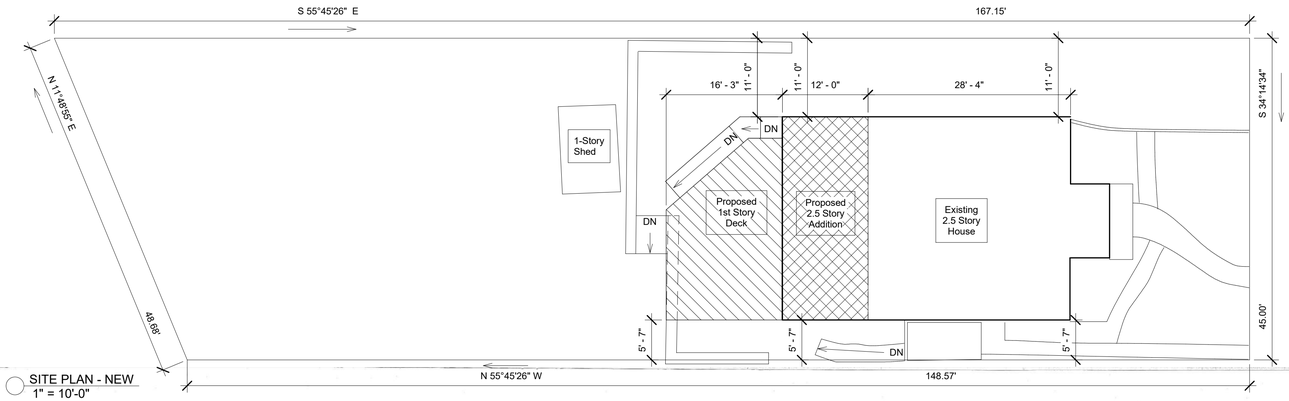
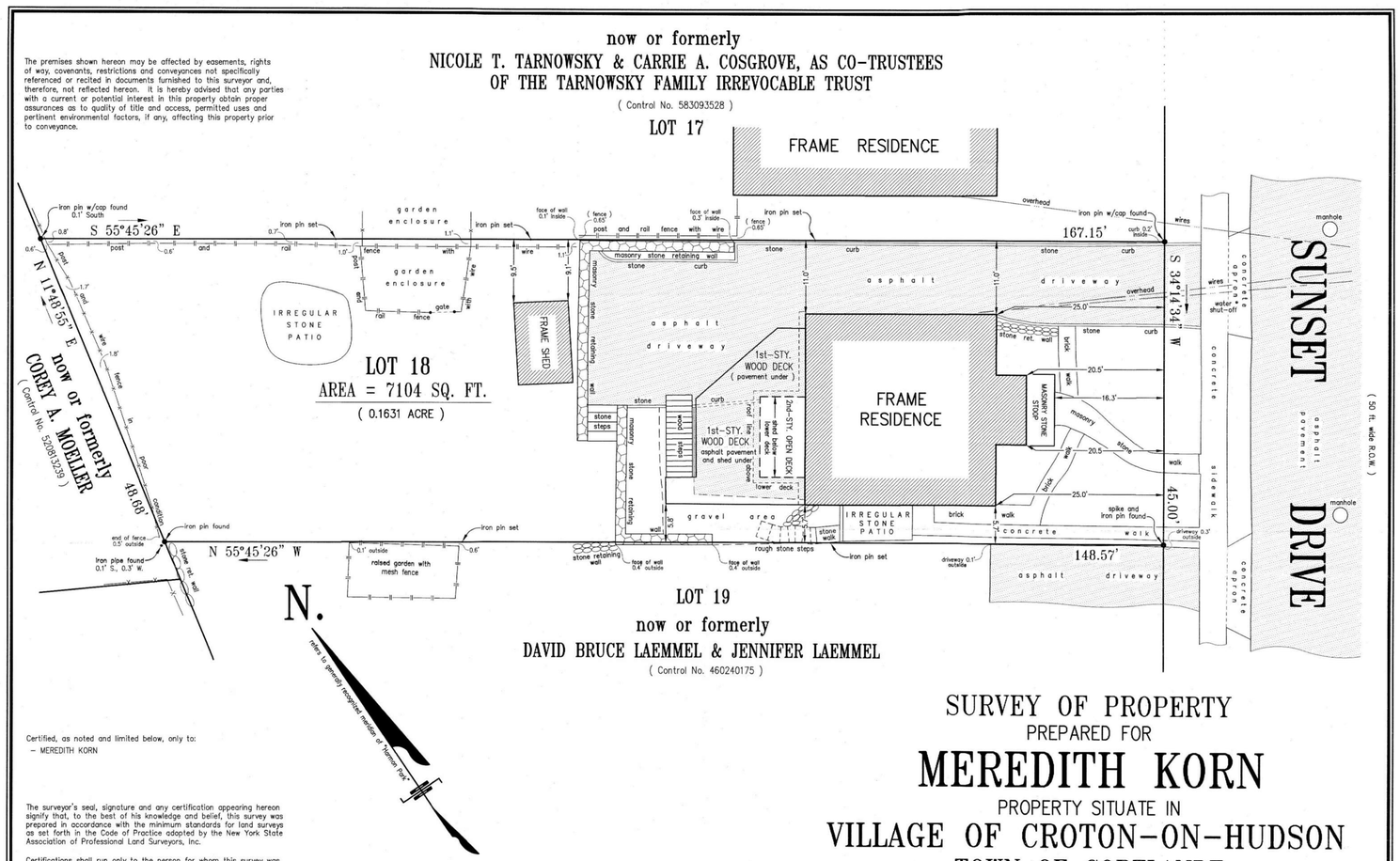


