



SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE

VILLAGE OF CROTON-ON-HUDSON, WESTCHESTER COUNTY



PROPOSED SITE LAYOUT
1" = 30'



PROPOSED BUILDING RENDERING

NTS

REFERENCE NOTE:
REFERENCE IS MADE TO THE ARCHITECTURAL PLANS BY DEMASI ARCHITECTS P.C.

SITE SPECIFIC NOTES

1. THE GROSS SITE AREA EQUALS 83,981 SQUARE FEET OR 1.93 ACRES.
2. ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 79.13, BLOCK: 2, LOT: 91.
3. SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY SUMMIT LAND SURVEYING ENTITLED "TOPOGRAPHICAL SURVEY OF TAX LOT 91 IN BLOCK 2, SECTION 79.13 AS SHOWN ON THE OFFICIAL TAX MAPS OF VILLAGE OF CROTON-ON-HUDSON," DATED JULY 2, 2024.
4. THE SUBJECT SITE IS LOCATED IN THE HARMON SOUTH RIVERSIDE GATEWAY ZONING DISTRICT.
5. THE SUBJECT SITE IS LOCATED IN THE CROTON HARMON SCHOOL DISTRICT.
6. THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.

SPECIAL NOTE

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTORS.

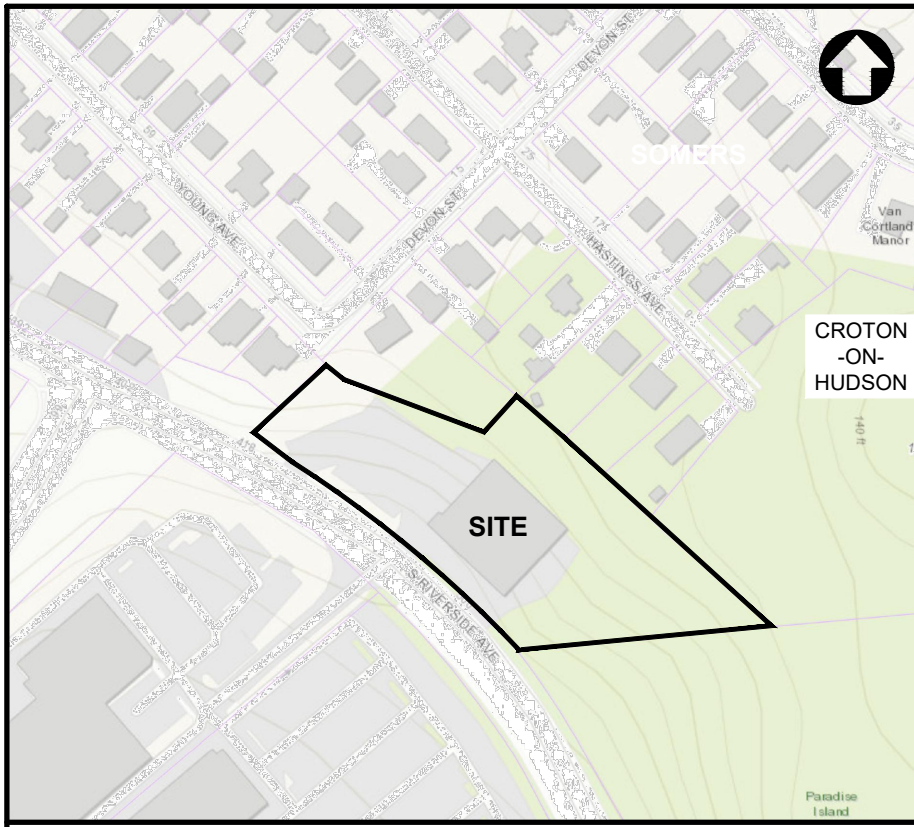
THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.

ENGINEER'S NOTES TO OWNER/CONTRACTOR

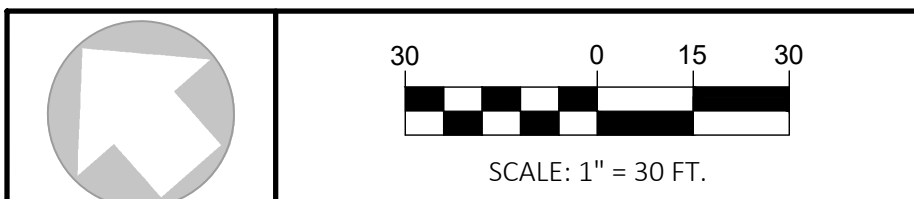
1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING IS REQUIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800) 962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
11. CRONIN ENGINEERING MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONDITION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE VILLAGE OF CROTON-ON-HUDSON. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL VILLAGE CODES AND THE NEW YORK STATE RESIDENTIAL BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE VILLAGE OF CROTON-ON-HUDSON BUILDING DEPARTMENT.

