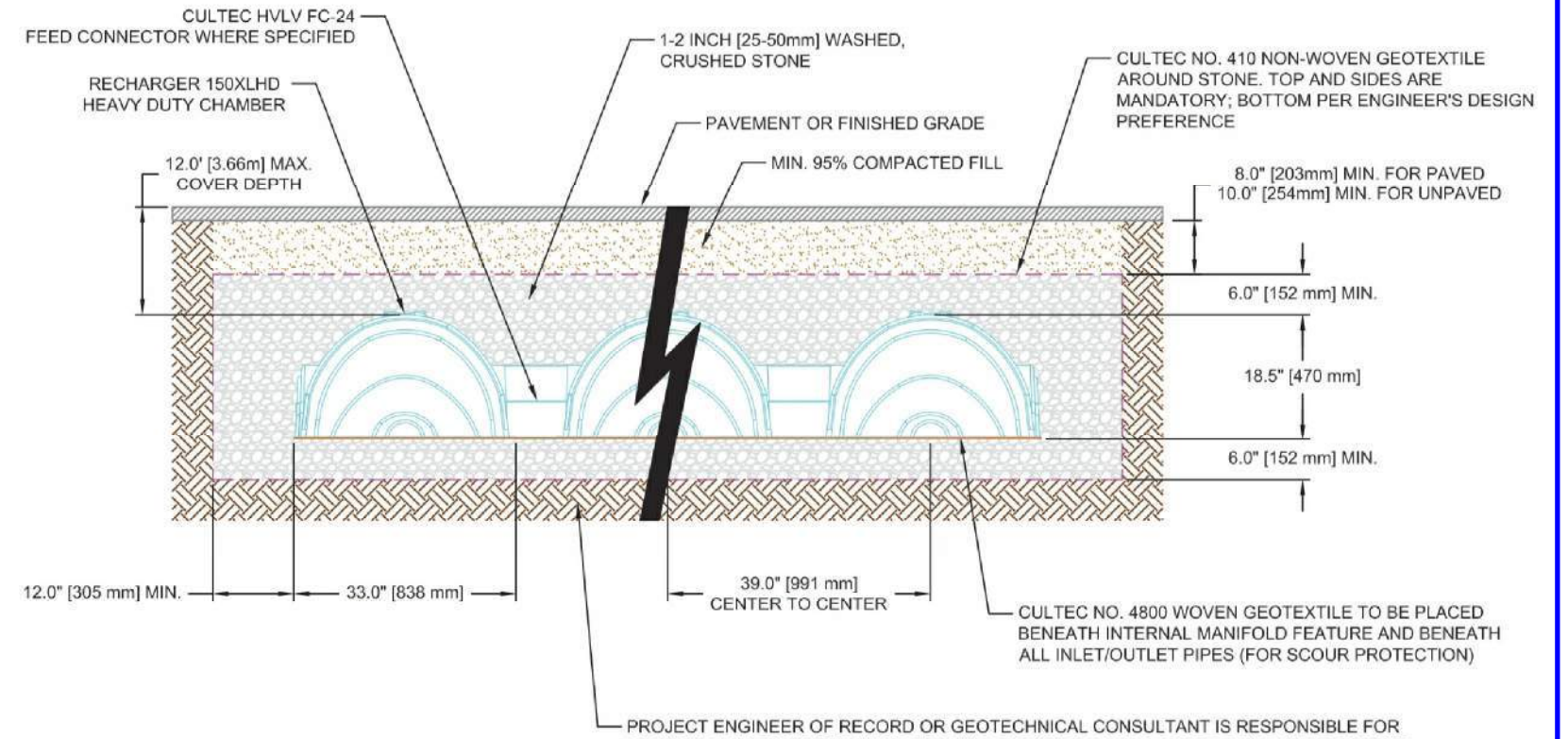


YARD DRAIN
(NDS OR EQUAL)
N.T.S.

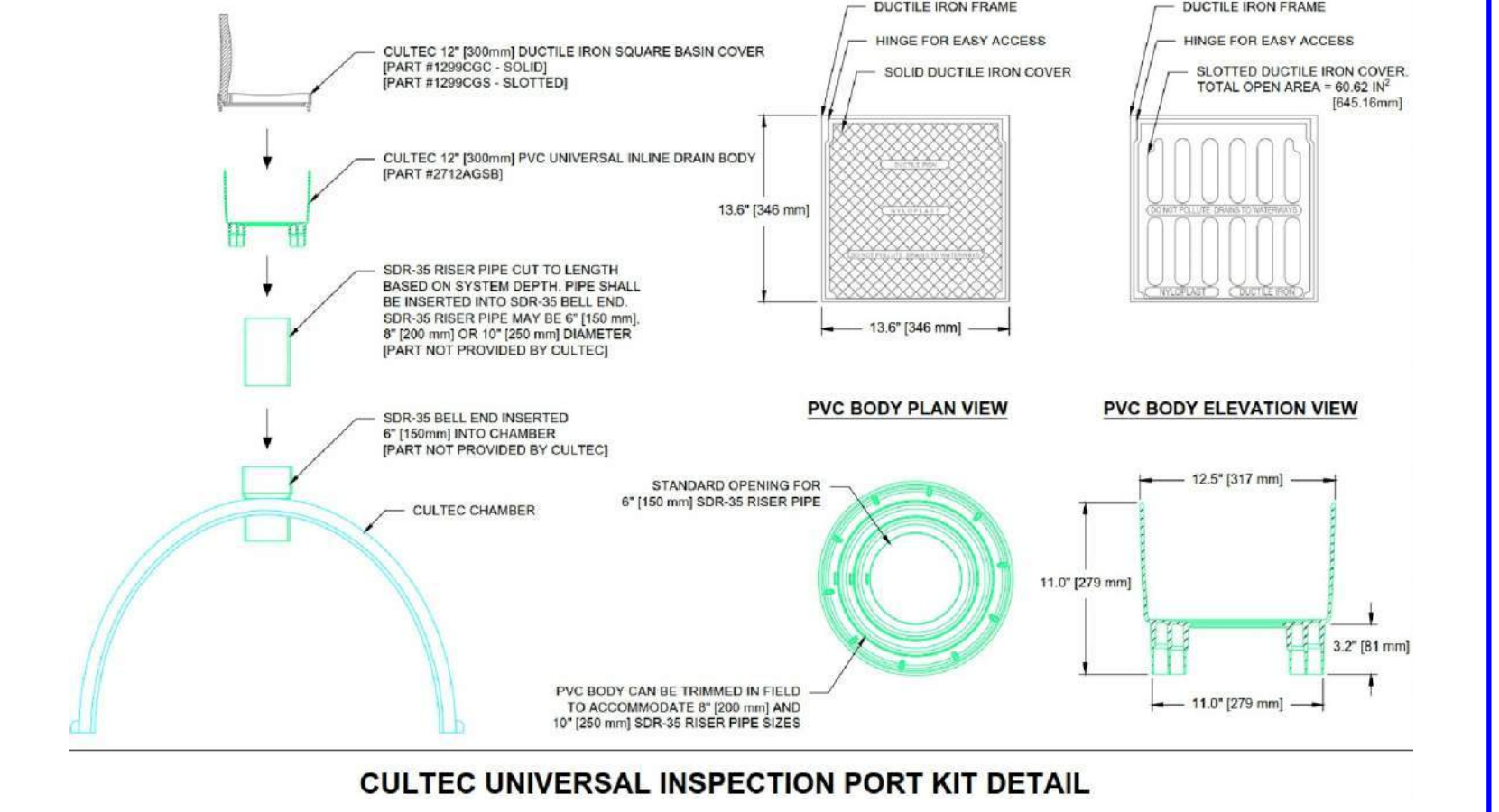
- MAINTENANCE NOTES:
1. INSPECT INFILTRATION CHAMBER PORT EVERY SIX MONTHS.
 2. REMOVE SILT INSIDE CHAMBER IF ACCUMULATION REACHES SIX INCHES.