SITE PLAN - NEW
1" = 10'-0"



The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Certified, as noted and limited below, only to:
– MEREDITH KORN

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

© Copyright 2021 ~ Robert E. Baxter; All Rights Reserved.

Prepared by:
Baxter Land Surveying, P.C.
855 Peekskill Hollow Road
Putnam Valley, New York 10579
Phone: (845) 621-8562 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.
N.Y.S. Lic. No. 49434

The premises shown hereon being lands designated as Lot 18 in Block 129 as shown on a certain map entitled "PLAN OF LOTS CALLED HARMON," filed in the Westchester County Clerk's Office on February 5, 1908 as Map No. 1776; further identified as being those lands described in a deed having Control No. 541773503.

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.

SURVEY OF PROPERTY
PREPARED FOR
MEREDITH KORN
PROPERTY SITUATE IN
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK
SCALE: 1" = 10'
DATE: AUGUST 6, 2021

File No. W3-410

DRAWING LIST

G101 SURVEY & SITE PLAN
A101 FLOOR PLANS
A102 ELEVATIONS
A103 3D VIEWS
A104 PHOTOS

JOSEPH ARNOW
ARCHITECT
12 Glengary Road
Croton-on-Hudson, NY 10520
jarnow@josepharnowarchitect.com

PROJECT:
59 Sunset Dr., Croton-on-Hudson
Alterations and Renovations

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

No.	Description	Date

Survey, Site Plan & Records

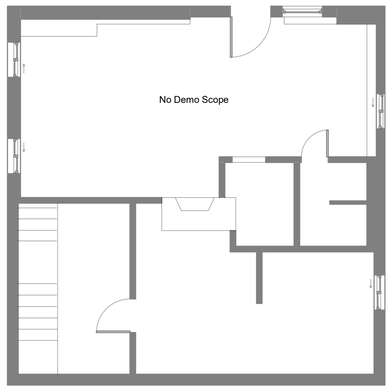
SEAL

REGISTERED ARCHITECT JOSEPH DAVID ARNOW No. 038995 STATE OF NEW YORK

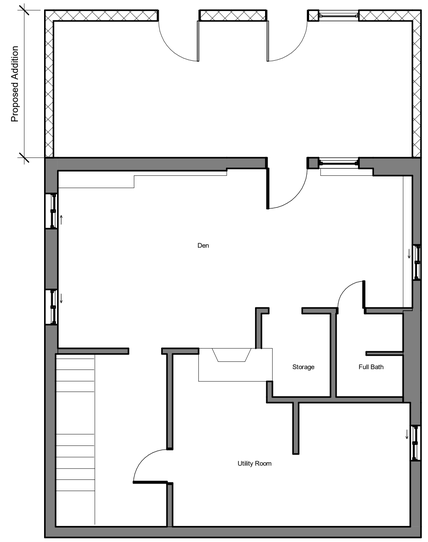
Project Number	5676-0001
Date	2/23/2026
Drawn By	JA
Checked By	JA