ENGINEER'S NOTES

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT TO CONSTRUCT THE RESIDENCE, DRIVEWAY, RETAINING WALLS, DECKS, AND WALKWAYS. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
4. IT IS THE OWNER'S RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.
6. PROPOSED BUILDING DESIGNED BY OTHERS.



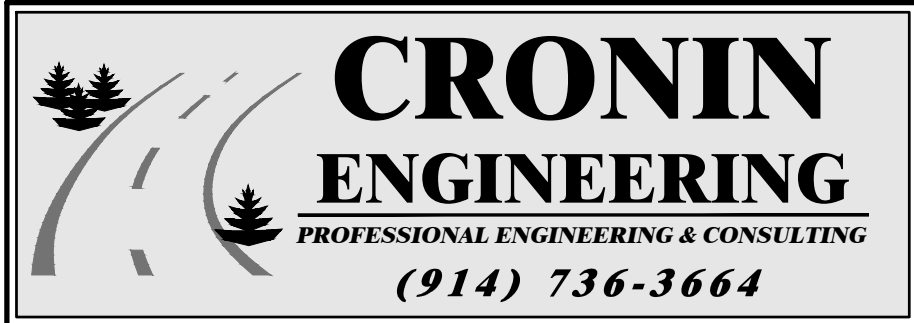
LOCATION MAP SCALE: 1" = 300'



OWNER/DEVELOPER	
CARMEL RIVERSIDE LLC 185 ASHFORD AVE, DOBBS FERRY, NY 10522	
PROJECT ATTORNEY	
ZARIN & STEINMETZ 81 MAIN ST #415, WHITE PLAINS, NY 10601	
ARCHITECT	
DEMASI ARCHITECTS P.C. 105 SMITH AVE, MT KISCO, NY 10549	
SURVEYOR	
SUMMIT LAND SURVEYING P.C. 21 DRAKE LANE, WHITE PLAINS, NY 10607	
CIVIL ENGINEER	
CRONIN ENGINEERING P.E. P.C. 39 ARLO LANE, CORTLANDT MANOR, NY 10567	
STRUCTURAL ENGINEER	
MASTROGIACOMO ENGINEERING, P.C. 10 MIDLAND AVE - SUITE 204A, PORT CHESTER, NY 10573	

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS		
#	REASON	DATE
5	ISSUED FOR SUBMISSION TO VILLAGE BOARD	1/26/2026
4	UPDATED FIRE DEPT & SPRINKLER SYSTEM TANKS	10/10/2025
3	UPDATED LOBBY LAYOUT / BUILDING RENDERING	9/9/2025
2	ADDED SHOP RITE INFO / MODIFIED LAYOUT	7/3/2025
1	REVISED LAYOUT PER BUILDING HEIGHT COMMENTS	6/12/2025
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	79.13	
BLOCK:	2	
LOT:	91	
SUBLOT:	----	
DRAWN BY:	AD	
CHECKED:	JA	
PROJECT:	CORTESE	
DATE:	MARCH 5, 2025	
JOB #:	240503	
		PATRICK M. BELL, PE LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