SUBSURFACE DETENTION
SYSTEM
8 - 150XLD CHAMBERS
N.T.S.



CULTEC 150XLD - TYPICAL INSTALLATION
N.T.S.



CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL 811 (DIG-SAFELY NY) (FORMERLY CODE 753).
2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE VILLAGE.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE VILLAGE AND LOCAL POWER COMPANY.

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF CROTON-ON-HUDSON.
3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED JUTE NETTING, UNLESS OTHERWISE NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH SILT SCREEN AND SEED THEM WITH THE ANNUAL RYE GRASS.
8. ALL CATCH BASINS ARE TO BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. HAYBALES SHALL BE USED AT THE TOPS AND TOES OF SLOPES. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD AS NECESSARY.
10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED, AND MULCHED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
13. INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP, OVER GEOTEXTILE SUPPORT FABRIC. ANTI-TRACKING PADS TO MEASURE 30' (MIN.) LENGTH BY THE DRIVEWAY WIDTH.

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DETAILS/NOTES
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
JULY 22, 2025

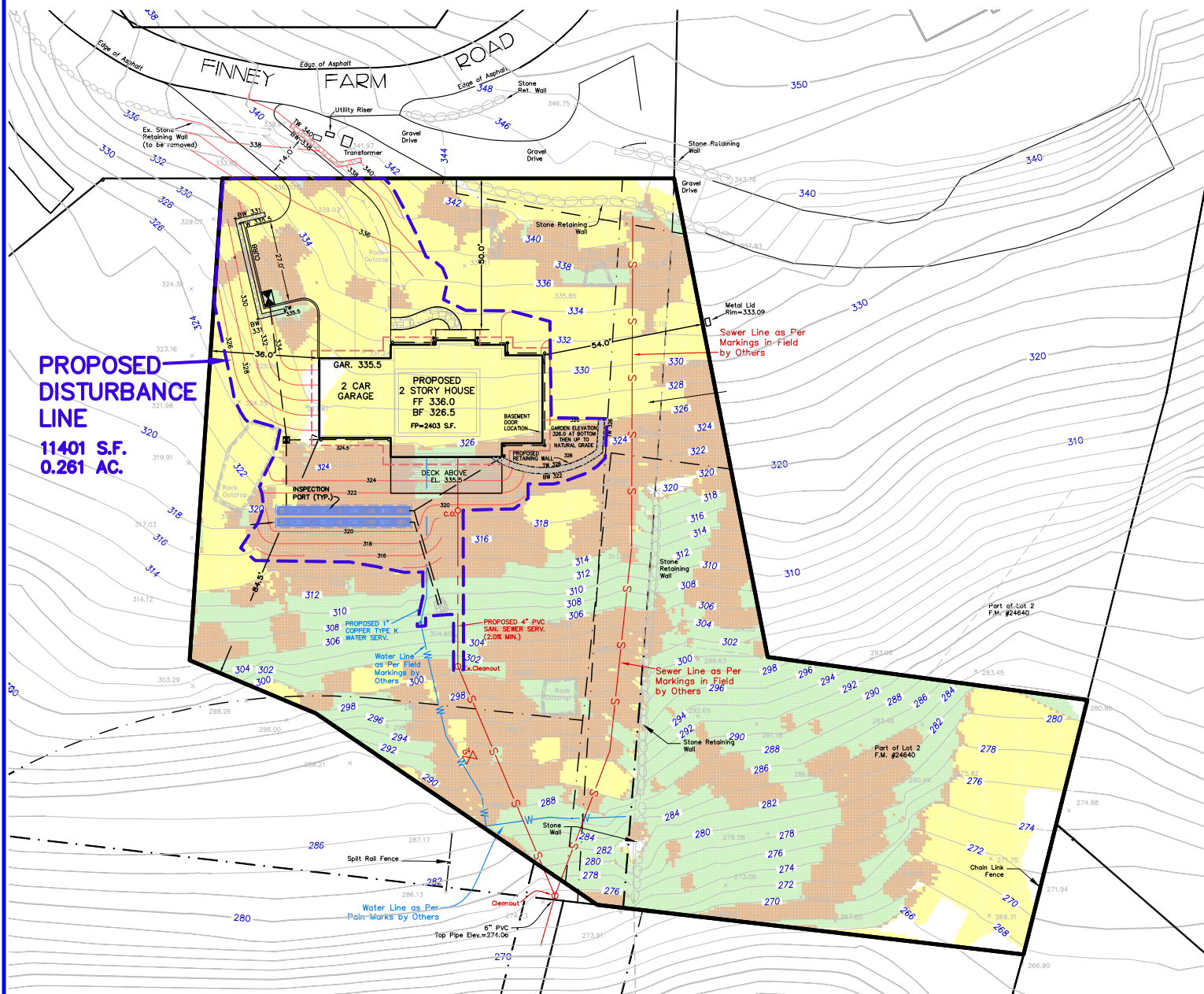
SLOPE CATEGORY	ALLOWED SLOPE DISTURBANCE (S.F.)	PROPOSED DIST. SLOPE AREA (S.F.)
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EXTREMELY S.S. 35% AND GREATER	4,356	544
VERY S.S 25% - 35%	8,712	4,037
MODERATELY S.S. 15% - 25%	13,068	6,335

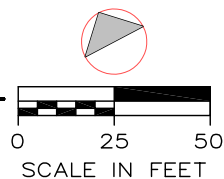
Category	Percentage
Above	35%
	35%
	25%
	15%

$$TWA = 6335(1.0) + 4037(1.5) + 544(3.0) = 14,022 > 13,068$$

If no category of steep slope meets or exceeds the minimum area requirement for a steep slope, but the total weighted area of two or more slope categories exceeds 13,068 square feet (3/10 acre), then the single slope category that has the largest area after the application of the relevant weighting factor shall determine approving authority jurisdiction and review procedures.