G101

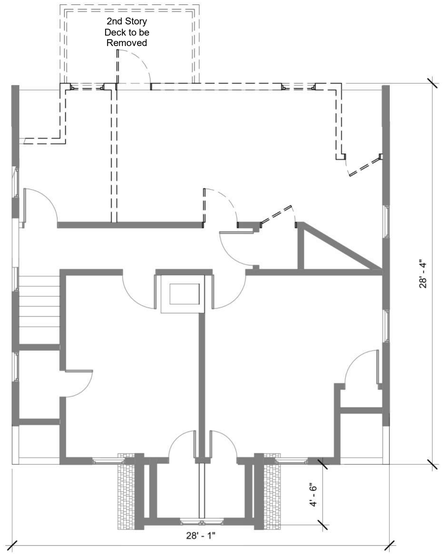
Scale	As indicated



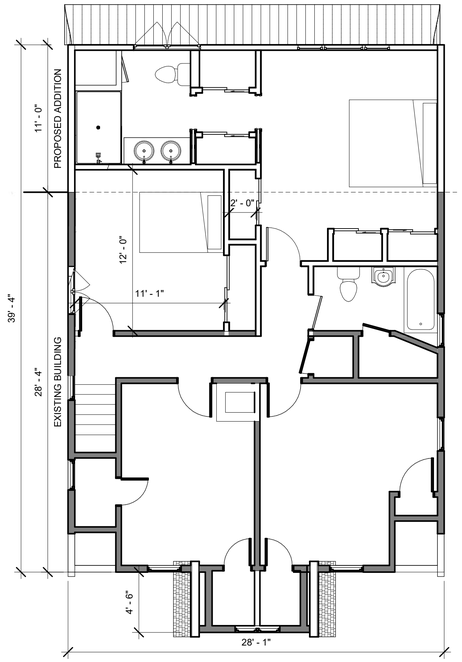
1 BASEMENT PLAN - DEMO
3/16" = 1'-0"



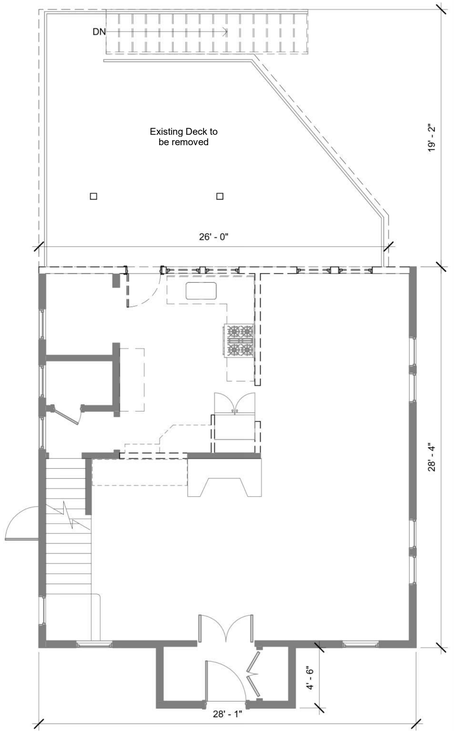
2 BASEMENT LEVEL - NEW
3/16" = 1'-0"



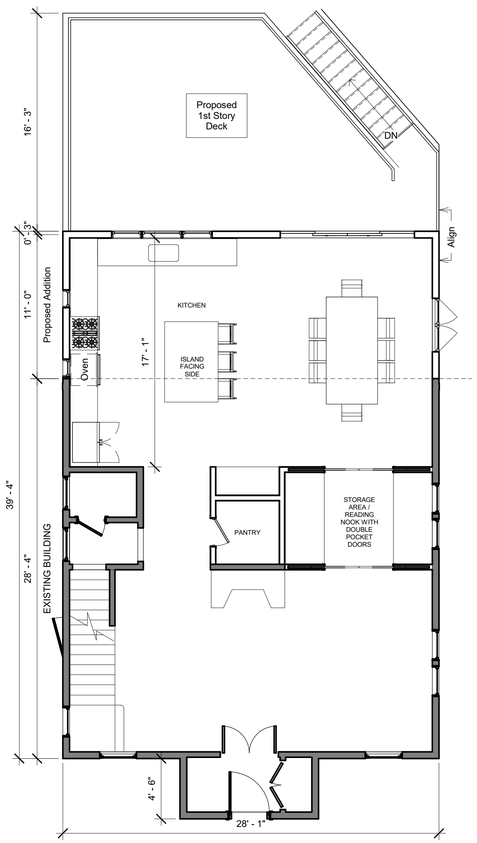
5 2ND FLOOR - DEMO
3/16" = 1'-0"