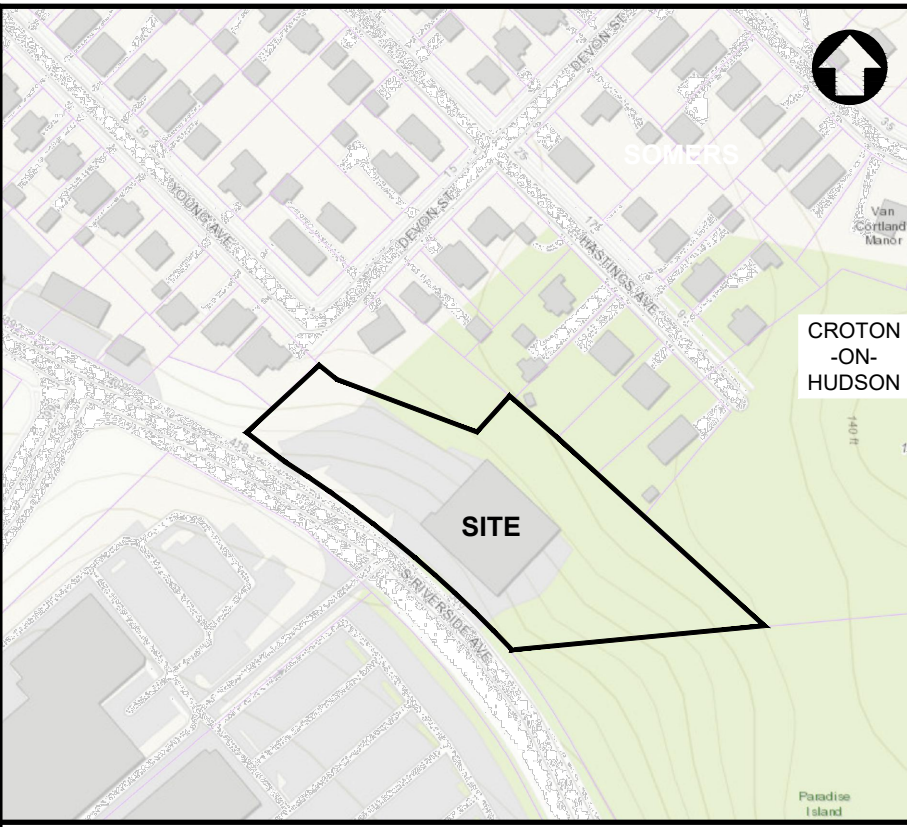
COVERSHEET	
SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE	
LOCATION: 425 SO. RIVERSIDE AVENUE CROTON-ON-HUDSON, NEW YORK	
SHEET 1 OF 8	CS-1.1

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 8	COVERSHEET	3/05/2025	1/26/2026
EX-2.1	2 OF 8	EXISTING CONDITIONS PLAN	3/05/2025	1/26/2026
AM-3.1	3 OF 8	AERIAL MAP	3/05/2025	1/26/2026
SP-4.1	4 OF 8	SITE LAYOUT, ZONING, PARKING AND FIRE/GARBAGE TRUCK ACCESS PLAN	3/05/2025	1/26/2026
UG-5.1	5 OF 8	GRADING AND UTILITY PLAN	3/05/2025	1/26/2026
SS-6.1	6 OF 8	SITE SECTION PLAN	1/26/2026	----
SS-6.2	7 OF 8	SITE SECTIONS PROFILE	1/26/2026	----
SS-6.3	8 OF 8	SITE SECTIONS PROFILE	1/26/2026	----



EXISTING CONDITIONS PLAN
1"=20'

SLOPE LEGEND			
EXISTING SLOPES 0% TO 15%		EXISTING SLOPES 25% TO 35%	
EXISTING SLOPES 15% TO 25%		EXISTING SLOPES > 35%	



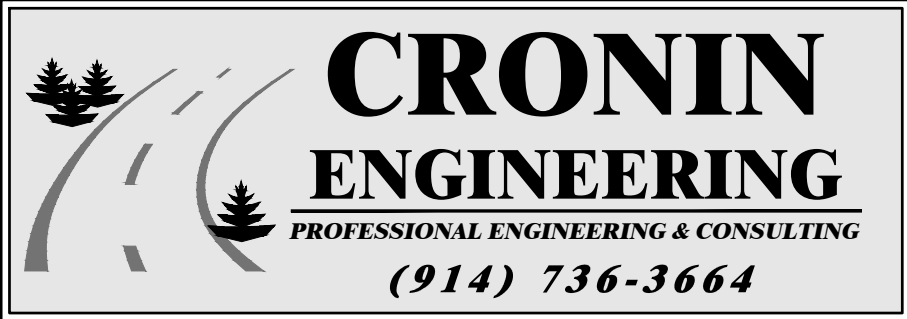
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LOT:	91	
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DRAWN BY:	AD	
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JOB #:	240503	PATRICK M. BELL, PE LICENSE #087679