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SLOPE MAP
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025



SITE PLAN
SCALE: 1/16"=1'-0"

ZONING DATA

13 FINNEY FARM ROAD, CROTON-ON-HUDSON NY 10520 - ZONING DATA		
ZONING DISTRICT: RA-40 (CODE SECTION 230-33)		
TAX DESIGNATION: MAP: 67.19, BLOCK: 2 , LOT:7		
	REQUIRED	PROPOSED
LOT AREA	40,000 SF	45,225 SF
MINIMUM LOT WIDTH	150 FT	162 FT
MINIMUM LOT DEPTH	200 FT	206 FT
FRONT YARD SETBACK	50 FT	50 FT
REAR YARD SETBACK	40 FT	82.5 FT
SIDE YARD 1	30 FT	36 FT
MIN. 2 COMBINED SIDE YARDS	80 FT	89.9 FT
MINIMUM HABITABLE FLOOR AREA	1,400 SF PER DW UNIT MAIN FLOOR: 880 SF	3825 SF FOR DWELLING UNIT MAIN FLOOR 1,775 SF
FLOOR AREA RATIO	0.15 6,784 SF	0.08 3,836 SF
MAX. BUILDING COVERAGE	20% MAX 9,045 SF	5.3% 2,403 SF
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES / 35 FT	2 STORIES / 24.8 FT
REQUIRED OFF-STREET PARKING SPACES PER DWELLING UNIT	2	5

PROPOSED FLOOR AREA		SF
FIRST FLOOR		1,775
SECOND FLOOR		653
BASEMENT		1,408
TOTAL PROPOSED FLOOR AREA		3,836
FAR		0.08

PLANTING LEGEND

- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- EXISTING TREE
- NATIVE GROUND COVER
- NATIVE GRASSES
- NATIVE PERENNIAL

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PROPOSED RESIDENCE AT
13 FINNEY FARM ROAD
CROTON-ON-HUDSON, NY 10520

Project Submitted
PLANNING BD SUBMISSION 8-14-25

Scale As Shown
Drawing Title
SITE PLAN
S-2
Sheet Number



FOOTPRINT: 2,403 SF
FLOOR AREA EXCL. GARAGE : 1,775 SF
TOTAL FLOOR AREA: 1,775 + 653 = 2,428 SF

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT
13 FINNEY FARM ROAD
CROTON-ON-HUDSON, NY 10520

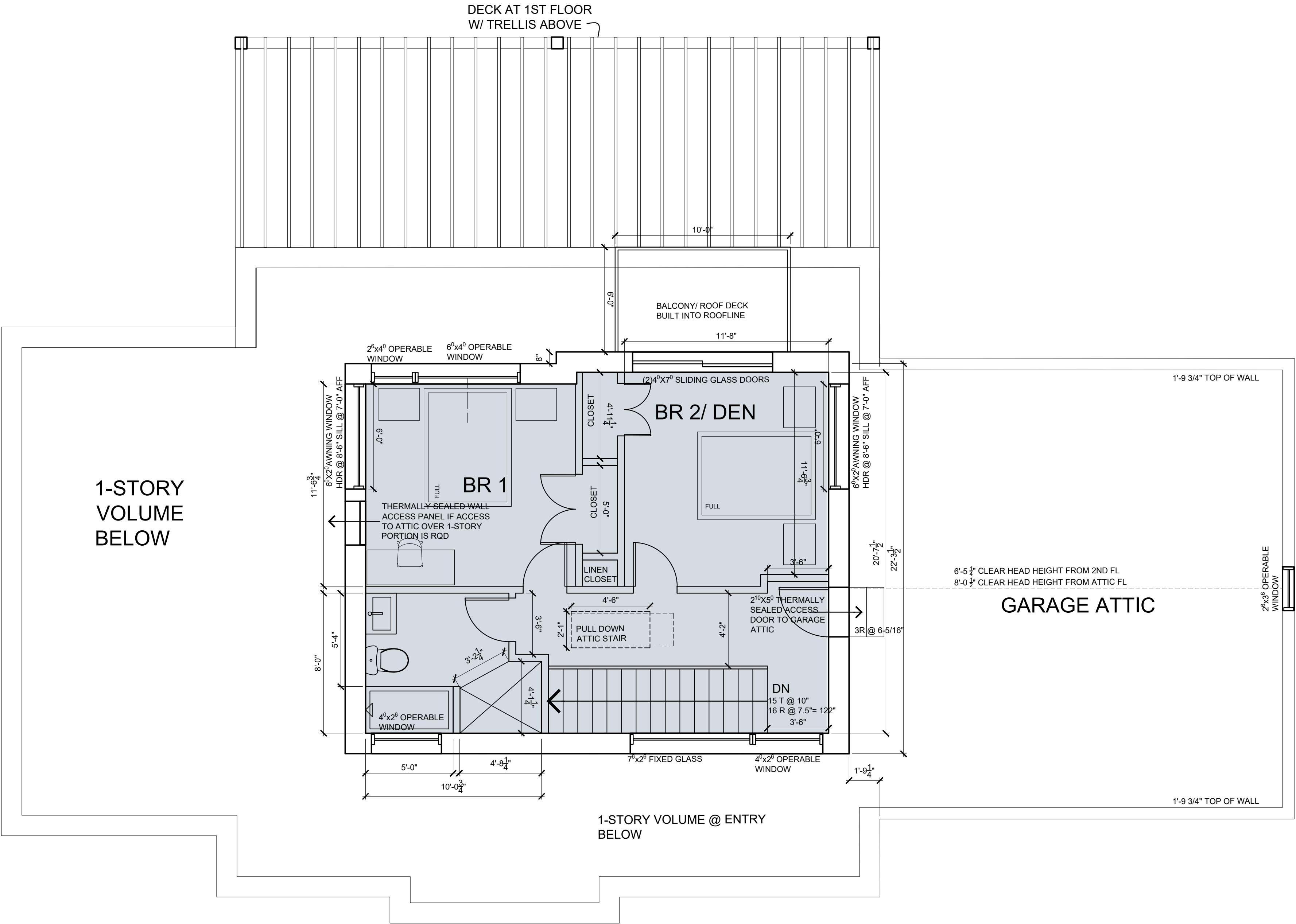
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PLANNING BD SUBMISSION 8-14-25



Scale As Shown
Drawing Title
FLOOR PLAN

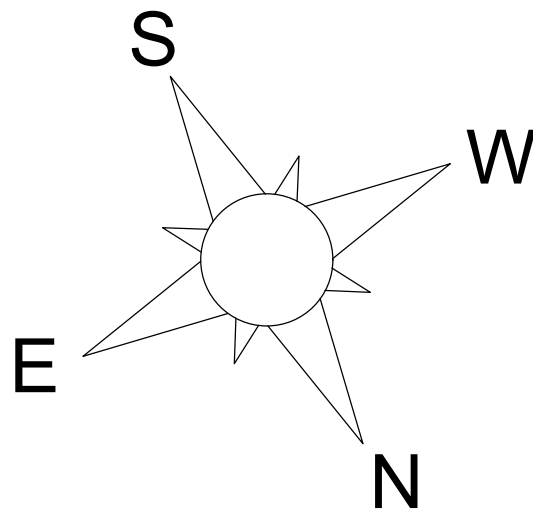
A-1

Sheet Number



2ND FLOOR AREA: 653 SF
TOTAL FLOOR AREA: 1,775 + 653 = 2,428 SF

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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CROTON-ON-HUDSON, NY 10520