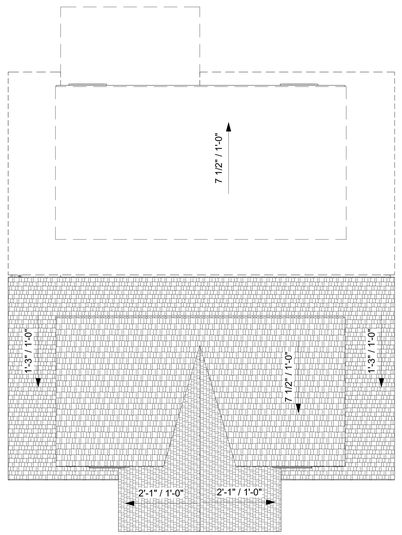
6 2ND FLOOR - NEW
3/16" = 1'-0"



3 1ST FLOOR - DEMO
3/16" = 1'-0"



4 1ST FLOOR - NEW
3/16" = 1'-0"



7 ROOF PLAN - DEMO
3/16" = 1'-0"

8 ROOF - NEW
3/16" = 1'-0"

JOSEPH ARNOW
ARCHITECT
12 Glengary Road
Croton-on-Hudson, NY 10520
jarnow@josepharnowarchitect.com

PROJECT:
59 Sunset Dr., Croton-on-Hudson
Alterations and Renovations

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

No.	Description	Date

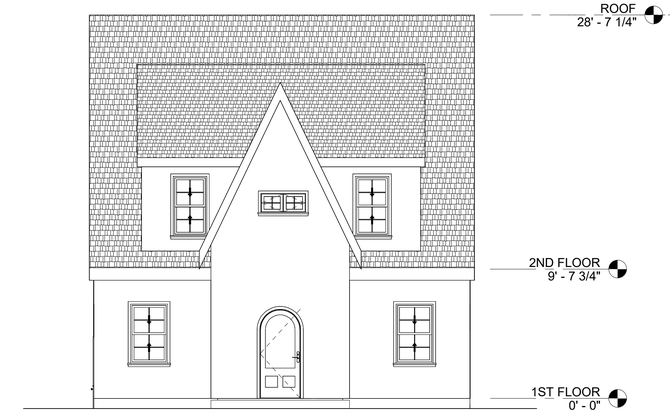
Floor Plans

SEAL

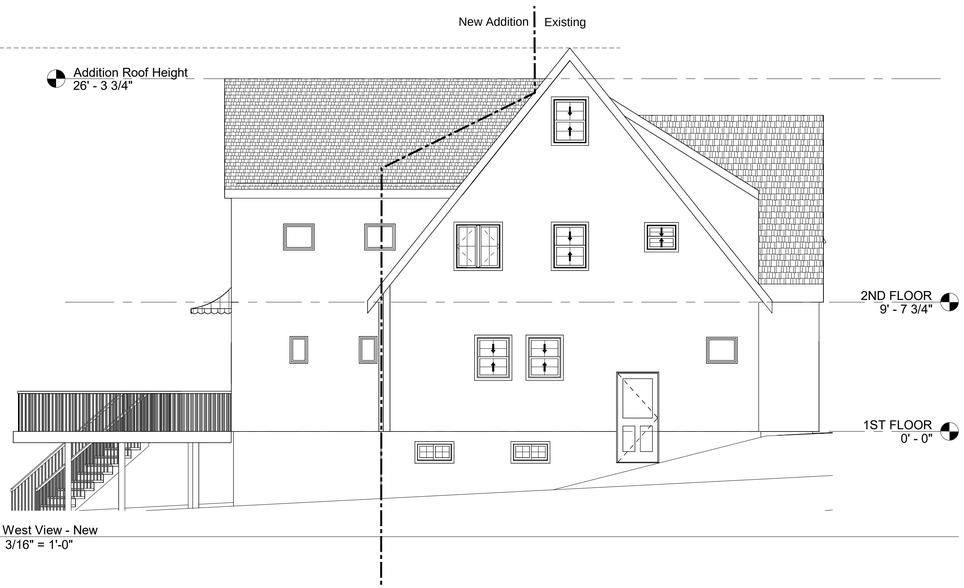
Project Number	5676-0001
Date	2/23/2026
Drawn By	JA
Checked By	JA

