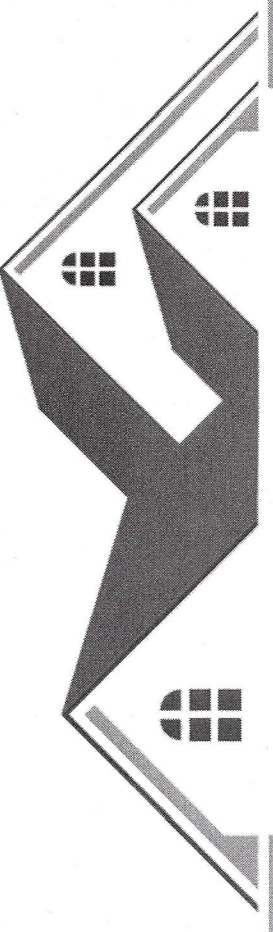



ZONING SCHEDULE - RA25 - SINGLE FAMILY DISTRICT				
TAX MAP DESIGNATION: SECT: 68.17 BLOCK: 2 LOT: 11				
ITEM	REQUIRED/ALLOWED	SHOWN	VARIANCE REQUESTED	VARIANCE GRANTED
LOT AREA	25,500 SQ. FT.	46,337 SQ. FT.	---	
LOT WIDTH	125 FT.	179.74 FT.	---	
BUILDING HEIGHT	15 FT.	18'-3"	3'-3"	ZBA-12.16.25
SETBACKS				
FRONT YARD	40 FT.	24'-5"	---	
PRIMARY STRUCTURE SETBK.	45.7 FT.	24'-5"	21'-2"	ZBA-12.16.25
REAR	30 FT.	176'-6"	---	
SIDES	10/30 FT.	10/30 FT.	---	
MAX BUILDING COVERAGE	25%	1.84%	---	