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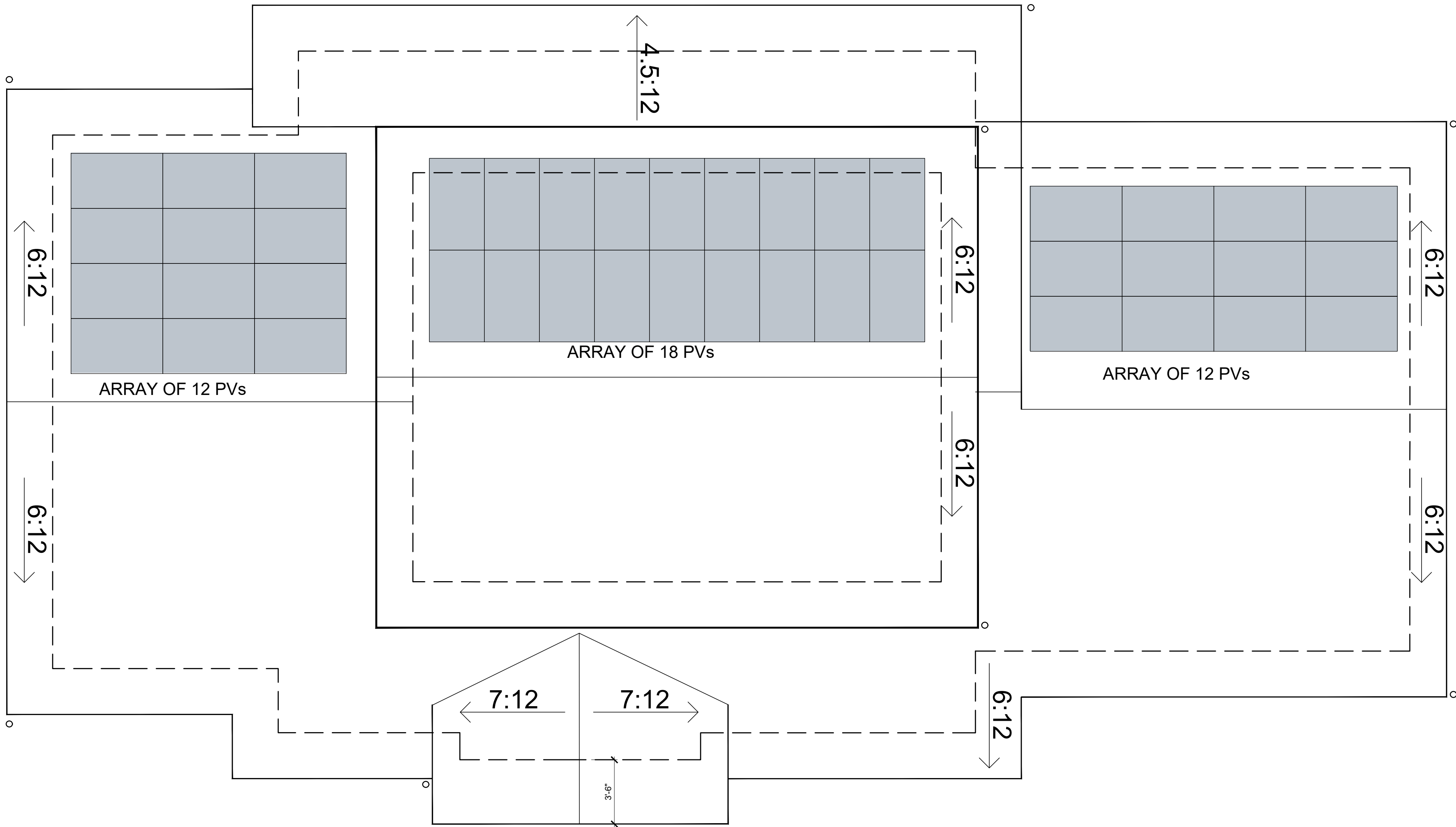
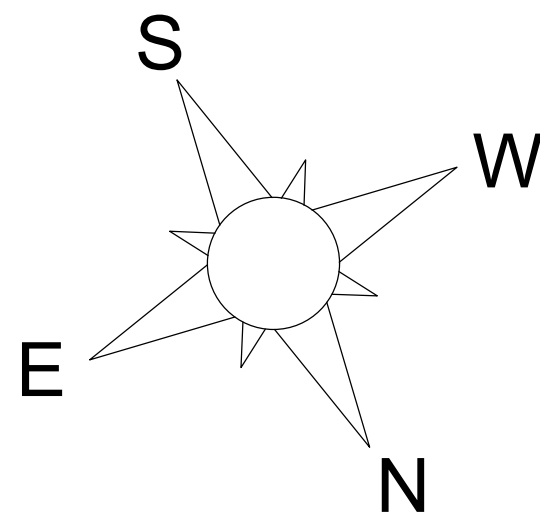
Scale As Shown
Drawing Title
FLOOR PLAN

A-2

Sheet Number

ROOF PLAN

SCALE: 1/4"=1'-0"



CGA
studio
ARCHITECTS

12 SPRING STREET
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9 1 4 . 4 7 8 . 0 7 9 9
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CROTON-ON-HUDSON, NY 10520

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PLANNING BD SUBMISSION 8-14-25