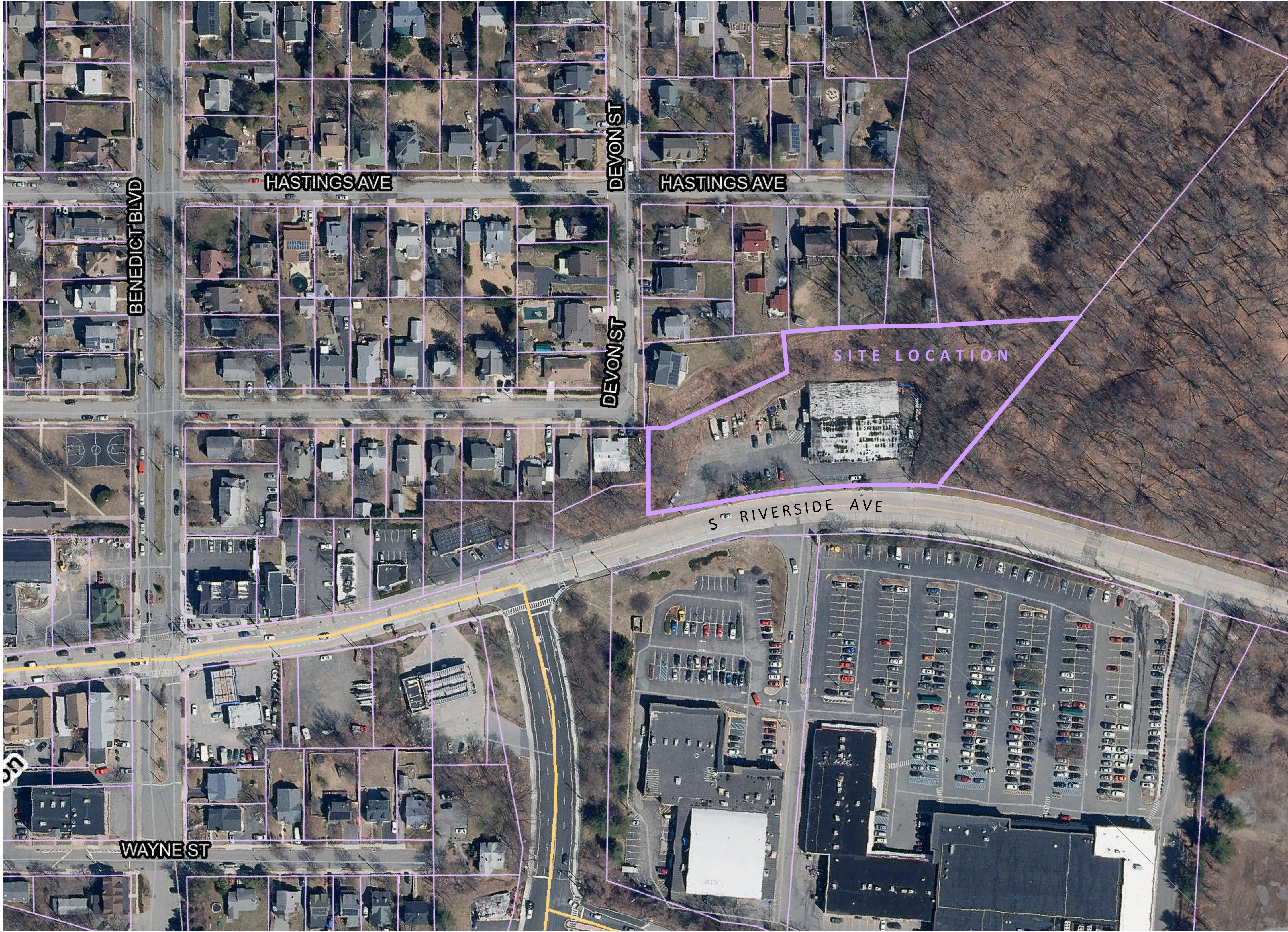
39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS PLAN