**WESTCHESTER
MODULAR HOMES**
CONSTRUCTION CORP.

VARIANCE REQUESTED:
PLACEMENT OF FRONT DOOR
ON STREET SIDE(FRONT) OF
NEW ADU UNIT

PE / RA



SERIAL No.	00000
PRODUCTION No.	PRODUCTION
REVISION	DATE
ZBA	01.06.2026
CHECK	DATE

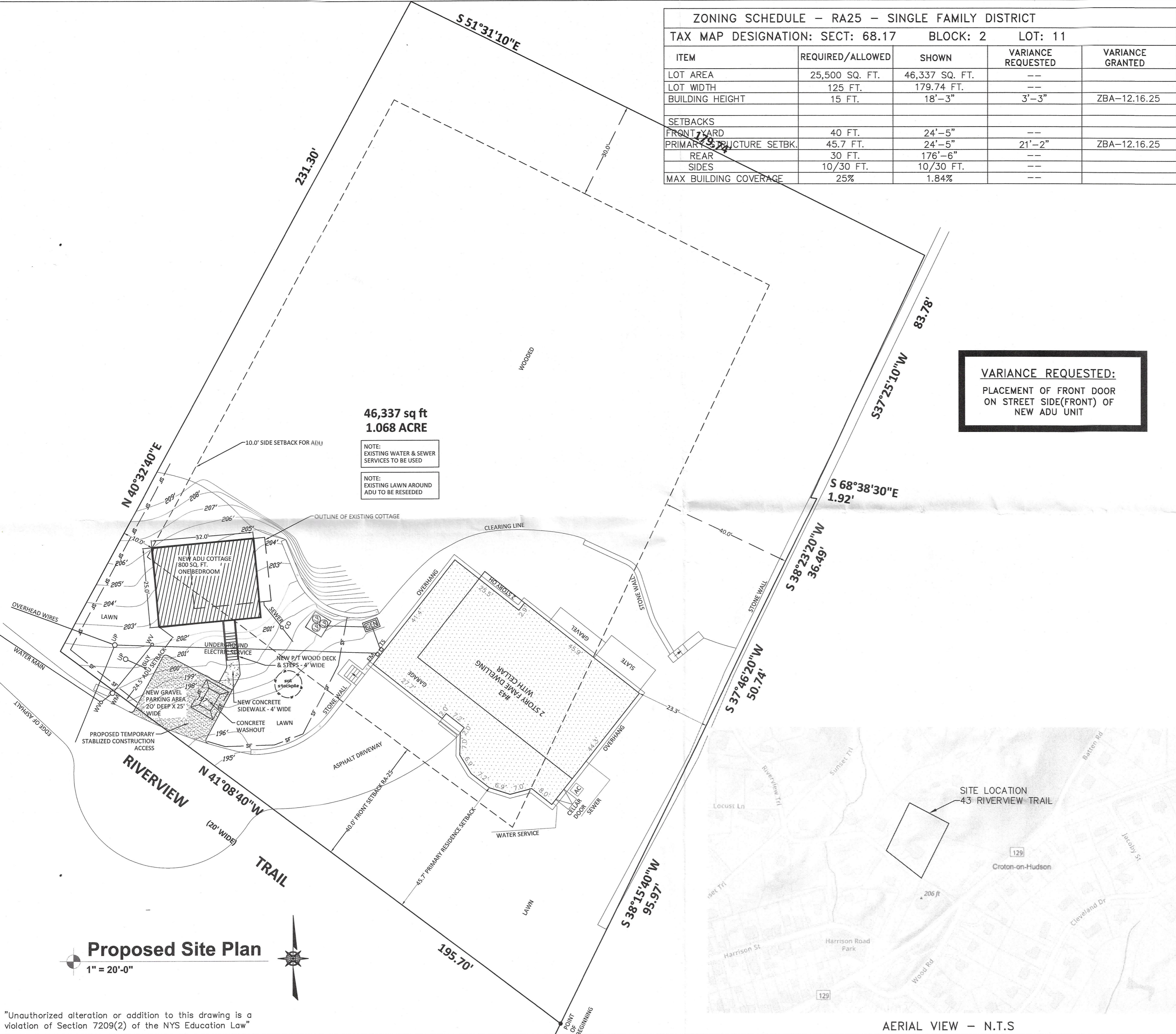
HOMEOWNER: MACDONALD
SITE: 43 RIVERVIEW TRAIL, CROTON ON HUDSON, NY 10520

BUILDER: Westchester Modular Homes Construction Corp., 1995 Rt. 22 Brewster, NY 10509, 845-278-1700