Scale As Shown
Drawing Title
ROOF PLAN

A-3

Sheet Number



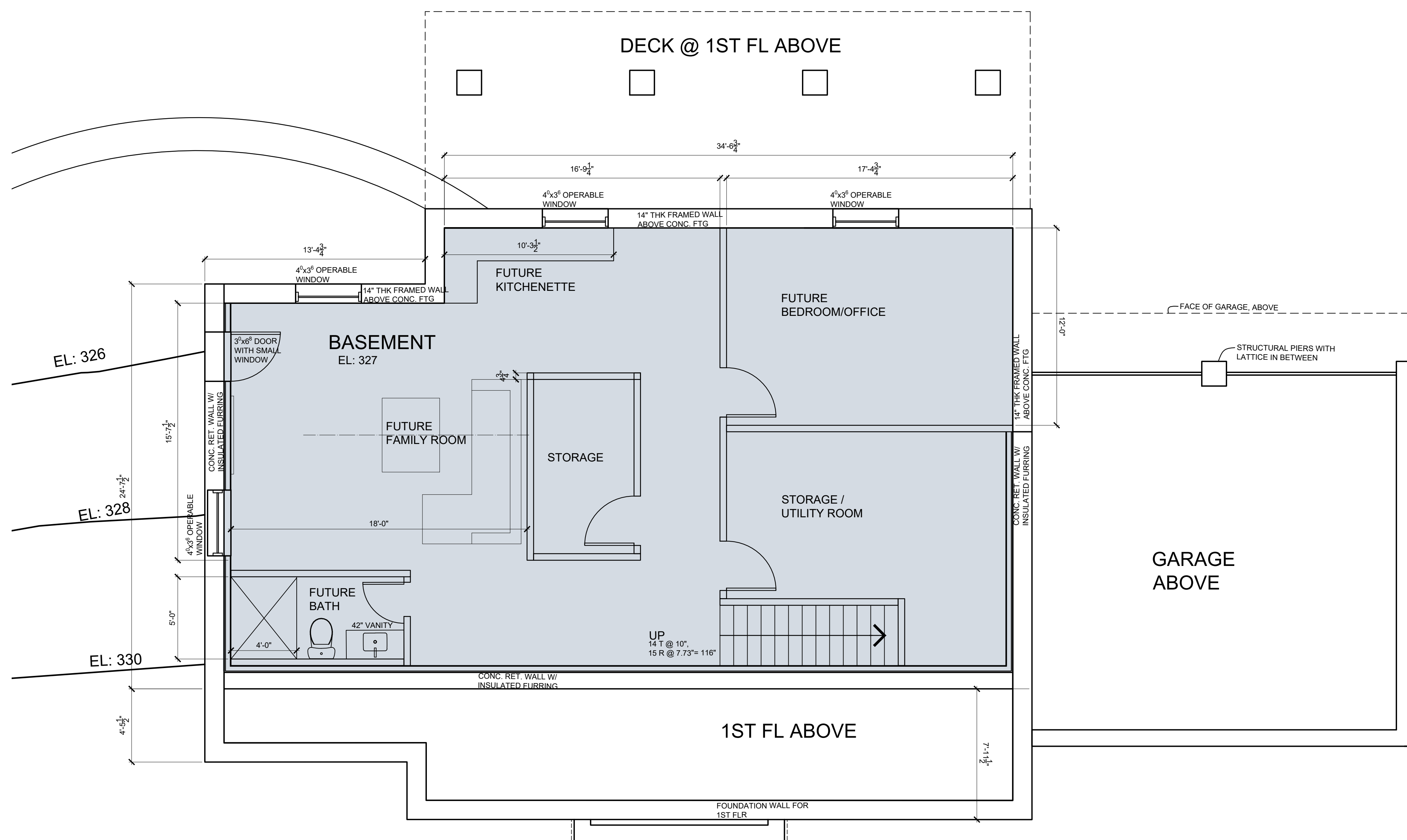
PROPOSED RESIDENCE AT
113 FINNEY FARM ROAD
CROTON-ON-HUDSON, NY 10520

Project Submitted	
PLANNING BD SUBMISSION	8-14-25



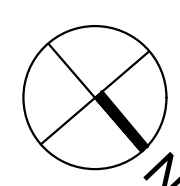
A-4

Sheet Number



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"





PROPOSED RESIDENCE AT
13 FINNEY FARM ROAD
CROTON-ON-HUDSON, NY 10520

Project Submitted	
PLANNING BD SUBMISSION	8-14-2

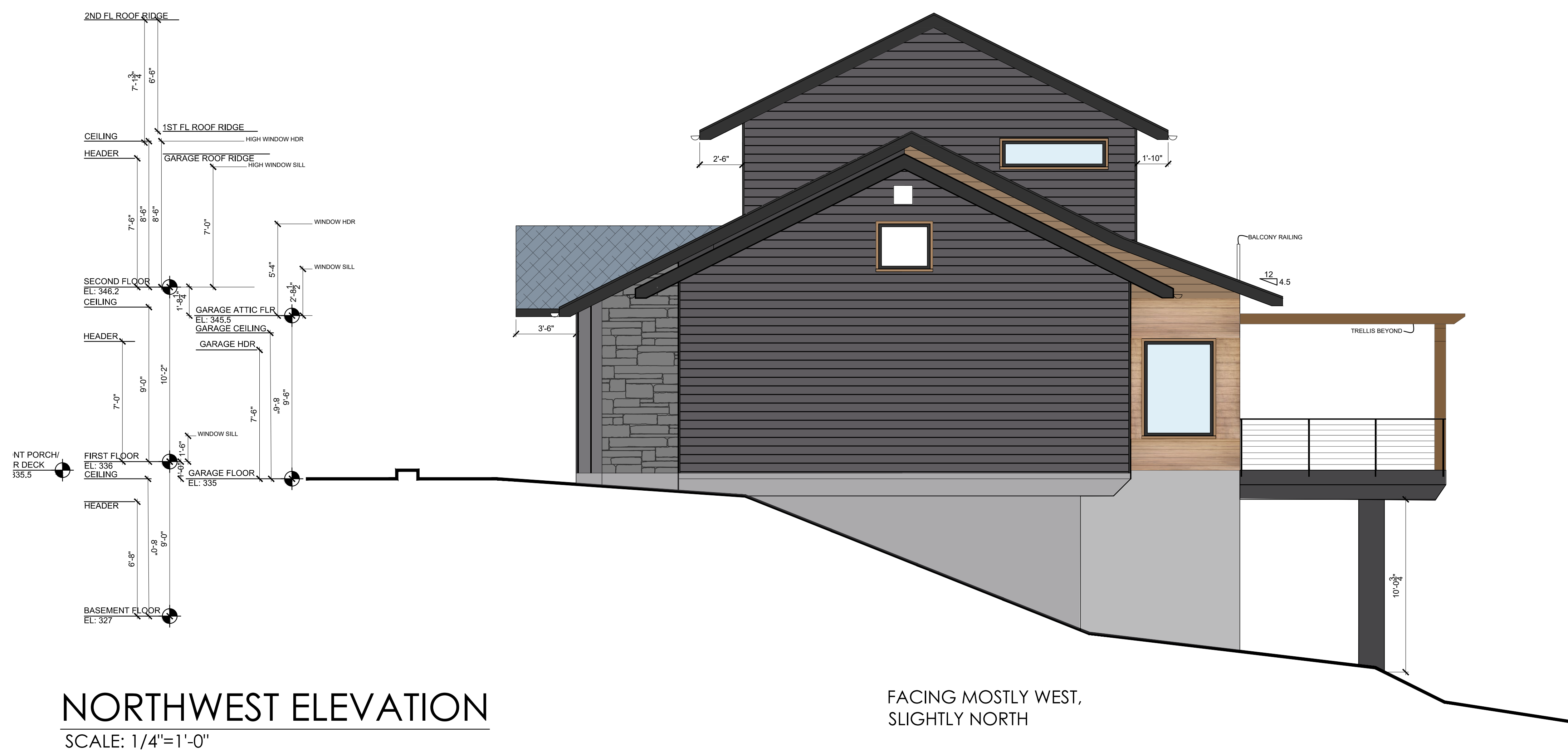


Scale	As Shown
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Drawing Title
ELEVATIONS

