



**HIGHLANDS ARCHITECTURE** pllc

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**Letter of Transmittal**

**Date:** 20 October 2025  
**Project:** New Construction at 8 Newton Court, Croton-on-Hudson, New York  
**Attn:** Karen Stapleton, Planning Board Secretary  
**Re:** Drawings and Documents for submission to the Village of Croton-on-Hudson Planning Board and Village Board

We are providing the following for pick at our office:

Date	Copies	Number	Content and Remarks
10/17/2025	8 sets	T-1 SP-1 D-1 A-0 A-1 A-2 A-3 A-4 A-5 A-6 A-7	Title Sheet and Project Data Site / Plot Plan & Zoning Data Demo Plan and Existg Photos Basement and Foundation Plan Main Level Plan Upper Level Plan Roof Plan Front Elevation End Elevation Rear Elevation Garage Elevation - Drawings are 24" x 36" format
12/18/1997	8		Erosion and Sediment Control Plan; Lot 21 at Westwind for W.B. Croton, LLC - Drawing is 24" x 36" format
10/31/1995 (revised)	8		Final Subdivision Plat; Baltic Estates, Scenic Drive West, Village of Croton-on-Hudson; Westchester County Map Index – Sheet 195, Block 9847, filed July 31, 1996 - Drawing is 36" x 48" format
10/17/2025	8		Planning Board and Village Board Application

10/20/2025	8		Transmittal Letter addressed to the Village of Croton-on-Hudson Planning Board
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	For design review		For design approval		For Building Permit Filing
	As requested		For Budget Estimate	X	For referral to Planning Board

Dear Ms. Stapleton and Members of the Planning Board and Village Board,

Enclosed for your review is an application and drawings regarding a request for Building Envelope modification for the Robinson Residence at 8 Newton Court, Croton-on-Hudson.

Earlier this year the Robinson residence was significantly damaged by fire. The residence has been demolished except for the main foundation which will be used to support the new construction.

This application is to request a variance for a previously constructed gazebo and to seek variances for the proposed front porch and rear deck which will exceed the building limit area of the property.

Please note that this property is within the Baltic Estates subdivision and subject to the conditions approved by the Planning Board in 1995. (This neighborhood is also within the RA-25 zone.)

We hope to see you at the Planning Board meeting scheduled for November 4, 2025.

Electronic pdf files of these documents will be provided upon request.

Please contact us with any questions, comments, or concerns.



Justin R. Kacur, Architect  
Cc: file