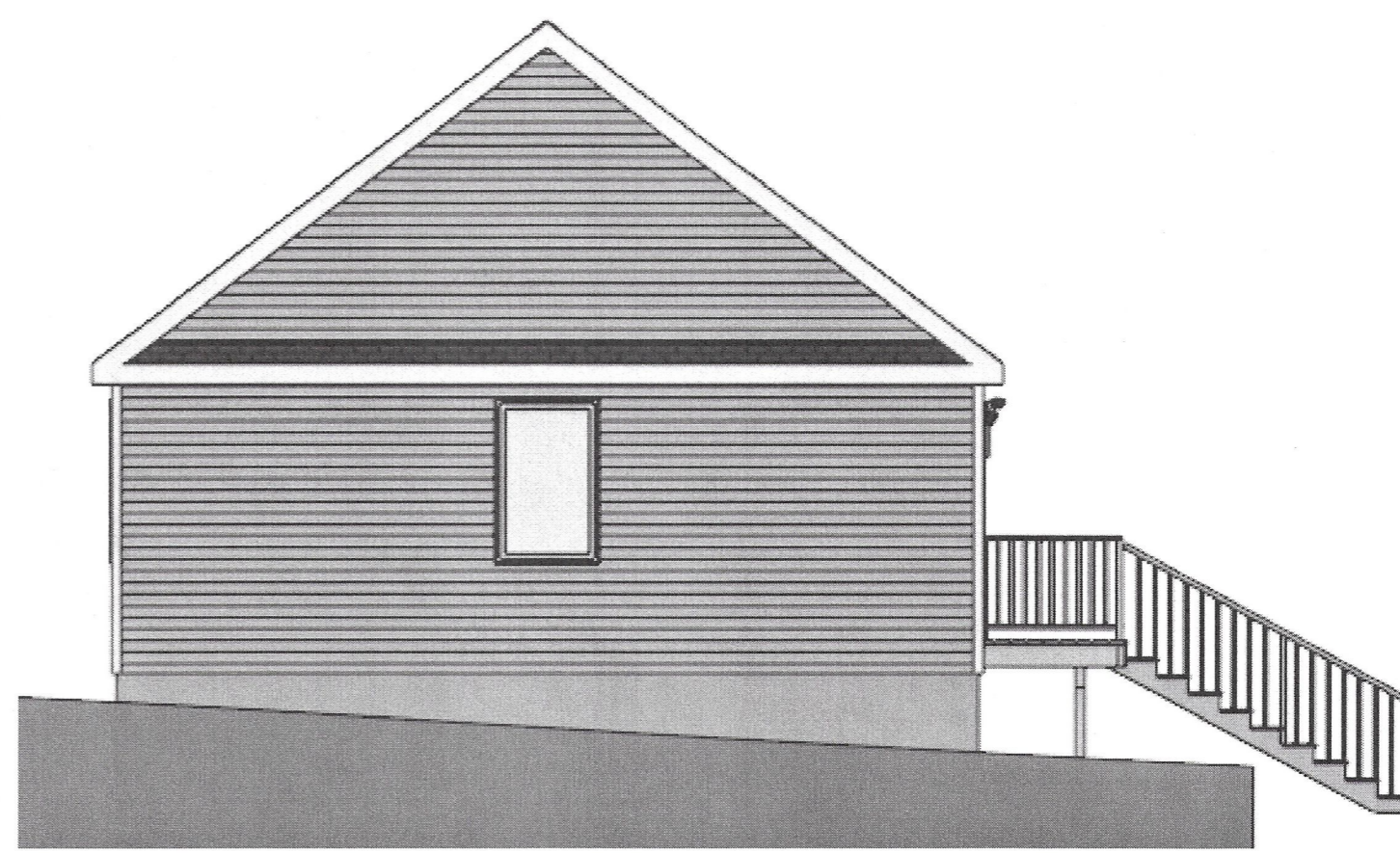
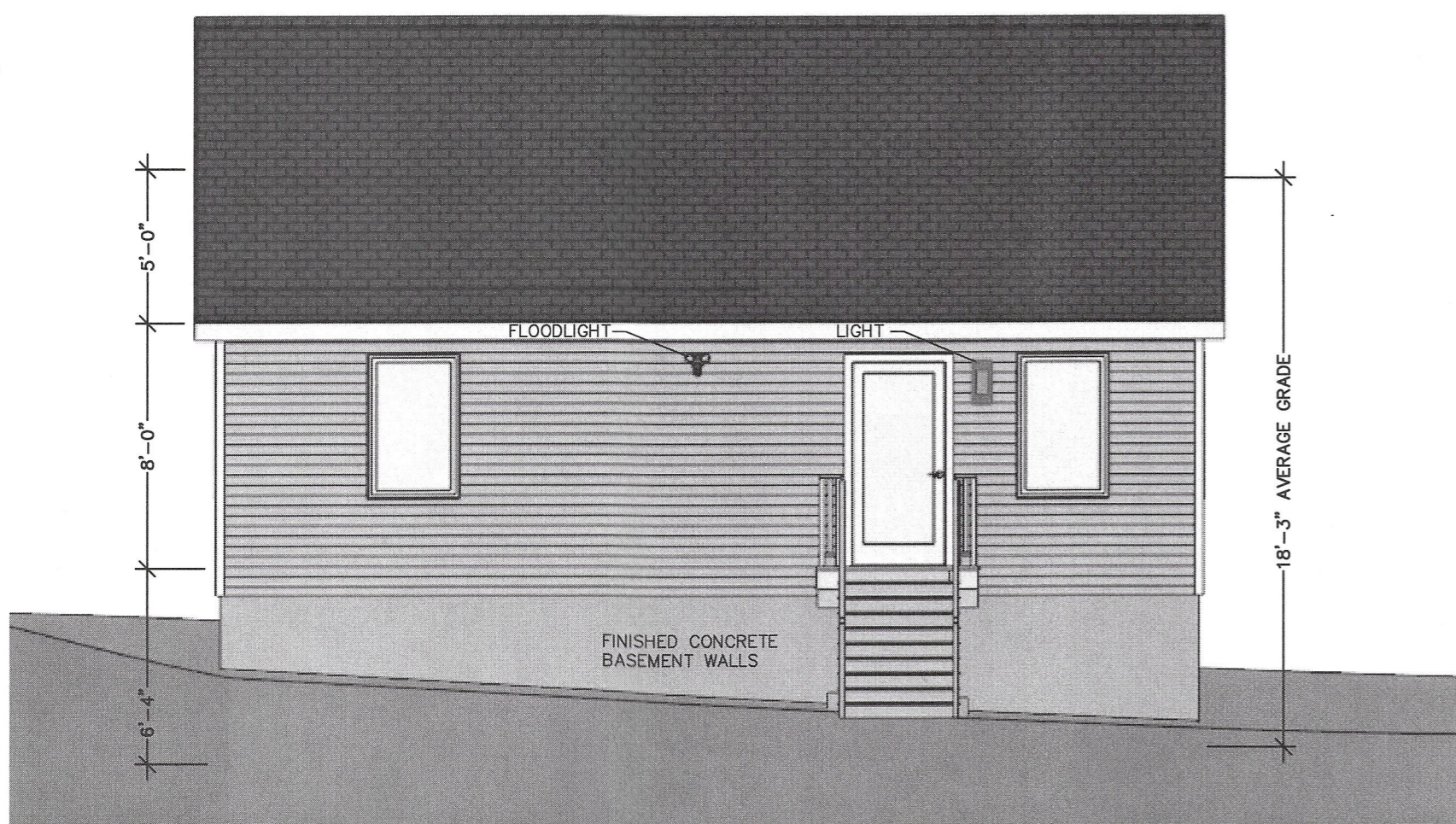