A-7

Sheet Number



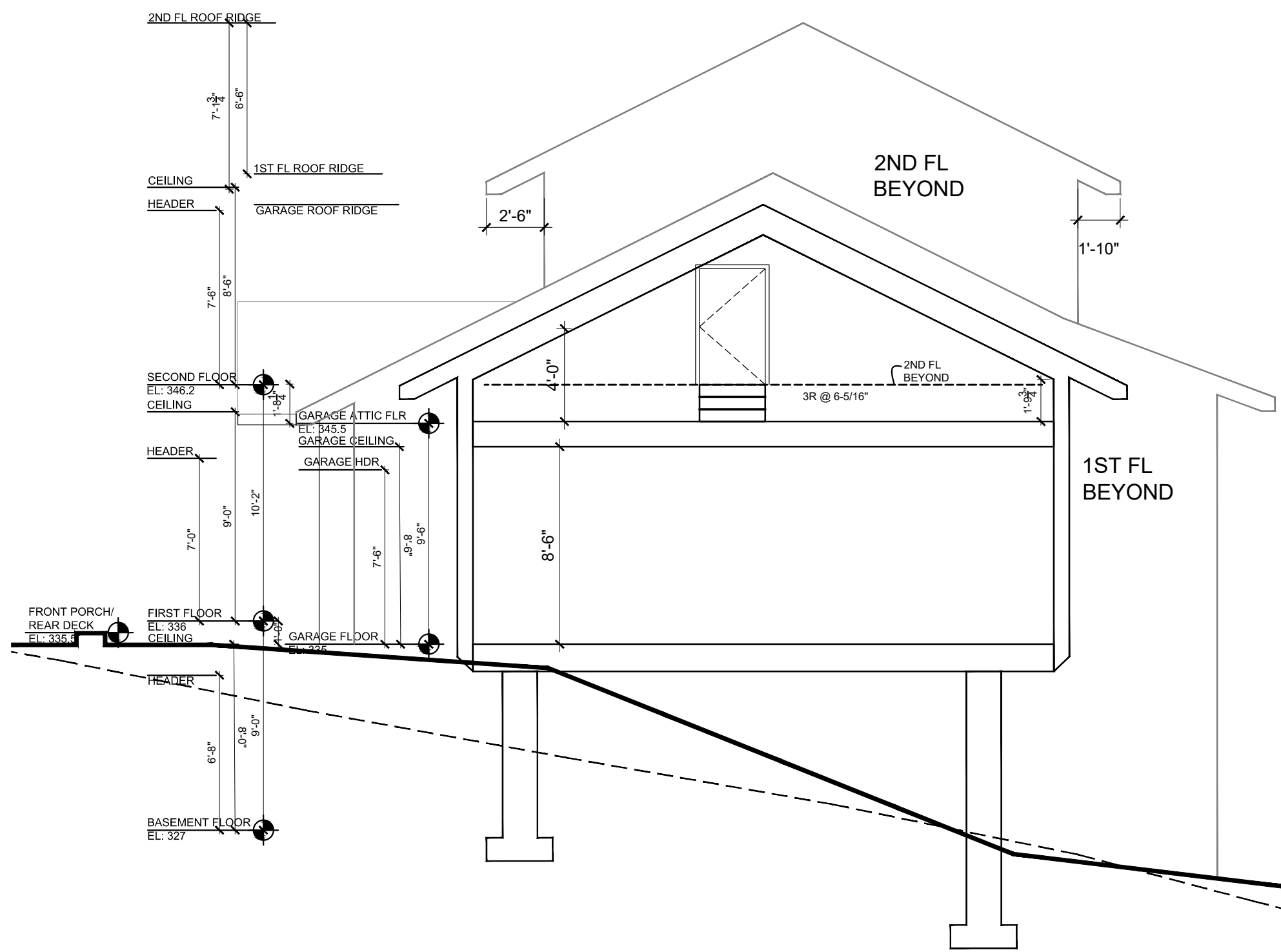
RESIDENCE AT 13 FINNEY FARM ROAD

CROTON-ON-HUDSON, NY 10520

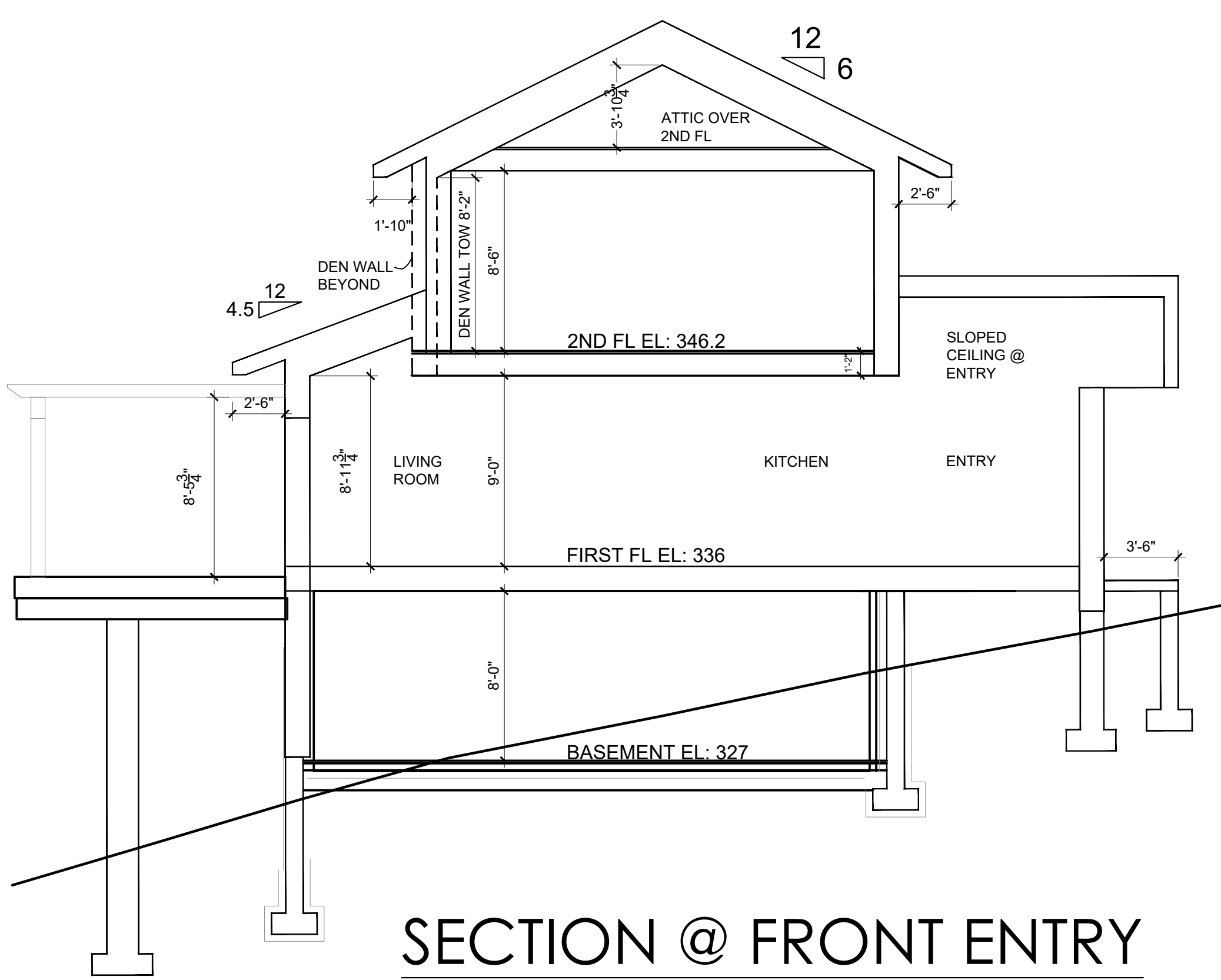
C G A S T U D I O A R C H I T E C T S

1 2 S P R I N G S T R E E T , H A S T I N G