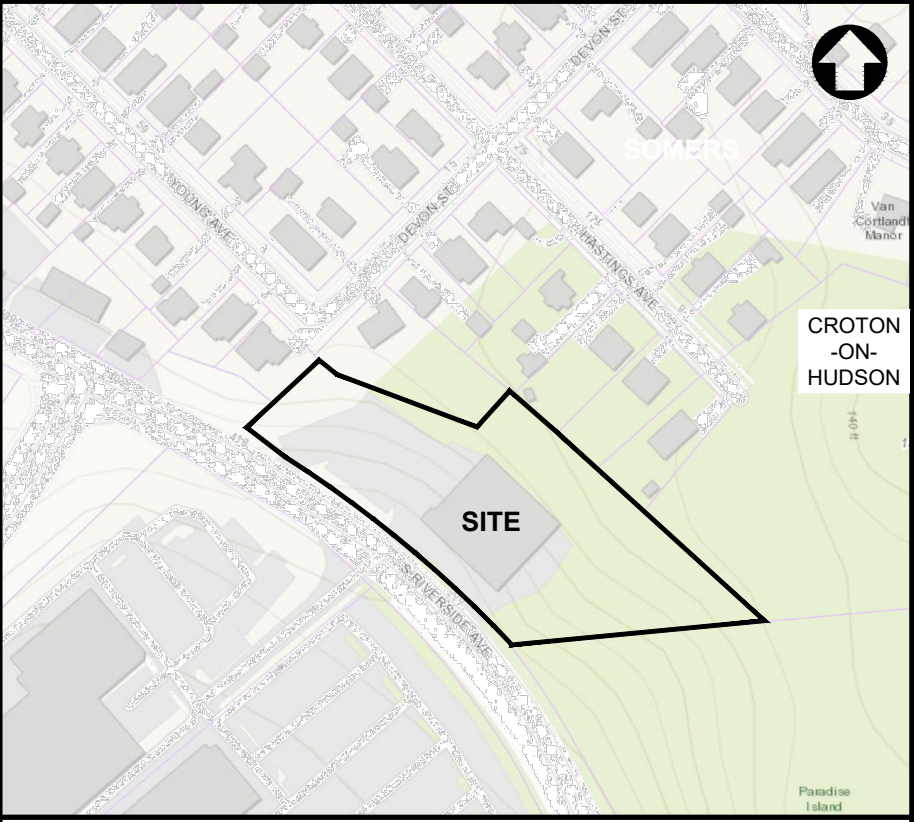
SITE DEVELOPMENT PLAN
FOR
425 SO. RIVERSIDE AVENUE

LOCATION:
425 SO. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK





AERIAL MAP
1"=100'



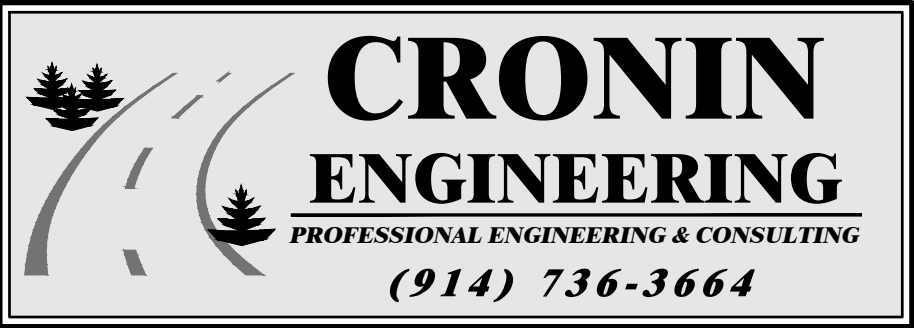
LOCATION MAP
SCALE: 1" = 300'