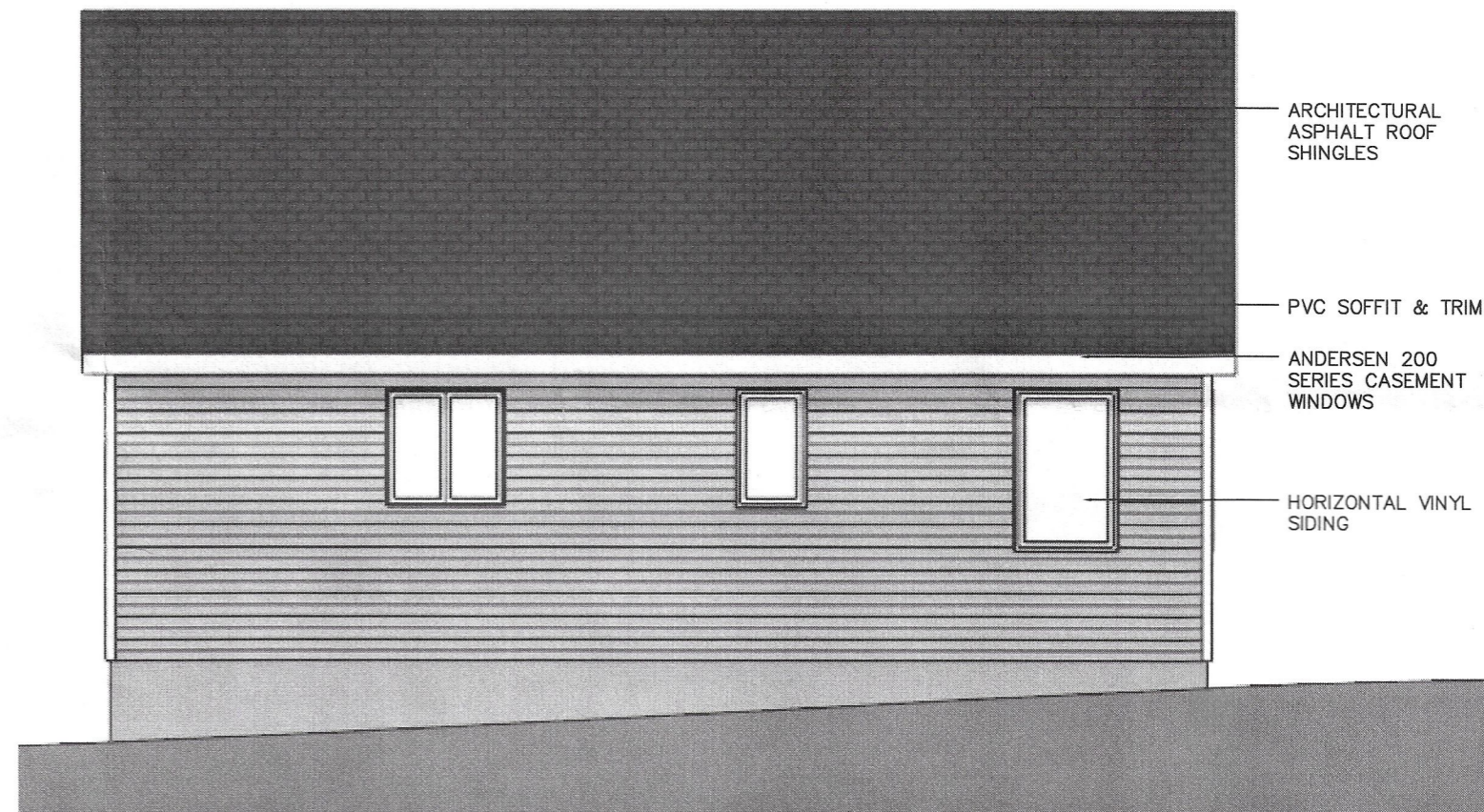