S . O N . H U D S O N , N Y 1 0 7 0 6

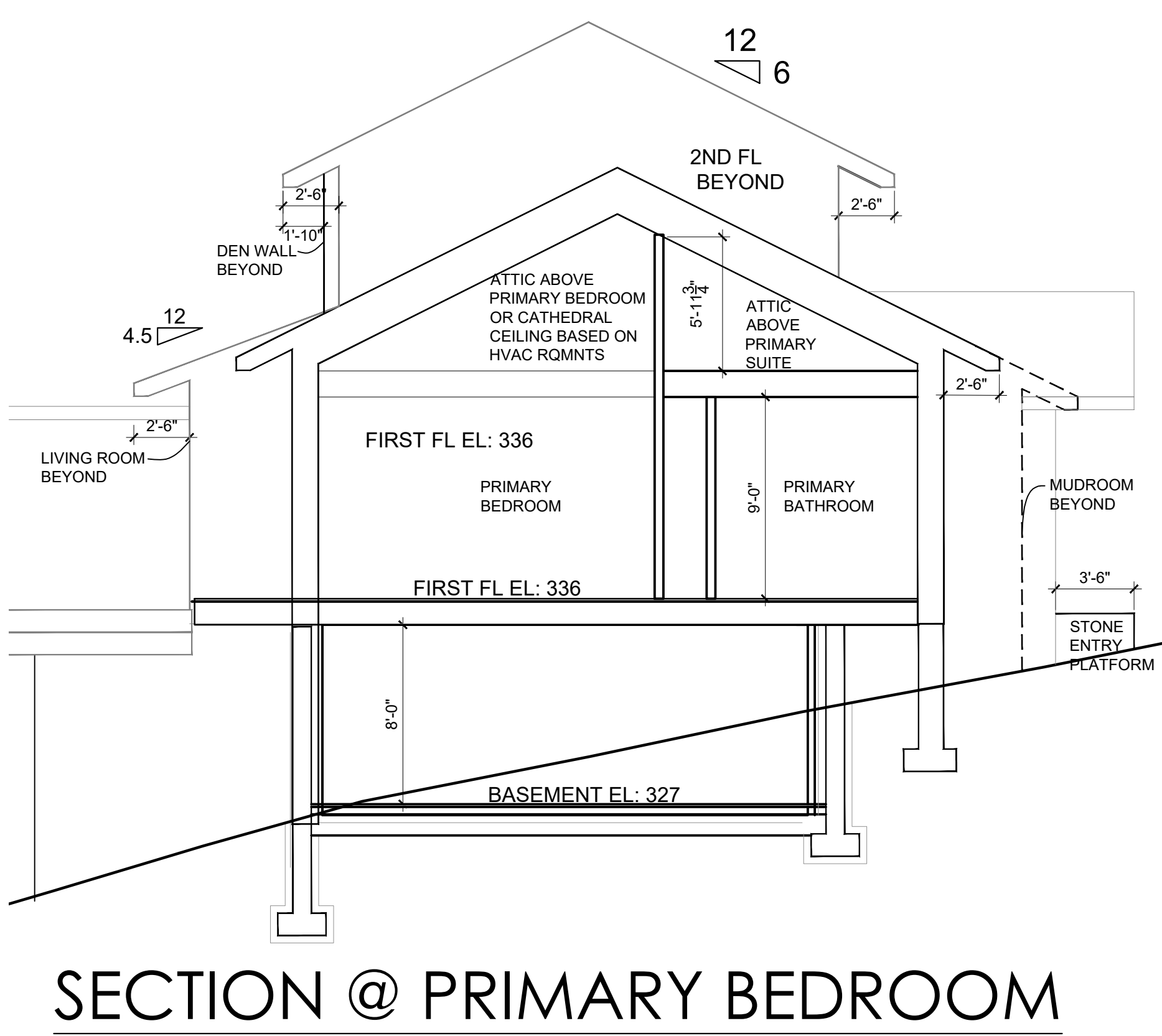




SECTION @ GARAGE



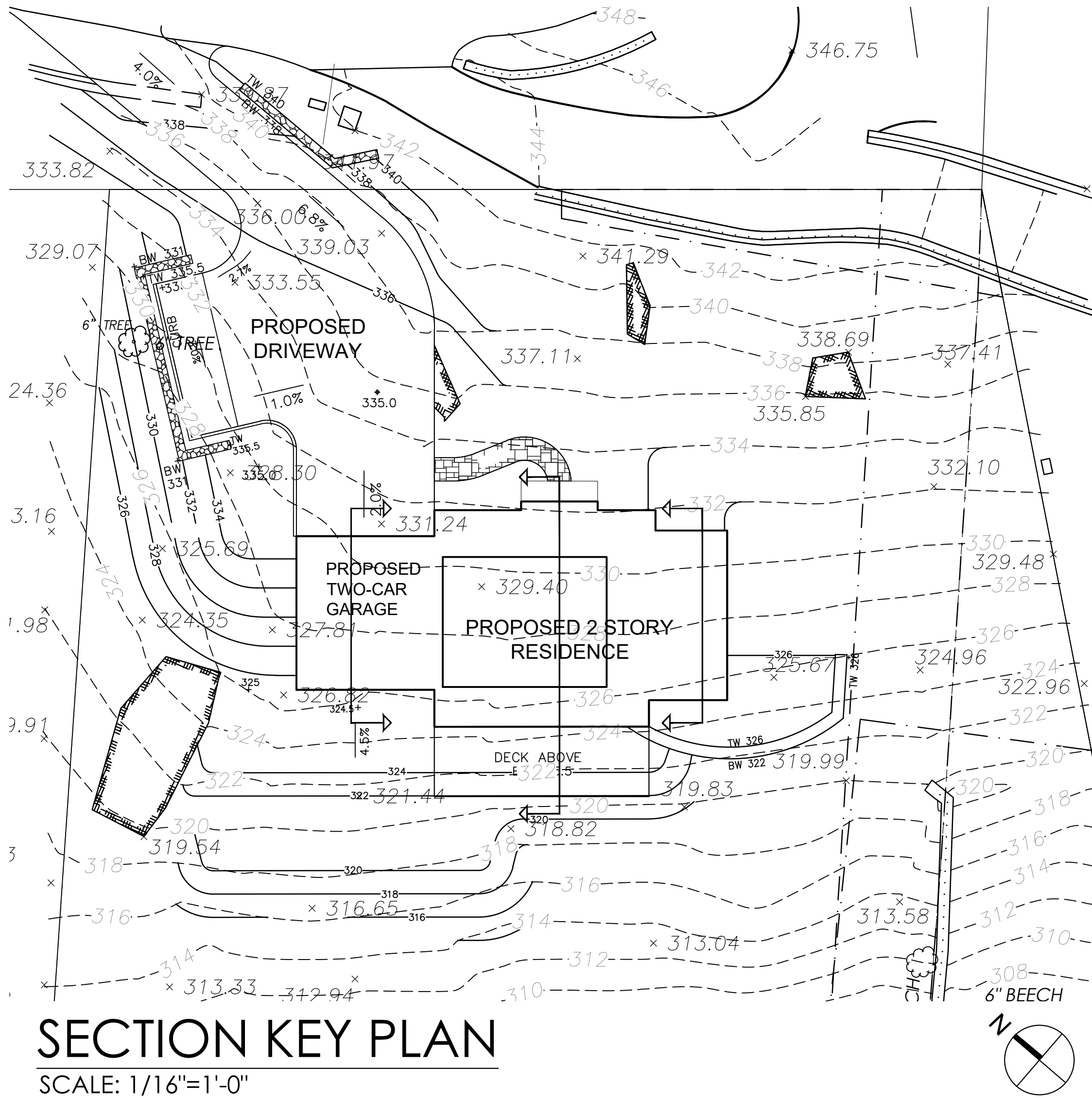
SECTION @ FRONT ENTRY



SECTION @ PRIMARY BEDROOM

SCHEMATIC SECTIONS OF HOUSE

SCALE: 3/16"=1'-0"



