

PROPOSED 2 LOT SUBDIVISION

52 MT AIRY RD., CROTON-ON-HUDSON, NEW YORK

SEC. 68.17 BLOCK 1 LOT 3

MASTROGIACOMO
ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
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GENERAL NOTES

GENERAL

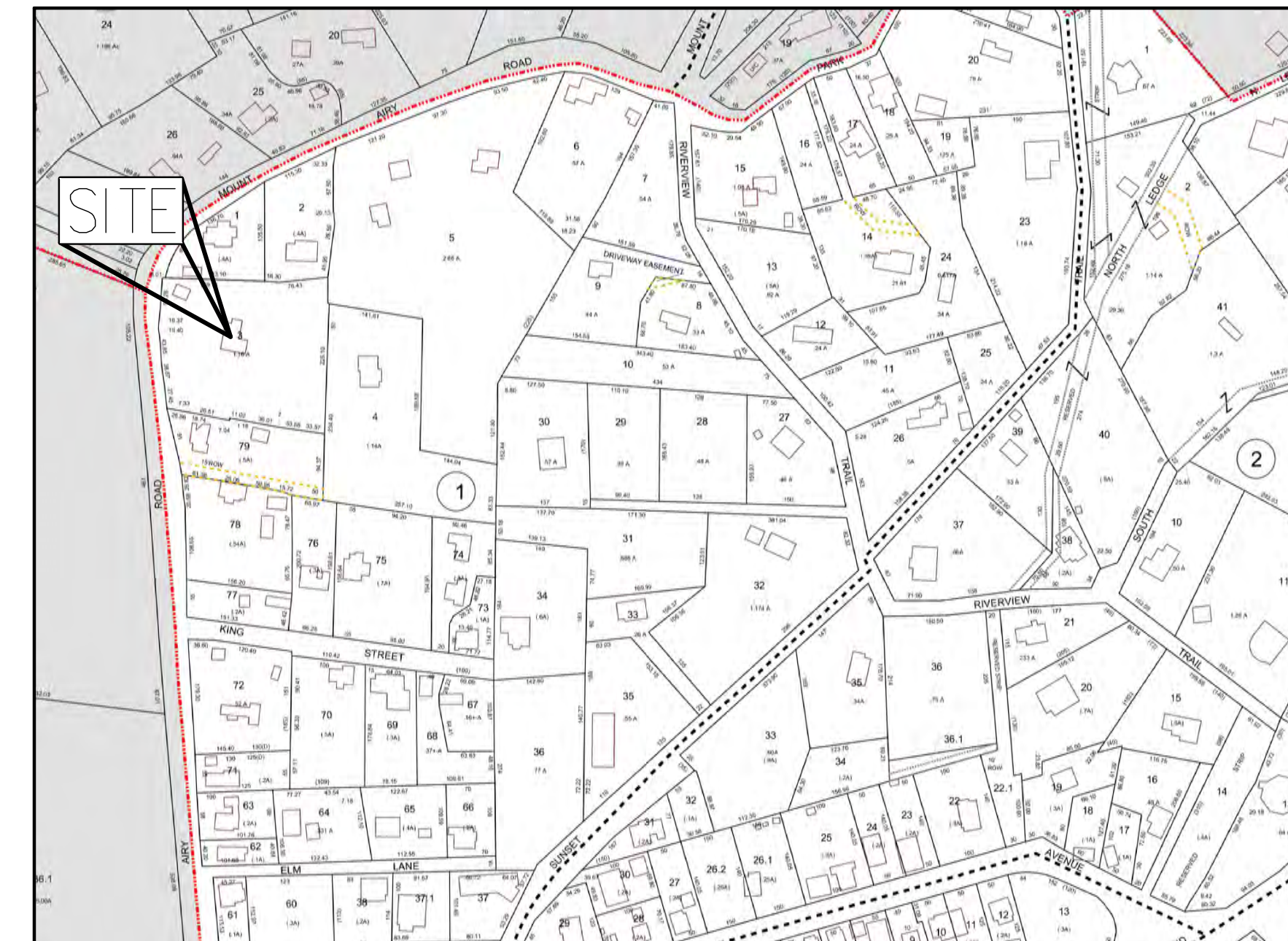
- STANDARDS OF CONSTRUCTION: ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL MUNICIPAL STANDARDS, RULES AND REGULATIONS REGARDLESS OF WHAT MAY BE INDICATED ON THE PLANS.
- IMPORTED FILL: IF THE SITE REQUIRES IMPORTED FILL IN THE PROPOSED MUNICIPAL RIGHT OF WAY OR MUNICIPAL OWNED PROPERTY, ALL FILL MUST BE TESTED FOR COMPOSITION AND CHEMICALS IN ACCORDANCE WITH DPW DIRECTIONS AND AT THE FULL EXPENSE OF THE OWNER. THESE TEST RESULTS MUST BE RECEIVED PRIOR TO DEPOSITING MATERIAL ON MUNICIPAL PROPERTY. A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE TO APPROVE THE FILL, KEEP RECORDS, AND REVIEW THE CHAIN OF CUSTODY DOCUMENTATION OF EACH TRUCK BROUGHT TO THE SITE. THE REQUIRED NUMBER OF SAMPLES MUST BE TAKEN AND TESTED BY A NEW YORK STATE CERTIFIED LABORATORY. IN ADDITION, POLLUTION INSURANCE MUST BE PROVIDED PRIOR TO CONSTRUCTION, IN THE AMOUNT TO BE DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.
- EROSION, DUST & SEDIMENT CONTROL: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING PROPER EROSION, SEDIMENT AND DUST CONTROL. ALL EROSION AND SEDIMENT CONTROL MUST BE SIZED AND DESIGNED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES PRESENTED IN THE LATEST NYSDEC REGULATIONS. THE DEVELOPER SHALL SUBMIT TO THE COMMISSIONER FOR APPROVAL, A PLAN WITH DETAILS DELINEATING THE METHODS HE INTENDS TO USE FOR EROSION, SEDIMENTATION AND DUST CONTROL DURING THE CONSTRUCTION OF THIS PROJECT. SILT PROTECTION AND ANY WATER RETENTION BASINS WILL BE THE FIRST ITEMS OF CONSTRUCTION. THE EROSION, SEDIMENTATION AND DUST CONTROLS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION OR A STOP WORK ORDER WILL BE ISSUED BY DPW.
- INDUSTRIAL CODE RULE 753: THE DEVELOPER SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
- VERIFICATION AND PROTECTION OF EXISTING UTILITIES: THE DEVELOPER SHALL VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING HIS OPERATIONS. THE DEVELOPER SHALL PRESERVE AND PROTECT EXISTING PRIVATE AND MUNICIPAL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE APPROVED PLANS OR LOCATED UNDER INDUSTRIAL CODE RULE 753. THE COST OF REPAIRING DAMAGED UTILITIES OR STRUCTURES SHALL BE BORNE BY THE DEVELOPER. IF TEMPORARY UTILITIES ARE REQUIRED IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE AND MAINTAIN SAID UTILITIES.
- PIPE LAYOUT: THE DEVELOPER SHALL PERFORM ALL PROPOSED PIPE LAYOUT REQUIRED BY MEANS OF A LASER FOR EXACT VERTICAL AND HORIZONTAL ALIGNMENT. THE USE OF BATTER BOARDS, AS SPECIFIED IN THE MUNICIPAL STANDARD CONSTRUCTION SPECIFICATIONS ARTICLE 33.132 - "LAYOUT", SHALL NOT BE ALLOWED. THE DEVELOPER'S EQUIPMENT MUST HAVE BEEN CALIBRATED WITHIN THE PREVIOUS SIX (6) MONTHS PRIOR TO CONSTRUCTION. WRITTEN PROOF OF CALIBRATION MUST BE PROVIDED IF REQUIRED BY THE COMMISSIONER OF PUBLIC WORKS.
- INSPECTION & BACKFILL: NO BACKFILL SHALL BE PLACED OVER NEW CONSTRUCTION PRIOR TO INSPECTION AND APPROVAL BY DPW. THE DEVELOPER MUST HAVE A SUFFICIENT STOCKPILE OF CLEAN FILL IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILL (I.E., ROCK, ORGANIC MATERIAL). THE USE OF CONTROLLED BACKFILL MATERIAL MAY BE REQUIRED IN TRENCHES IF DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.