A101

Scale 3/16" = 1'-0"

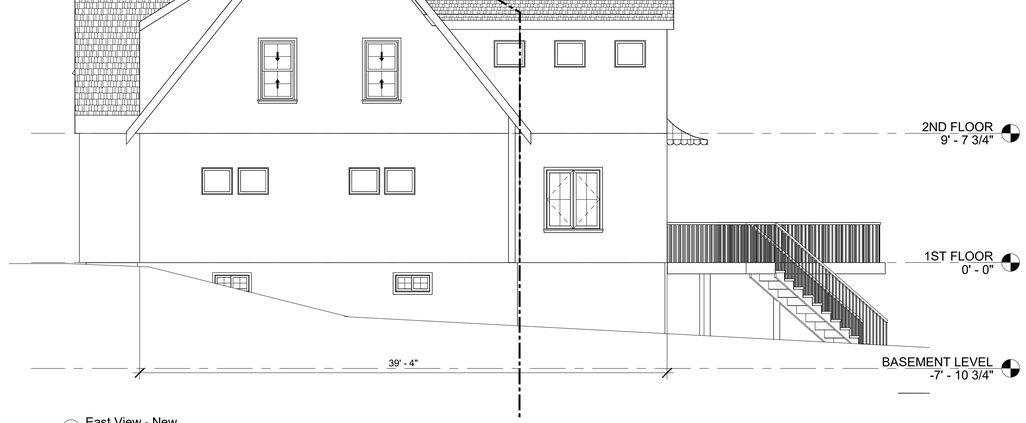


1 South View - New
3/16" = 1'-0"



3 West View - New
3/16" = 1'-0"

2 North View - New
3/16" = 1'-0"



4 East View - New
3/16" = 1'-0"

JOSEPH ARNOW
ARCHITECT
12 Glengary Road
Croton-on-Hudson, NY 10520
jarnow@josepharnowarchitect.com

PROJECT:
59 Sunset Dr., Croton-on-Hudson
Alterations and Renovations

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

No.	Description	Date

Elevations

SEAL

Project Number	5676-0001
Date	2/23/2026
Drawn By	JA
Checked By	JA

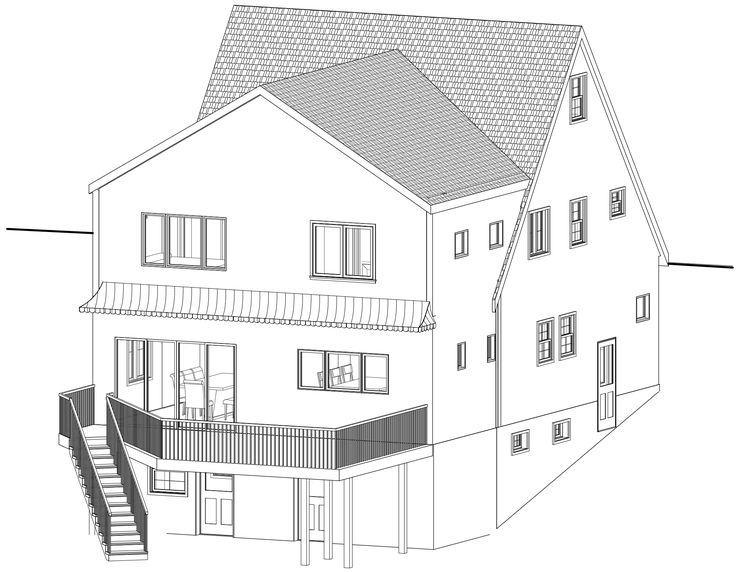
A102

Scale	3/16" = 1'-0"