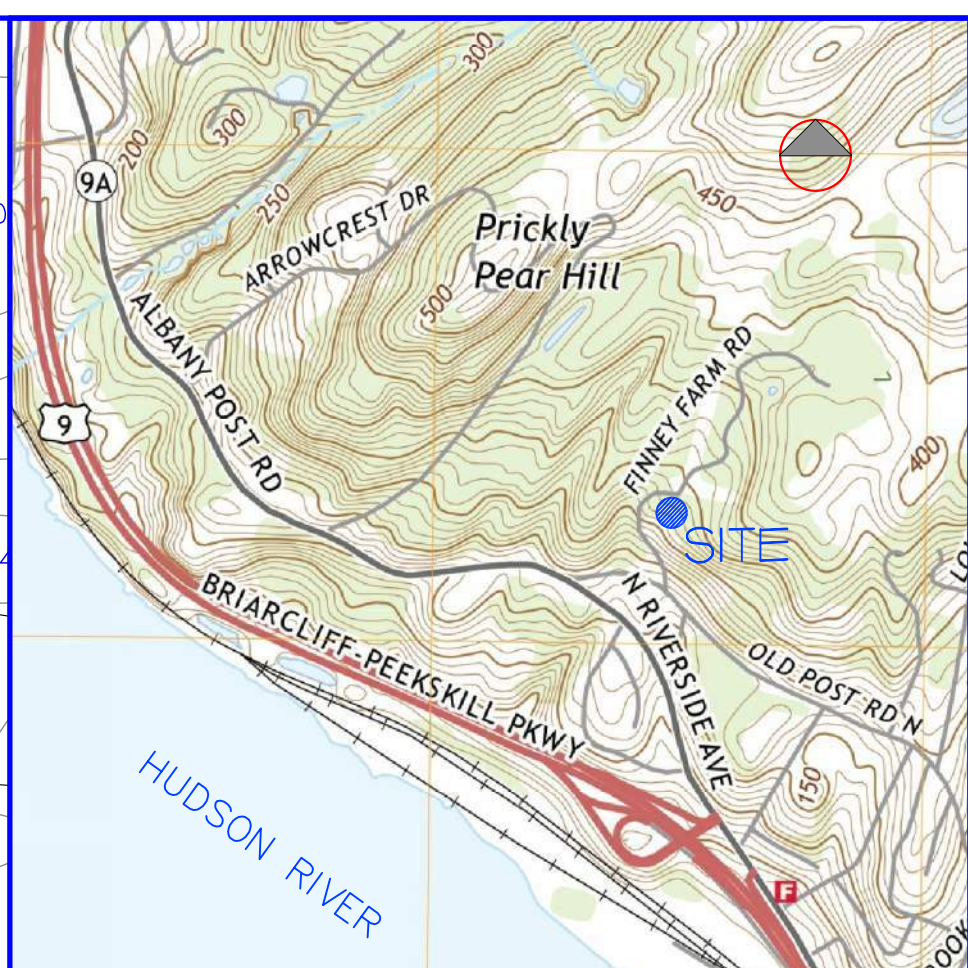
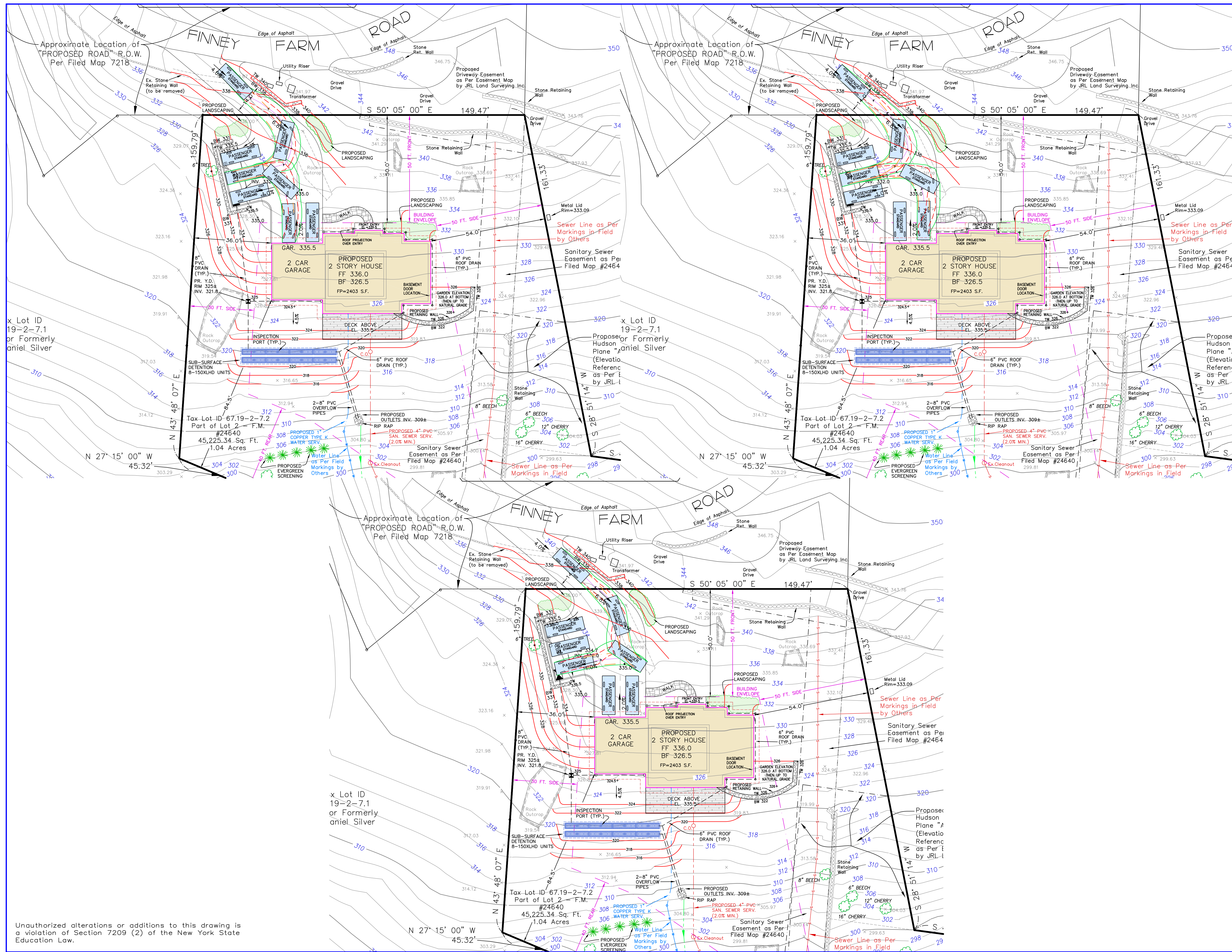
SECTION KEY PLAN

SCALE: 1/16"=1'-0"

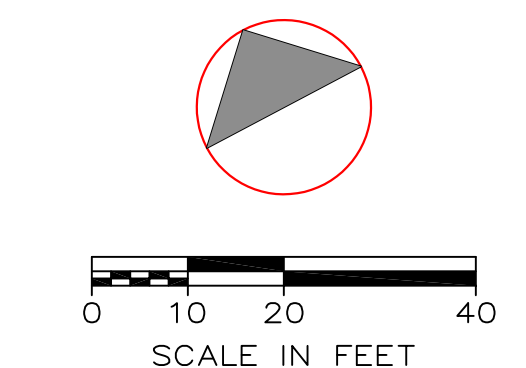
Project Submitted	
PLANNING BD SUBMISSION	8-14-25



Sheet Number



LOCATION MAP
N.T.S.



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VEHICLE MANEUVERS
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025
SHEET 1 OF 1 SHEETS