EROSION CONTROL:

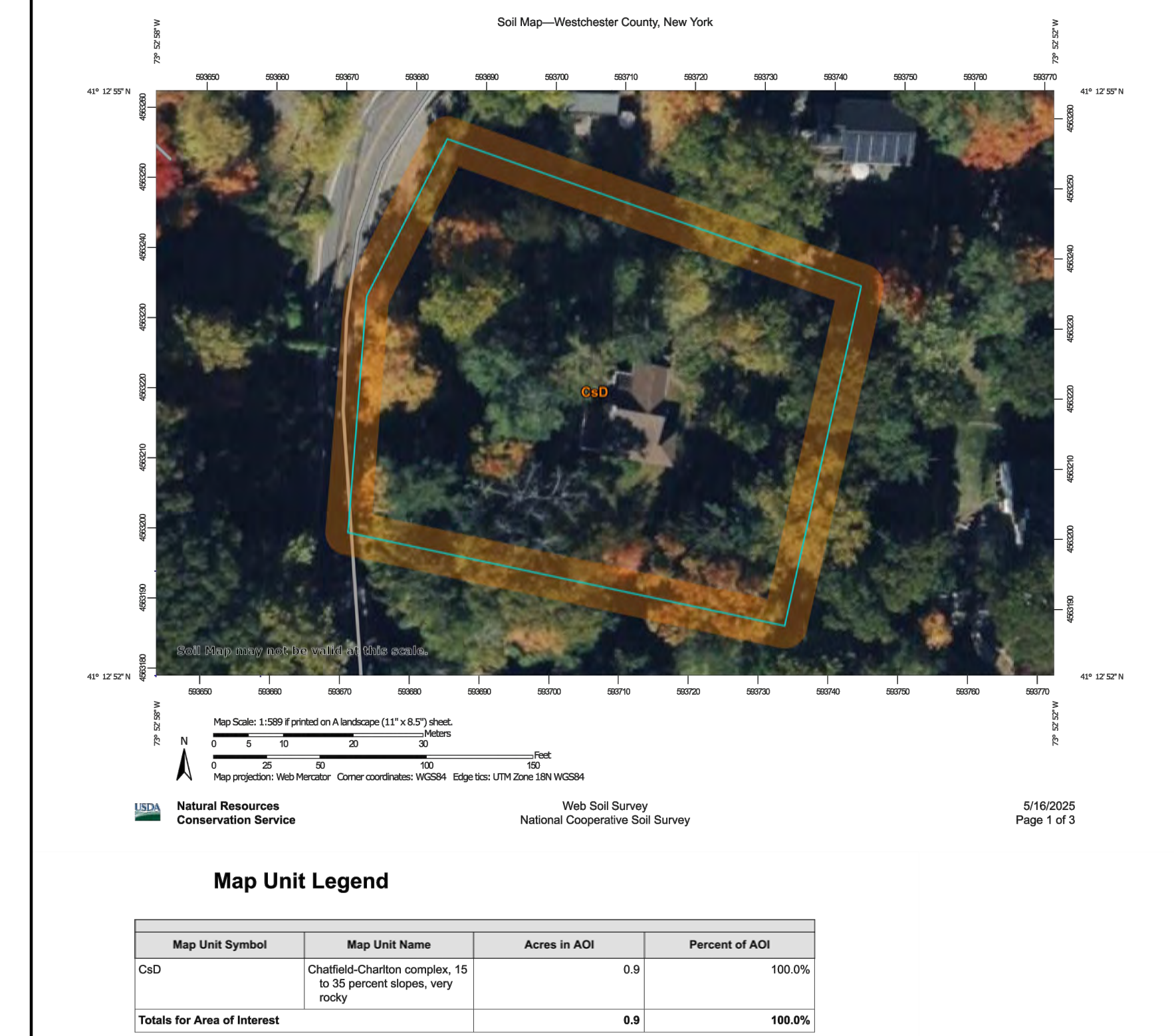
- INSTALL ALL EROSION CONTROL DEVICES AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, LATEST REVISION.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING COURSE OF CONSTRUCTION.
- EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL FULL VEGETATION GROWTH HAS OCCURRED AND AS APPROVED BY THE VILLAGE INSPECTOR.
- SEEDING AND MULCHING SHALL BE AS FOLLOWS:
TEMPORARY SEEDING & MULCHING
 - LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
 - SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.
- THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED, AND UPON COMPLETION OF THE WORK, WITHIN THE VICINITY OF THE PROJECT SITE
- ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2001, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE ENGINEER.

SITE WORK:

- THE SITE SHALL BE GRADED AS INDICATED ON THE DRAWINGS. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH THE EXISTING CONTOURS.
- ALL DISTURBED AREAS WHICH WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECTED TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY, OR APPROVED EQUAL, AND BOUND AS PER THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- FILL MATERIAL SHALL BE CLEAN FILL AND SHALL BE INSTALLED IN 12 INCH LIFTS AND COMPACTED TO 95% OPTIMUM DENSITY.
- ALL PIPES SHALL BE SCHEDULE 40 P.V.C. PIPES UNLESS OTHERWISE NOTED.
- ALL GRAVEL SHALL BE 3/4" CRUSHED STONE OR RECYCLED MATERIAL IF ALLOWED BY THE MUNICIPALITY.
- MAINTAIN POSITIVE PITCHES ON ALL DRAIN PIPES TO EXISTING & PROPOSED DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED HEREON.