1 3D View SW

2 3D View SE

3 3D View NE



4 3D View NW

JOSEPH ARNOW
ARCHITECT

12 Glengary Road
Croton-on-Hudson, NY 10520
jarnow@josepharnowarchitect.com

PROJECT:
59 Sunset Dr., Croton-on-Hudson
Alterations and Renovations

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

No.	Description	Date

3D Views

SEAL

Project Number	5676-0001
Date	2/23/2026
Drawn By	JA
Checked By	JA

A103

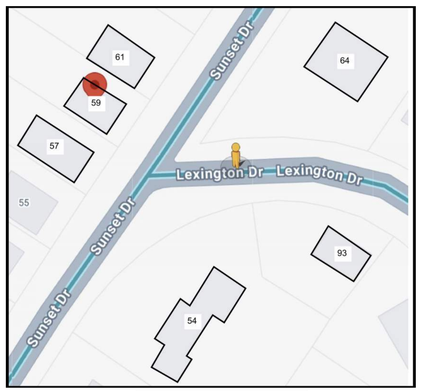
Scale

59 Sunset Drive - Side View (West)

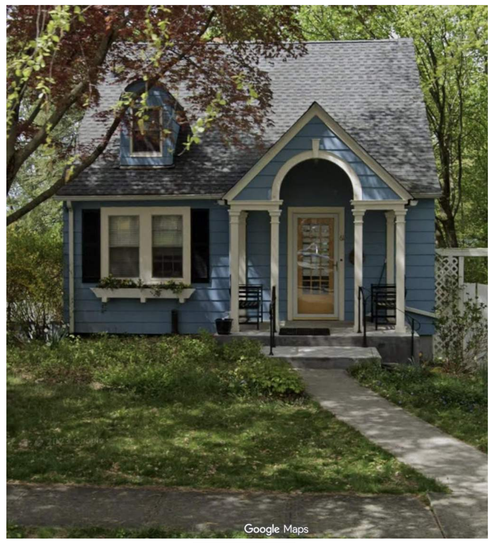
59 Sunset Drive - Front View (South)

59 Sunset Drive - Rear View (North)

59 Sunset Drive - Side View (East)

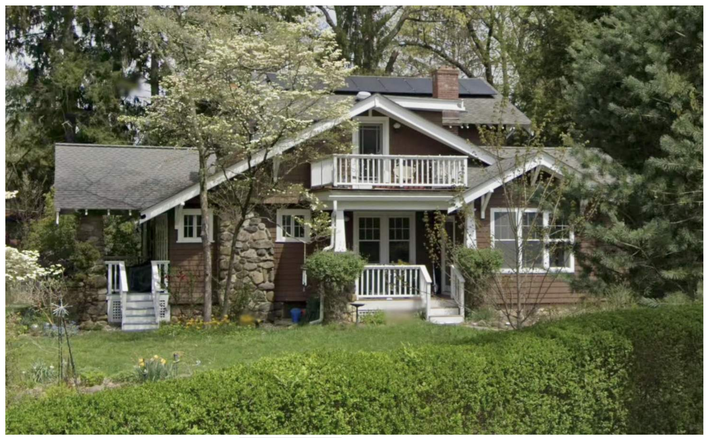


Map of Neighbors of 59 Sunset Drive

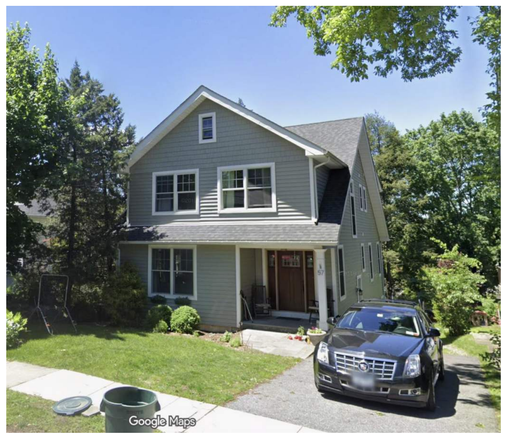


61 Sunset Drive

54 Sunset Drive



64 Sunset Drive



57 Sunset Drive

93 Lexington Drive

JOSEPH ARNOW
ARCHITECT
12 Glengary Road
Croton-on-Hudson, NY 10520
jarnow@josepharnowarchitect.com

PROJECT:
59 Sunset Dr., Croton-on-Hudson
Alterations and Renovations

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

No.	Description	Date

Photos

SEAL

Project Number	5676-0001
Date	2/23/2026
Drawn By	JA
Checked By	JA

A104

Scale