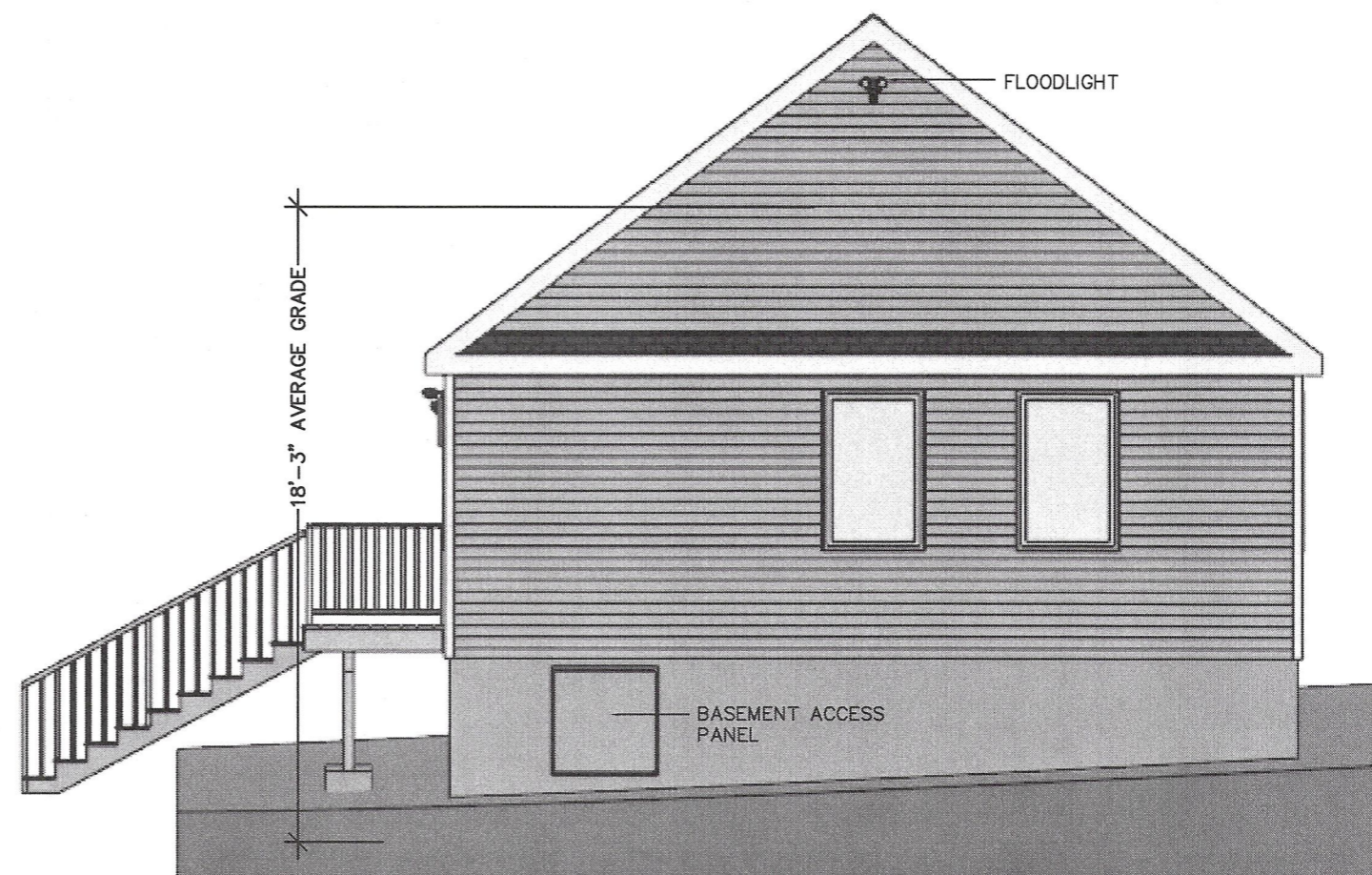
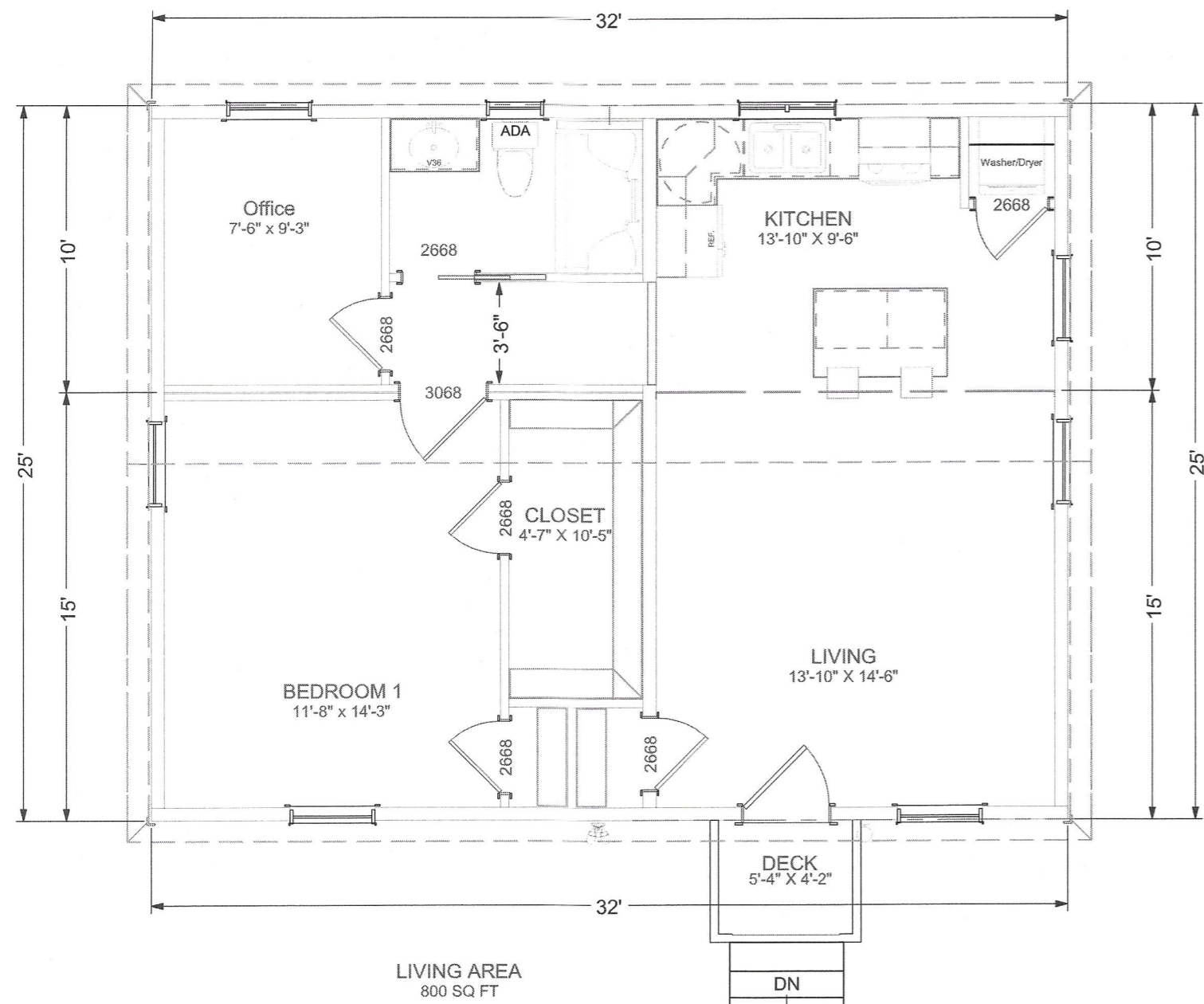
USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: WJ
DATE: 11.26.2025
SCALE: 1" = 10'-0"
PAGE: 1