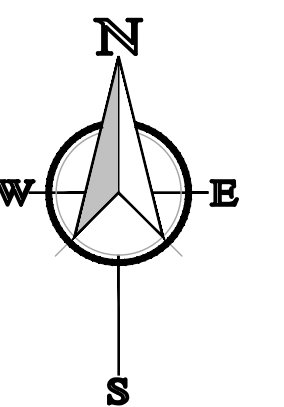
PROJECT MAP



USDA WEB SOIL SURVEY MAP

Revisions	
▲	02.24.2026 Revised Plans per ZBA Meeting
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Drawing North



Client Name and Address

BROADWAY
311 LLC
78 MAIN STREET
DOBBS FERRY, NY
10522

Project Information

PROPOSED
2 LOT
REALTY
SUBDIVISION
Situated At
52 MT. AIRY ROAD
VILLAGE OF
CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER CO., N.Y.

ZONE: RA-25

TAX INFO:

SECTION: 68.17

BLOCK: 1

TAX LOT: 3

Job No. 25-006

Scale AS NOTED

Date 24 NOV 2025

Drawn By M.M.

Checked By M.M.

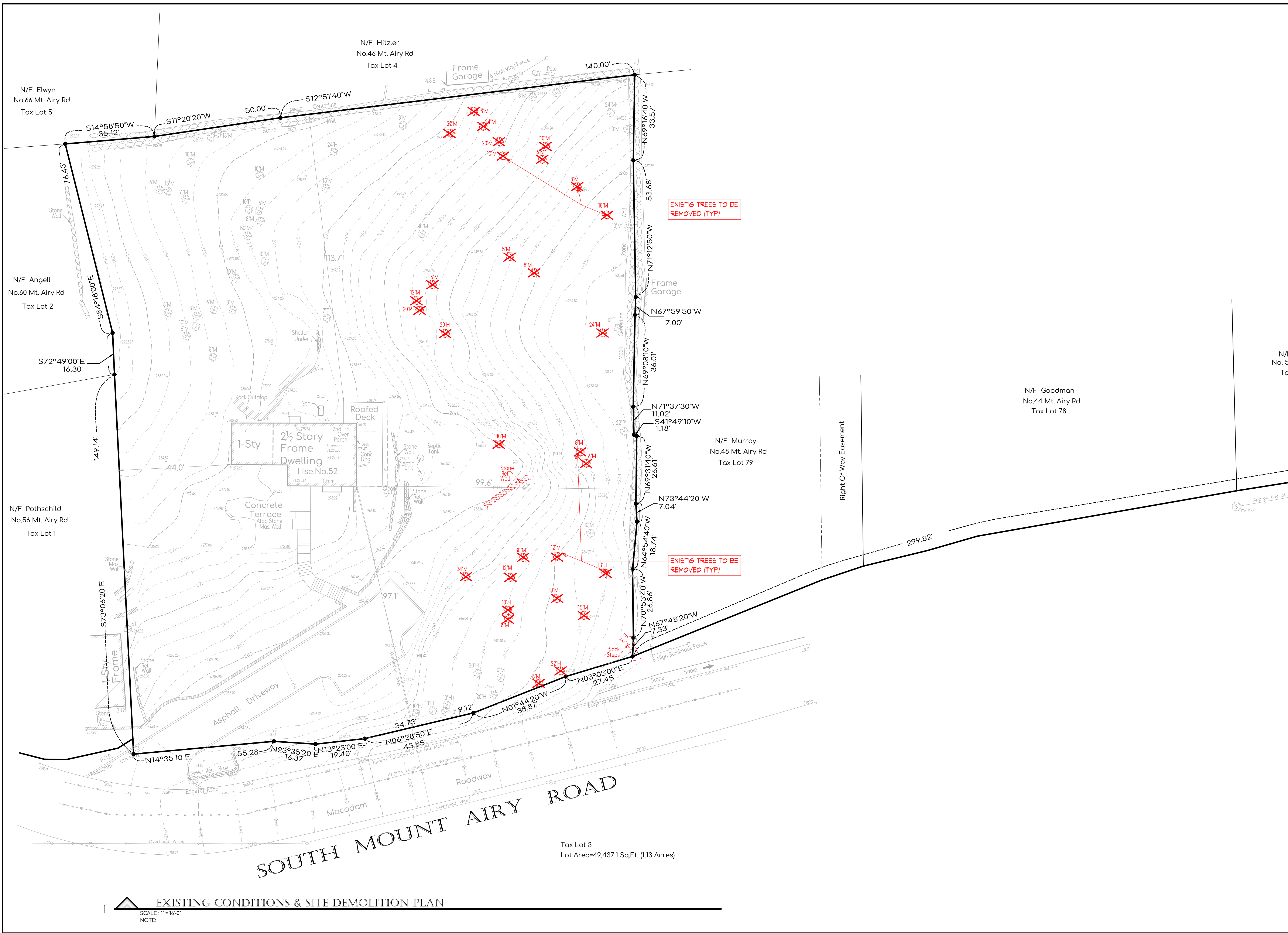
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Seal & Signature



DATE PLOTTED: 11/24/2025 10:58 AM

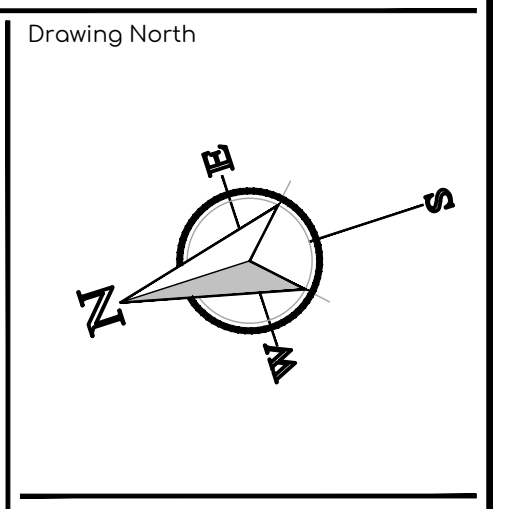


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Revisions		
▲	02.24.2026	Revised Plans per ZBA Meeting
▲		
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Client Name and Address
BROADWAY 311 LLC
78 MAIN STREET
DOBBS FERRY, NY
10522

Project Information
PROPOSED 2 LOT REALTY SUBDIVISION
Sited At
52 MT. AIRY ROAD
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER CO., N.Y.

ZONE:	RA-25
TAX INFO:	
SECTION:	68.17
BLOCK:	1
TAX LOT:	3
Job No.:	25-006
Scale:	AS NOTED
Date:	24 NOV 2025
Drawn By:	M.M.
Checked By:	M.M.
Sheet:	

C100

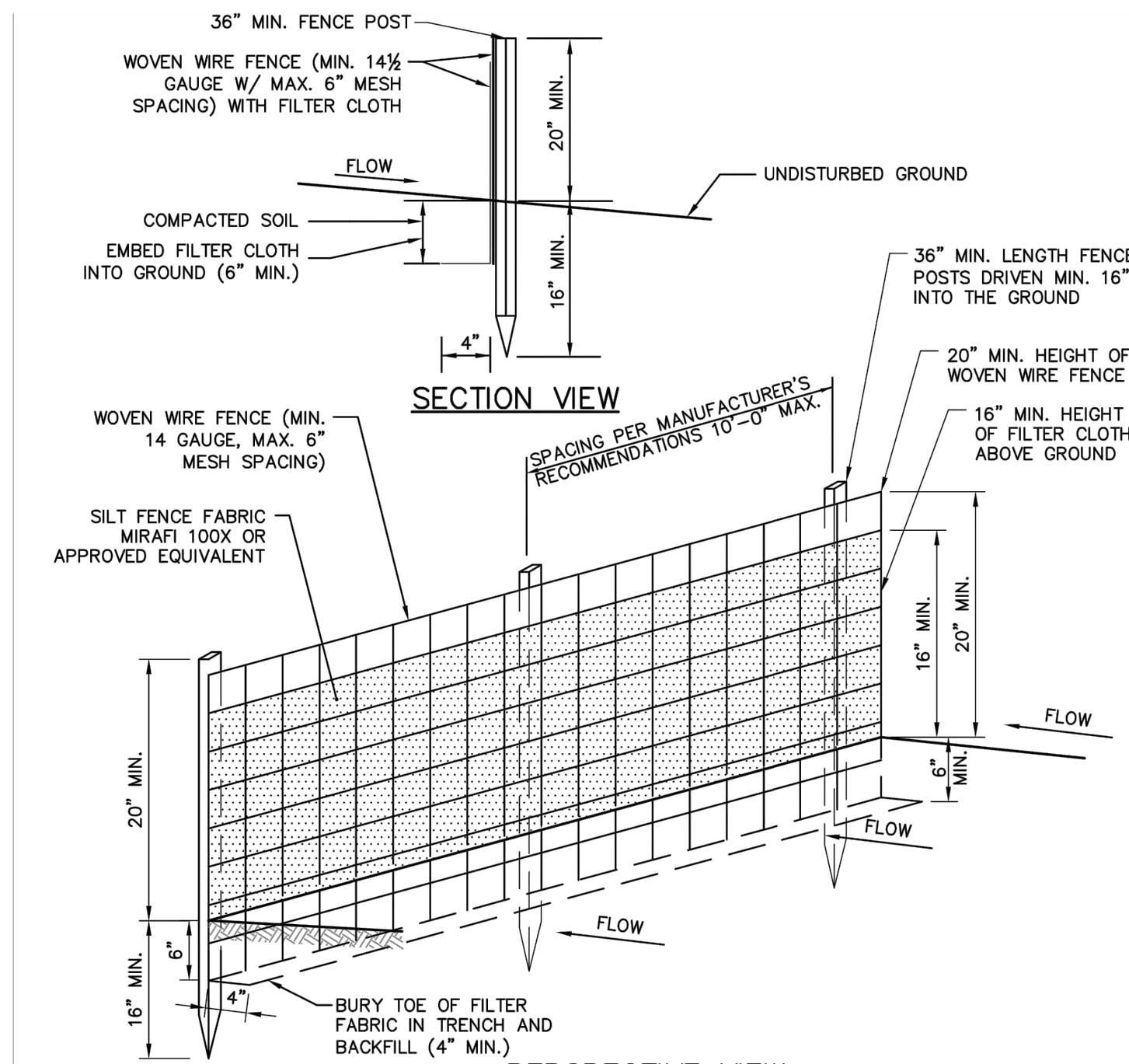
Seal & Signature

EXISTING CONDITIONS & SITE DEMOLITION PLAN

SOUTH MOUNT AIRY ROAD

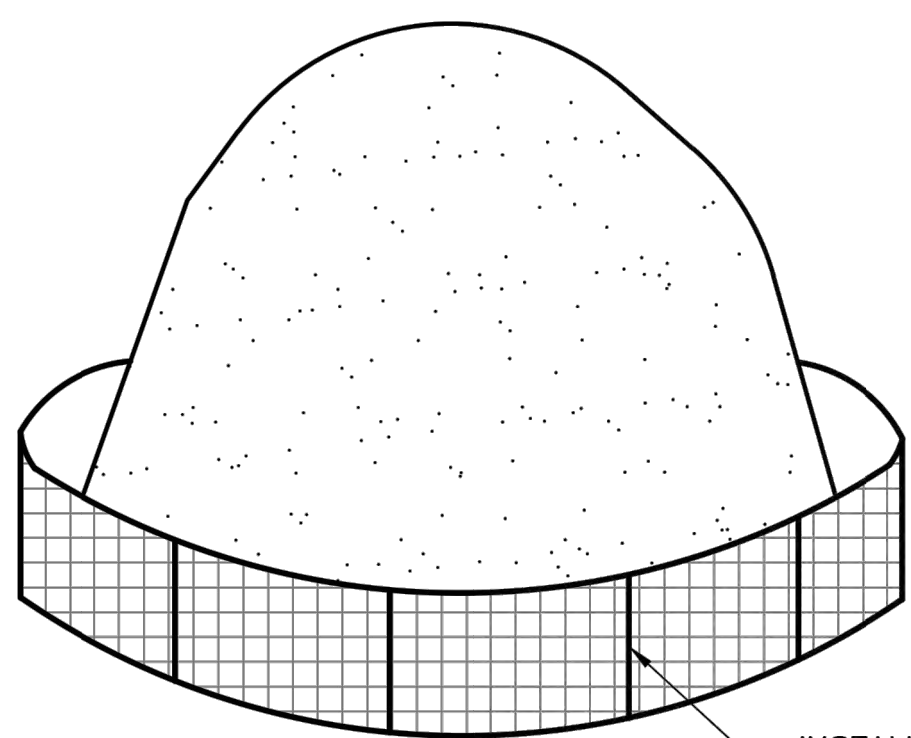
Tax Lot 3
Lot Area=49,437.1 Sq.Ft. (1.13 Acres)

1 **EXISTING CONDITIONS & SITE DEMOLITION PLAN**
SCALE: 1" = 16'-0"
NOTE:

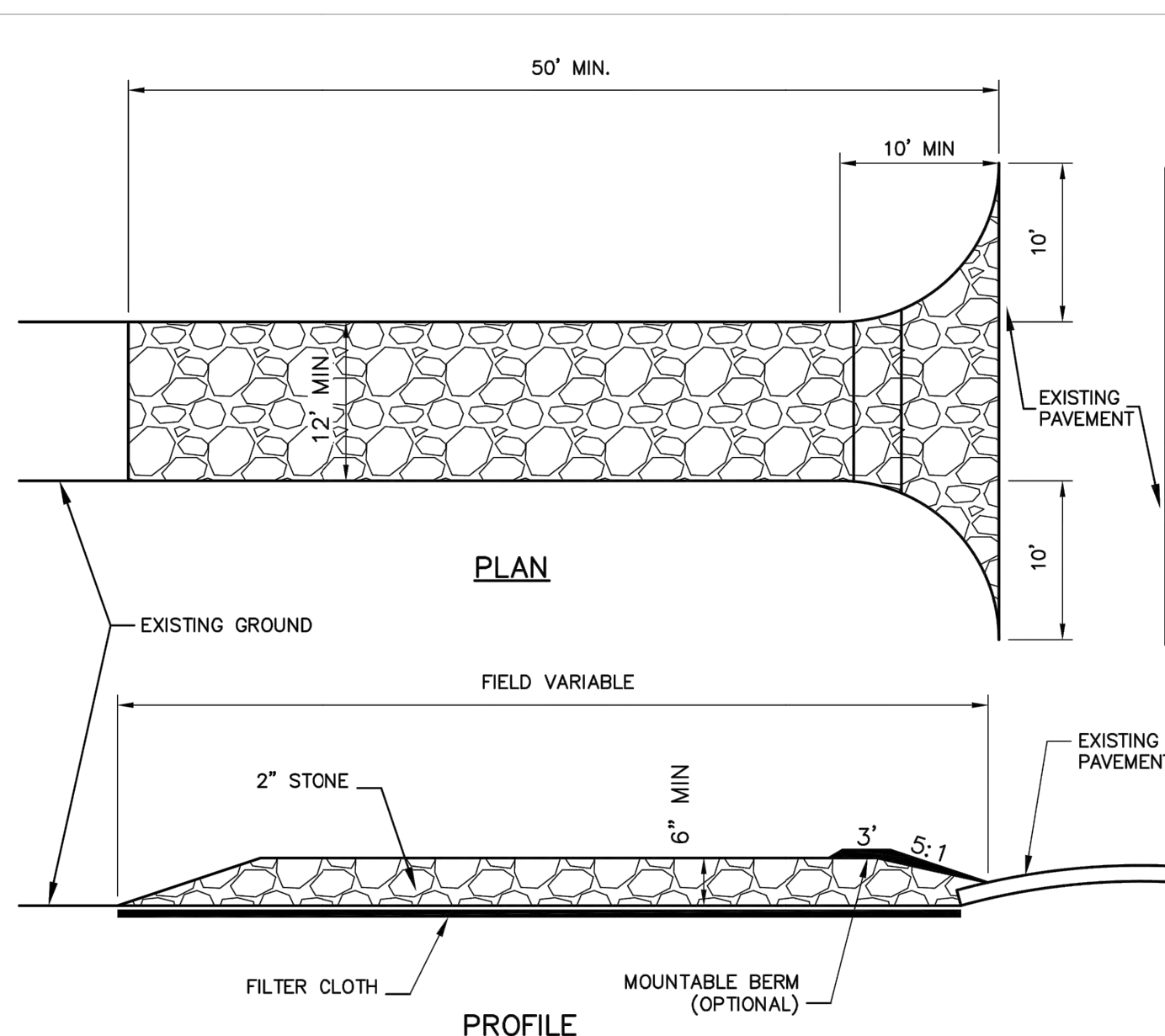


- NOTES:**
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFIX 100X, STABUNKA T40N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
 - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