**COLONIAL CTM-L
PROPOSED SITE PLAN**

www.wmhconstruction.com



"Unauthorized alteration or addition to this drawing is a violation of Section 7209(2) of the NYS Education Law"



**WESTCHESTER
 MODULAR HOMES**
 CONSTRUCTION CORP.

PE / RA

SERIAL No.	00000
PRODUCTION No.	PRODUCTION
REVISION	DATE
CHECK	DATE

BUILDER: Westchester Modular Homes Construction Corp.
 1995 Rt. 22 Brewster, NY 10509
 845-278-1700

HOMEOWNER: MACDONALD

SITE: 43 RIVERVIEW TRAIL
 GROTON ON HUDSON, NY 10520

COLONIAL CTM-L
PROPOSED SITE PLAN
www.wmhconstruction.com

USE GROUP:	DETACHED SINGLE FAMILY DWELLING
CONSTR. TYPE:	WOOD FRAME UNPROTECTED
DESIGNER:	WJ
DATE:	01.02.2026
SCALE:	3/16" = 1'-0"
PAGE:	1

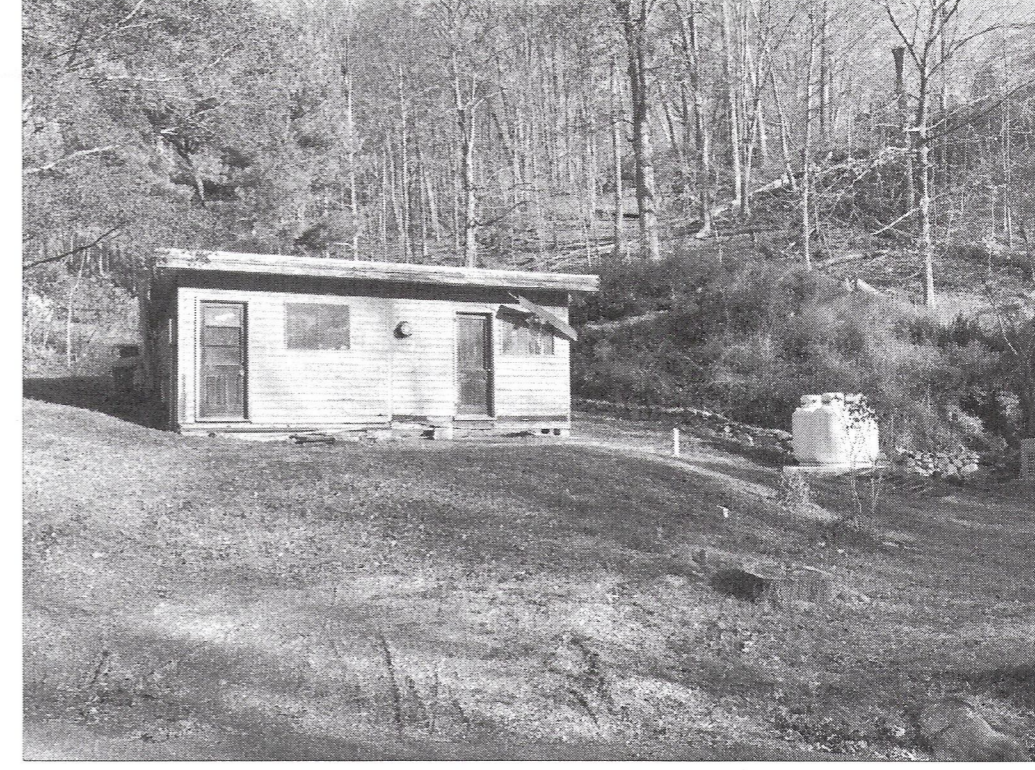
"Unauthorized alteration or addition to this drawing is a violation of Section 7209(2) of the NYS Education Law"



View Looking Northwest - 43 Riverview Trail
N.T.S.



View Looking Northwest - 43 Riverview Trail
N.T.S.



View Looking North - 43 Riverview Trail
N.T.S.



View Looking North - 43 Riverview Trail
N.T.S.



View Looking Northeast - 43 Riverview Trail
N.T.S.



View Looking East - 43 Riverview Trail
N.T.S.



View Looking South - 43 Riverview Trail
N.T.S.



PE / RA

SERIAL No.	00000
PRODUCTION No.	PRODUCTION
REVISION	DATE
CHECK	DATE

USE GROUP:	DETACHED SINGLE FAMILY DWELLING
CONSTR. TYPE:	WOOD FRAME UNPROTECTED
DESIGNER:	NJ
DATE:	11.24.2025
SCALE:	1" = 10'-0"
PAGE:	1
BUILDER:	Westchester Modular Homes Construction Corp. 1995 Rt. 22 Brewster, NY 10509 845-278-1700
HOMEOWNER:	MACDONALD
SITE:	43 RIVERVIEW TRAIL CROTON ON HUDSON, NY 10520
COLONIAL CTM-L	
PICS OF EXISTING	
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