SILT FENCE

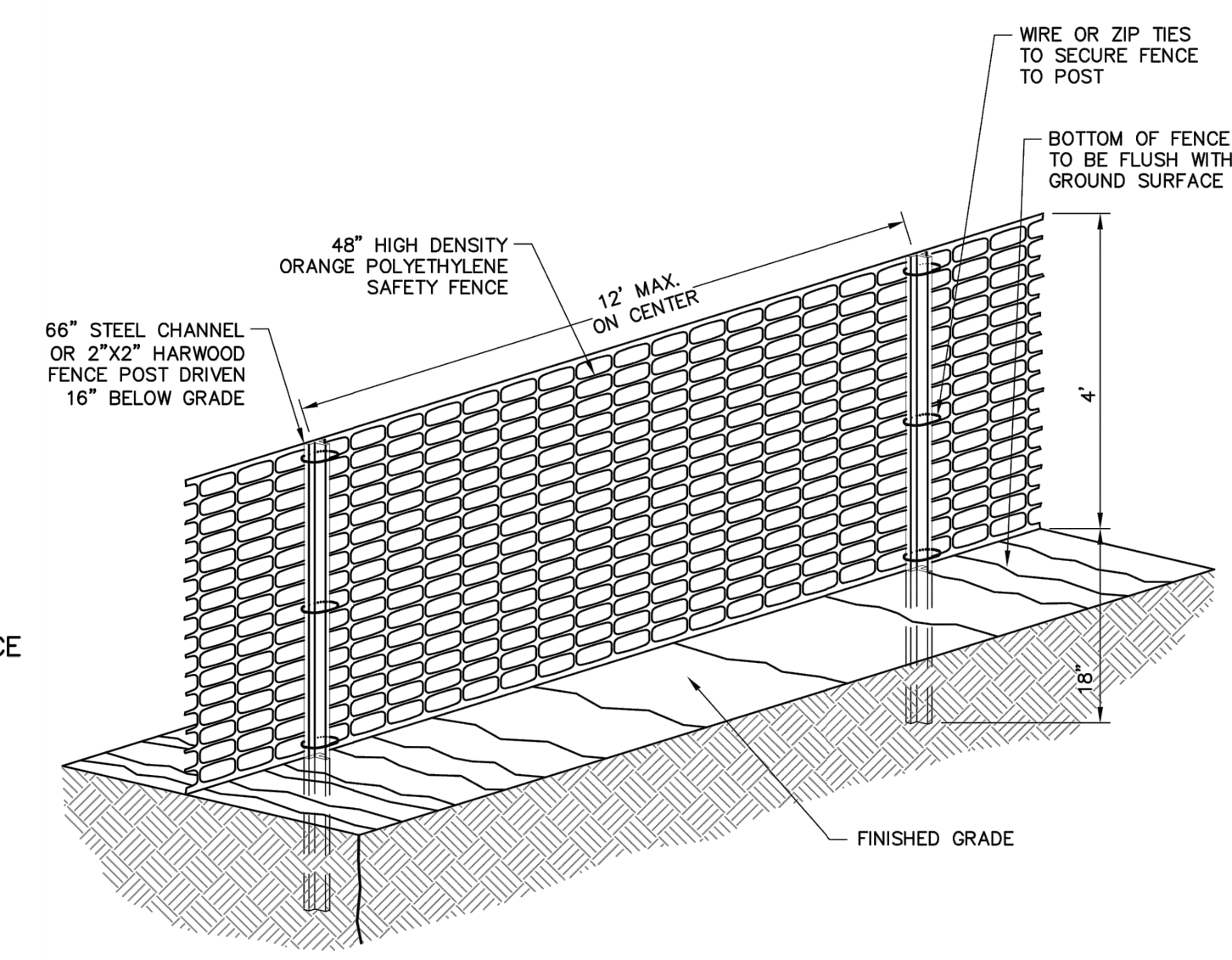


INSTALL SILT FENCE AS SHOWN ON THE VILLAGE STANDARD SILT FENCE CONSTRUCTION DETAIL



- CONSTRUCTION SPECIFICATIONS:**
- USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
 - RECOMMENDED LENGTH GREATER THAN 50 FEET WHERE PRACTICAL.
 - THICKNESS NOT LESS THAN 6 INCHES.
 - 10 FOOT MINIMUM WIDTH, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
 - FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.
 - ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR.
 - REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS CONCRETE PAVEMENT.

ANTI-TRACKING PAD



- NOTES:**
- MAINTAIN TENSION ACROSS FULL HEIGHT AND LENGTH OF FENCE.
 - PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE.
 - FENCE SHALL BE HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE AS MANUFACTURED BY EROSION RUNNER® OR APPROVED EQUAL.

CONSTRUCTION FENCE

EROSION CONTROL DETAILS

SCALE: N.T.S.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION (75T AXLE LOAD) *		
	H-25 (300mm - 1200mm)	HEAVY CONSTRUCTION (1219mm)	HEAVY CONSTRUCTION (1524mm)
12" - 48" (300mm - 1200mm)	12"	12"	48"
60" (1500mm)	24"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER **SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS II					CLASS III				
	COMPACTED	DUMPED	95%	90%	95%	COMPACTED	DUMPED	95%	90%	95%
4"	37	18	25	18	18	37	18	25	18	18
6"	44	20	29	20	21	44	20	29	20	21
8"	51	23	34	23	24	51	23	34	23	24
10"	58	26	40	26	27	58	26	40	26	27
12"	65	29	47	29	30	65	29	47	29	30
15"	79	35	57	35	36	79	35	57	35	36
18"	93	41	68	41	42	93	41	68	41	42
24"	111	49	83	49	51	111	49	83	49	51
30"	129	57	99	57	59	129	57	99	57	59
36"	147	65	115	65	67	147	65	115	65	67
42"	165	73	131	73	75	165	73	131	73	75
48"	183	81	147	81	83	183	81	147	81	83
60"	221	97	179	97	100	221	97	179	97	100

MINIMUM COVER TO RIGID PAVEMENT, H

MINIMUM COVER TO FLEXIBLE PAVEMENT, H

SPRINGLINE

FINAL BACKFILL

INITIAL BACKFILL

HAUNCH

BEDDING

SUITABLE FOUNDATION

MIN. TRENCH WIDTH (SEE TABLE)

4" FOR 12"-24" PIPE

6" FOR 30"-60" PIPE

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II, III OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 8' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

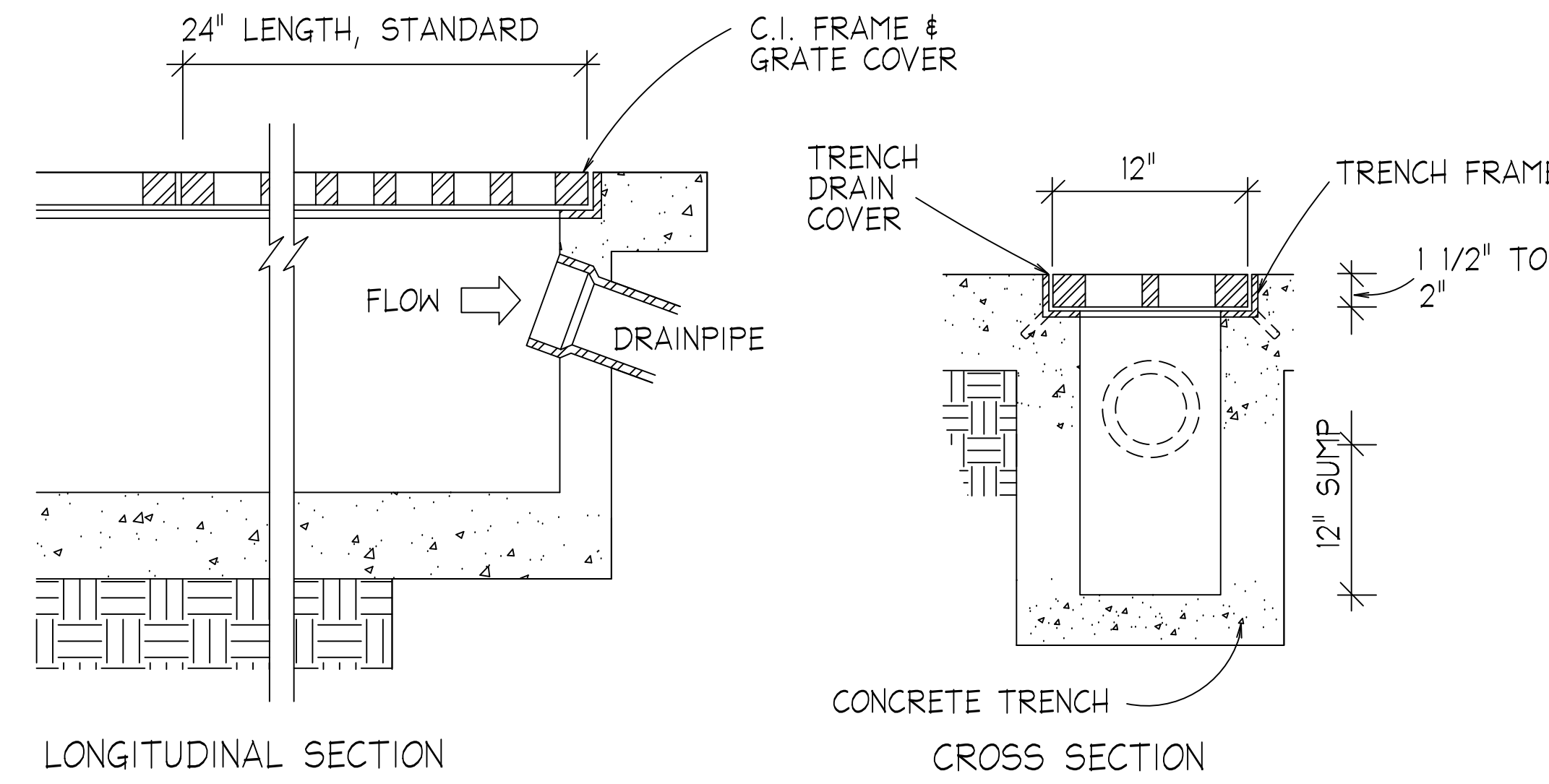
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)			

DRAWING NUMBER: STD-101

ADS 4640 TRULIAM BLVD HILLIARD, OHIO 43026

PIPE TRENCH DETAIL

SCALE: N.T.S.



TRENCH DRAIN DETAIL

SCALE: N.T.S.

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Revisions

NO.	DATE	DESCRIPTION
1	02.24.2026	Revised Plans per ZBA Meeting
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Drawing North

Client Name and Address
BROADWAY 311 LLC
 78 MAIN STREET
 DOBBS FERRY, NY
 10522

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 Situated At
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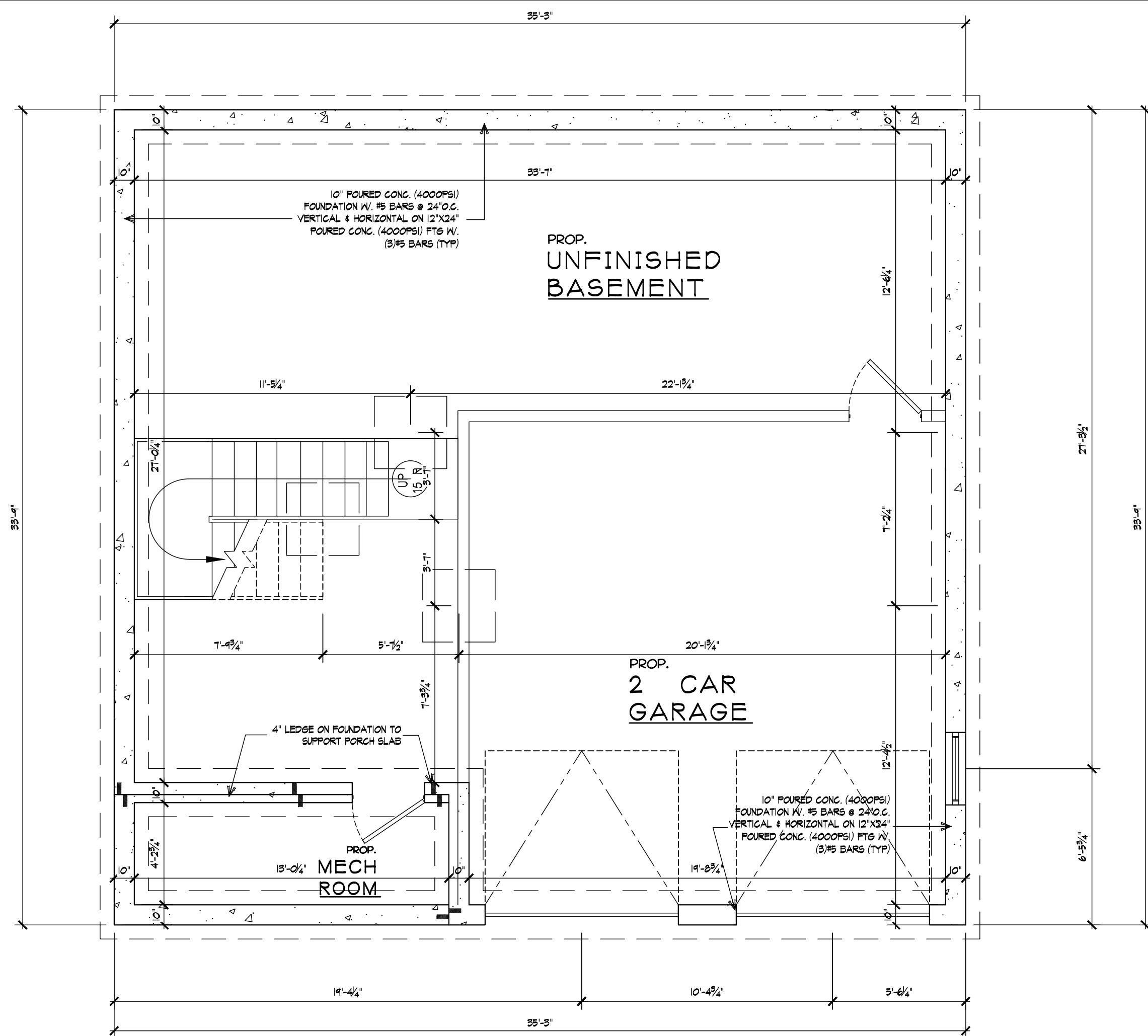
ZONE: RA-25
 TAX INFO:
 SECTION: 68.17
 BLOCK: 1
 TAX LOT: 3

Job No. 25-006
 Scale AS NOTED
 Date 24 NOV 2025
 Drawn By M.M.
 Checked By M.M.
 Sheet

C202

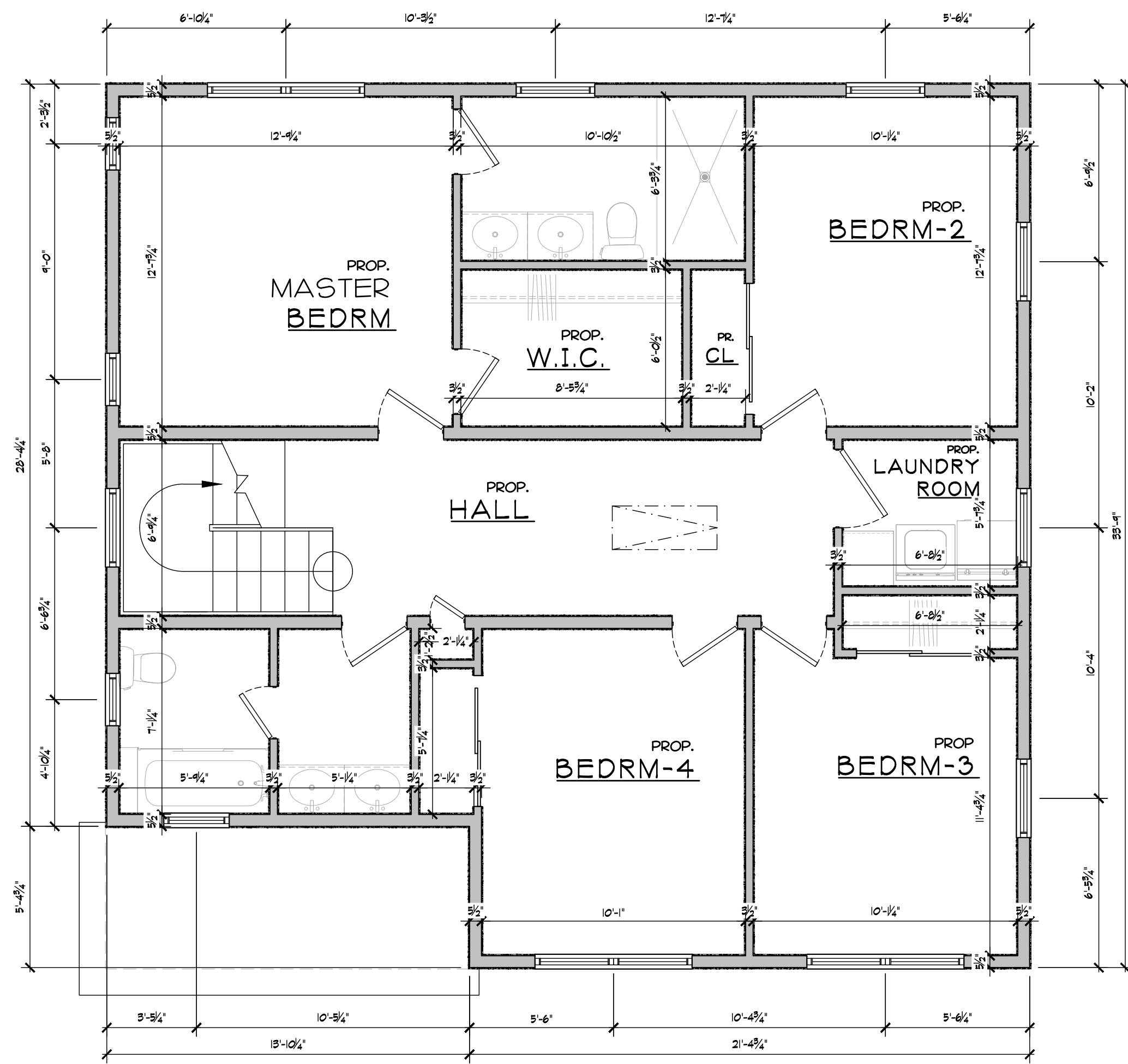
Seal & Signature

CONSTRUCTION DETAILS



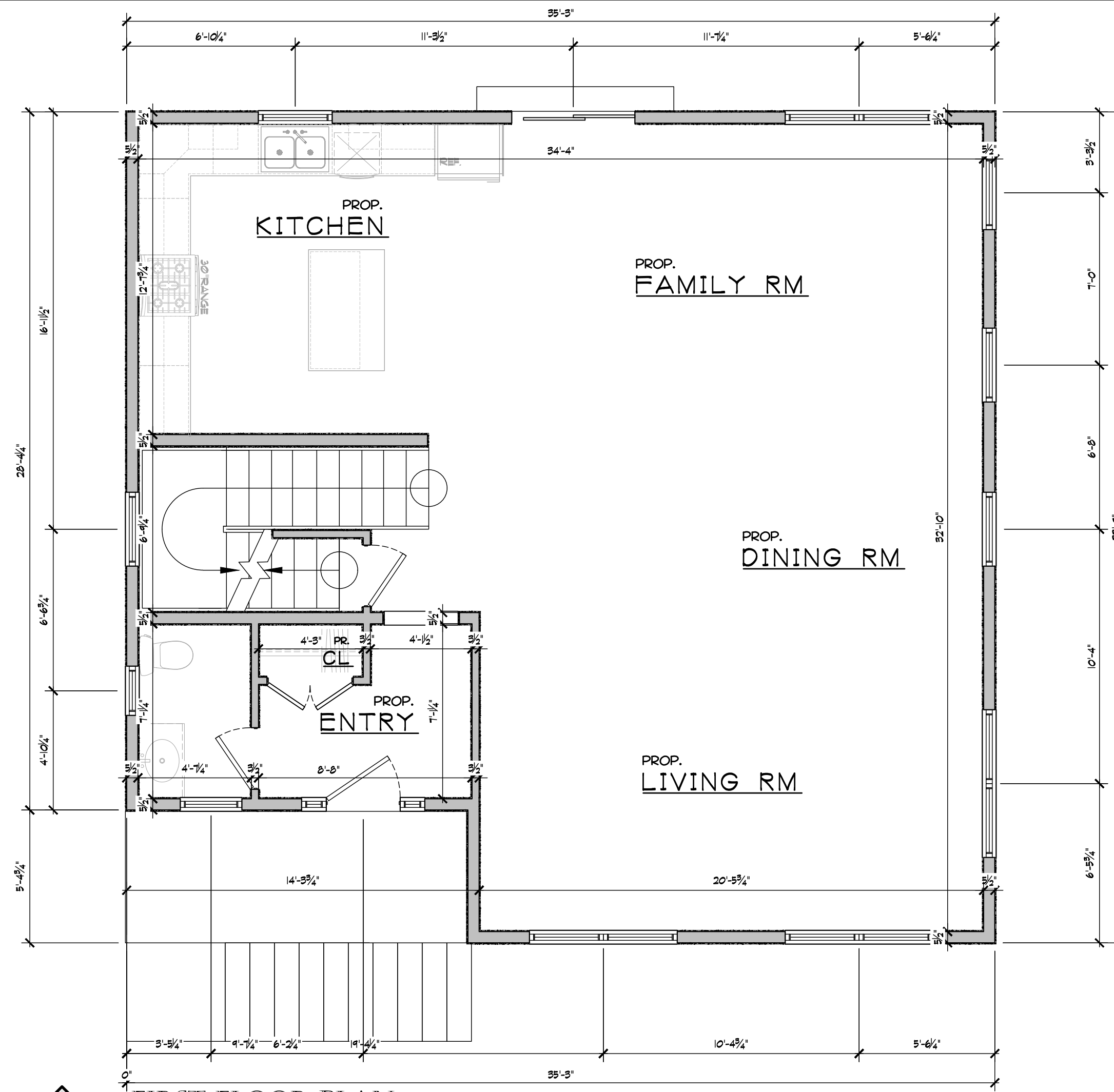
FOUNDATION/BASEMENT PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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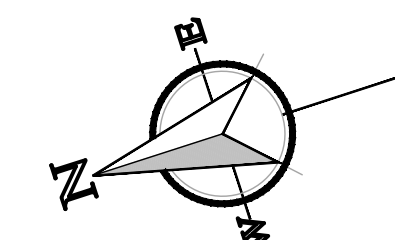
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Revisions

02.24.2026 Revised Plans per ZBA Meeting

Drawing North



Client Name and Address

BROADWAY
311 LLC
78 MAIN STREET
DOBBS FERRY, NY
10522

Project Information

PROPOSED
2 LOT
REALTY
SUBDIVISION
Sited At
52 MT. AIRY ROAD
VILLAGE OF
CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER CO., N.Y.

ZONE: RA-25

TAX INFO:

SECTION: 68.17

BLOCK: 1

TAX LOT: 3

Job No. 25-006

Scale AS NOTED

Date 24 NOV 2025

Drawn By M.M.

Checked By M.M.

Sheet

A101

Seal & Signature



FLOOR PLANS