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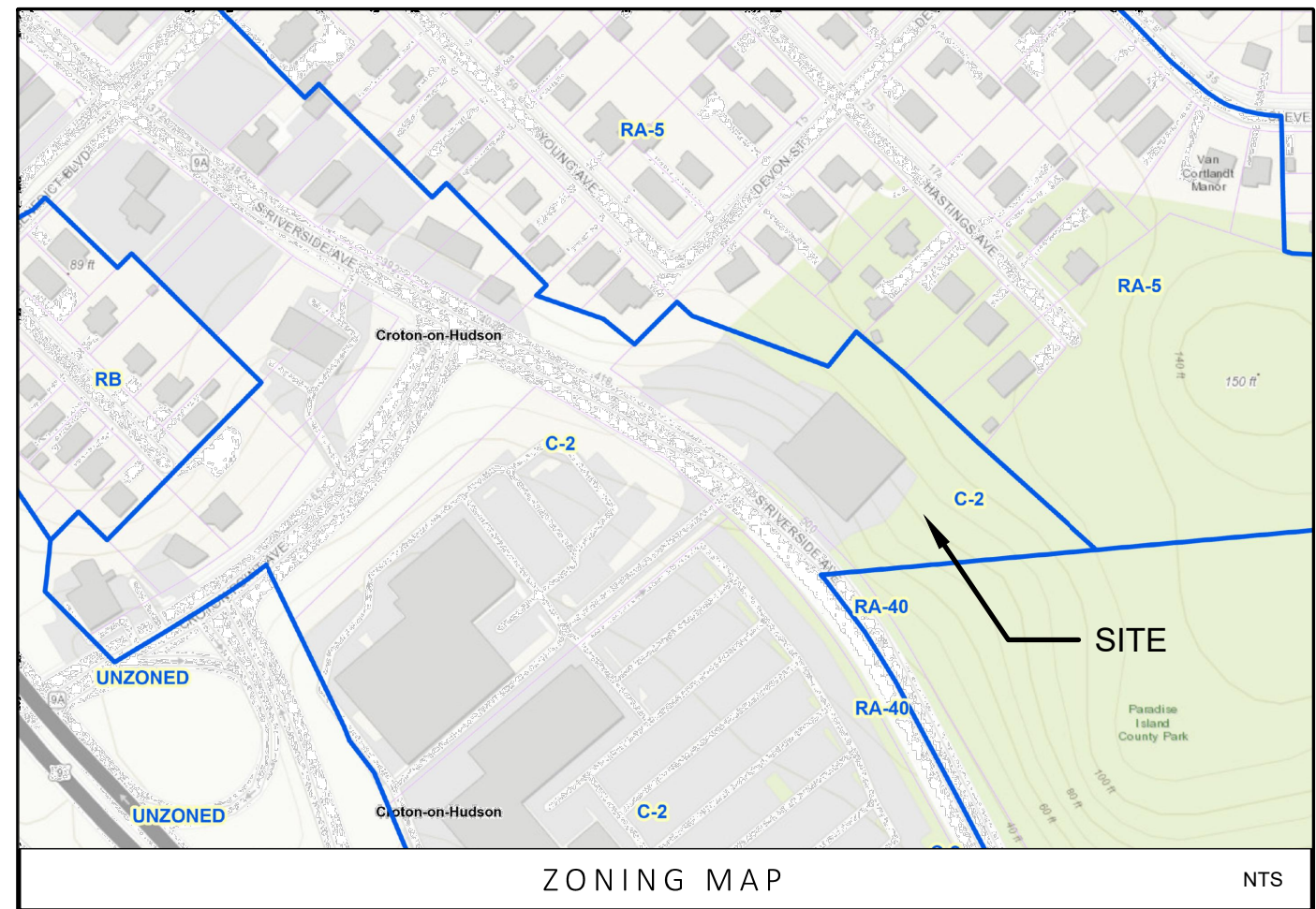
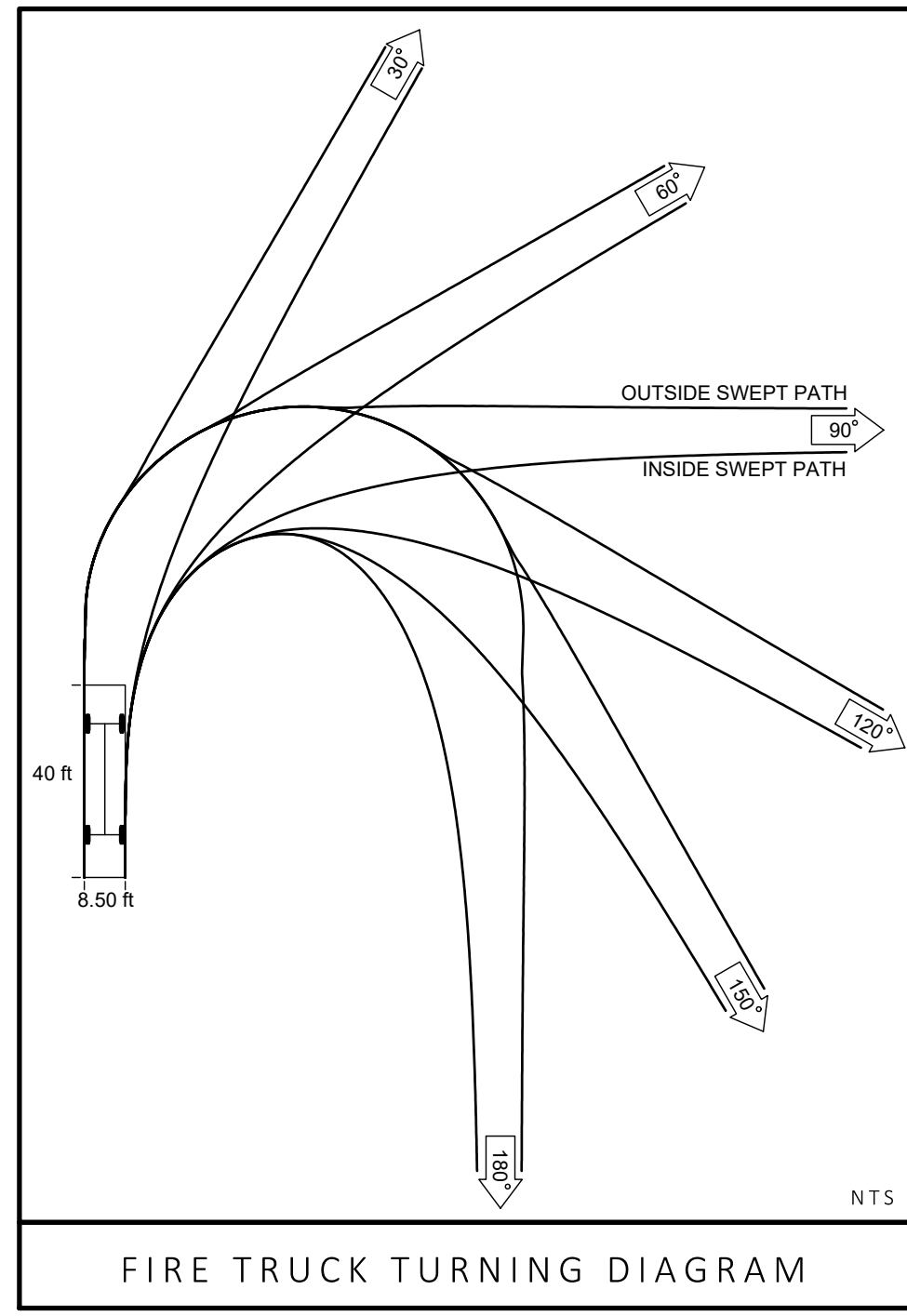
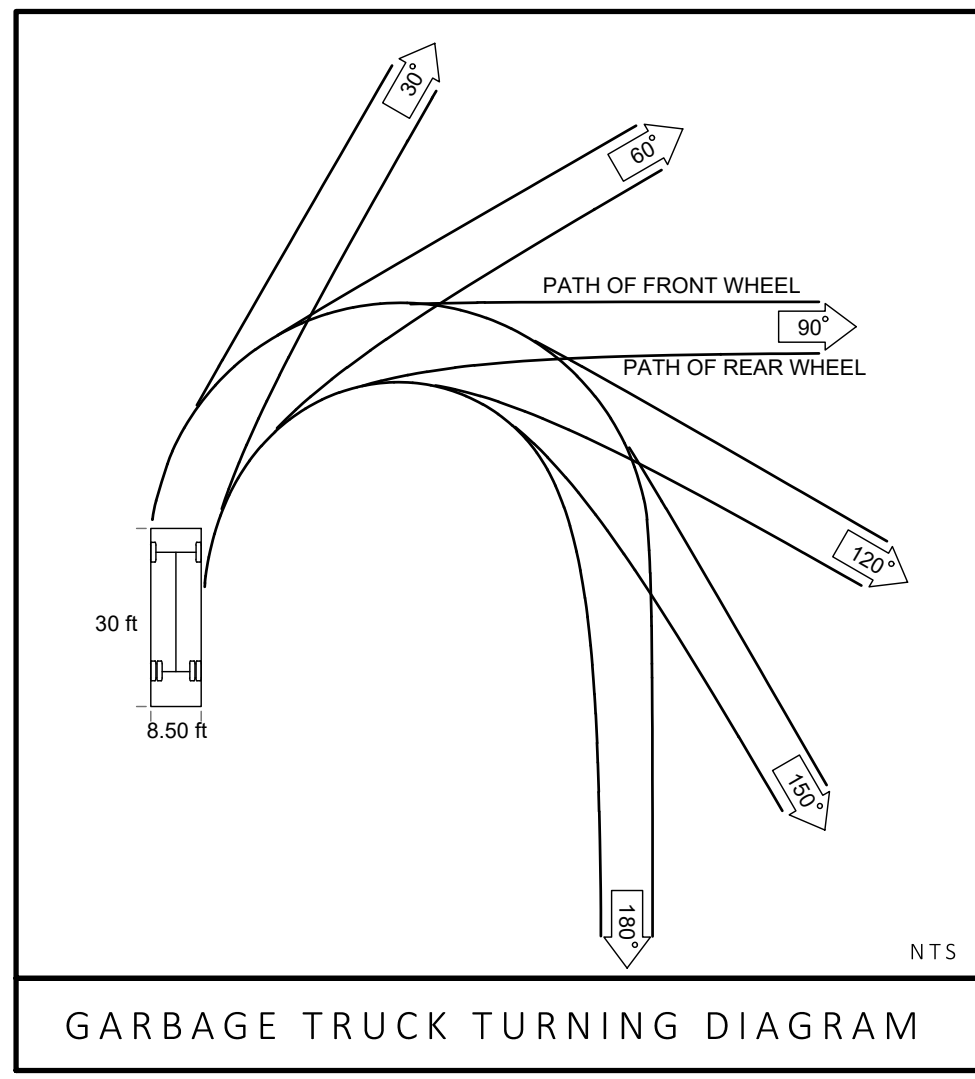
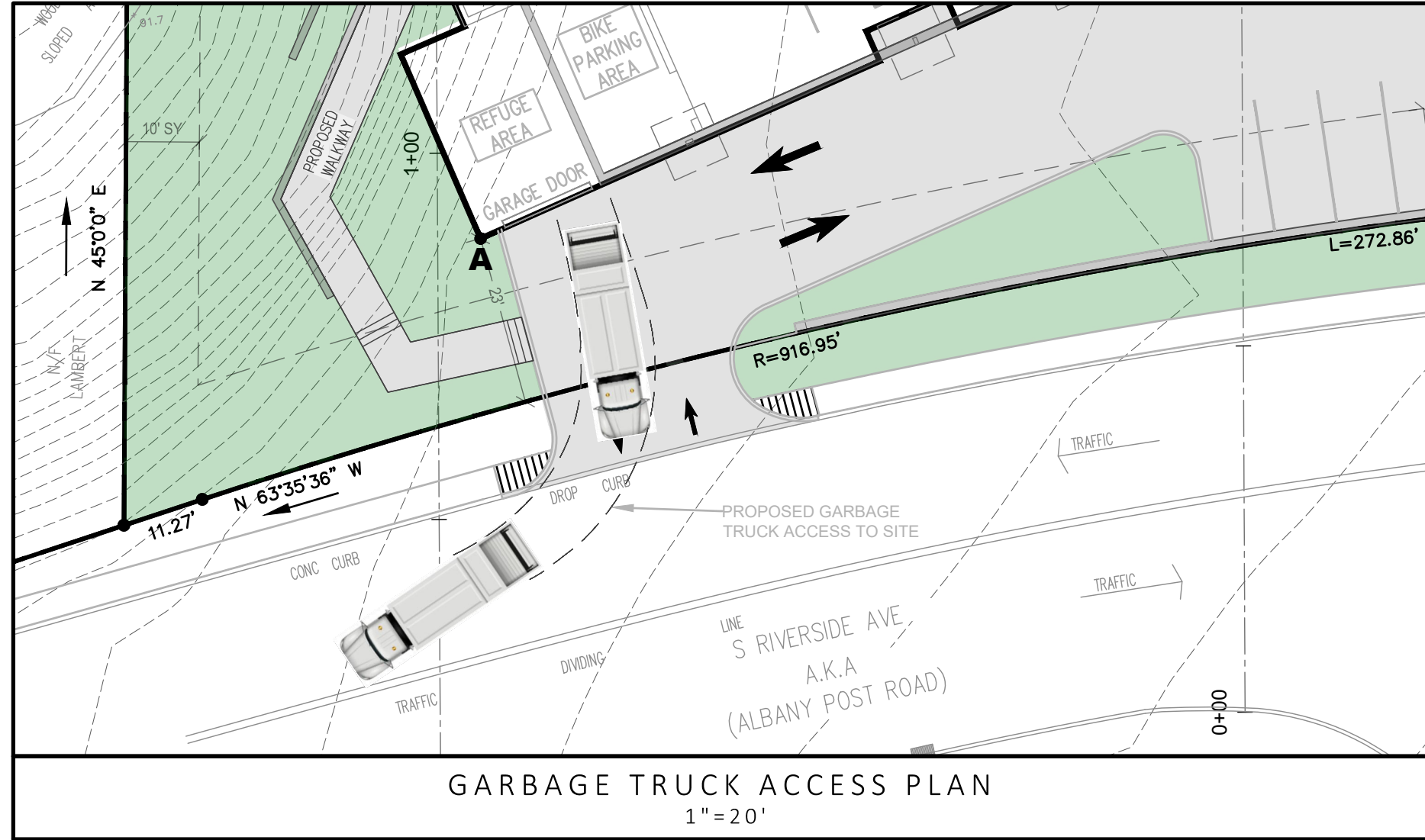
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2	ADDED SHOP RITE INFO / MODIFIED LAYOUT	7/3/2025
1	REVISED LAYOUT PER BUILDING HEIGHT COMMENTS	6/12/2025
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	79.13	PATRICK M. BELL, PE LICENSE #087679
BLOCK:	2	
LOT:	91	
SUBLOT:	----	
DRAWN BY:	AD	
CHECKED:	JA	
PROJECT:	CORTESE	
DATE:	MARCH 5, 2025	
JOB #:	240503	



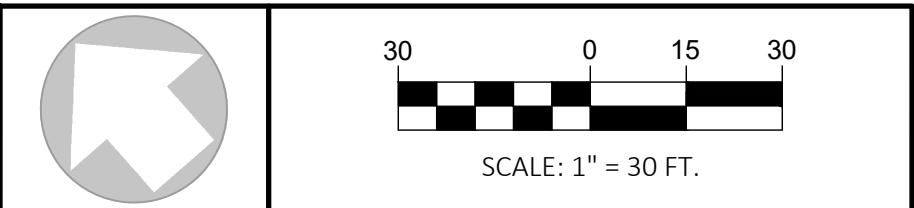
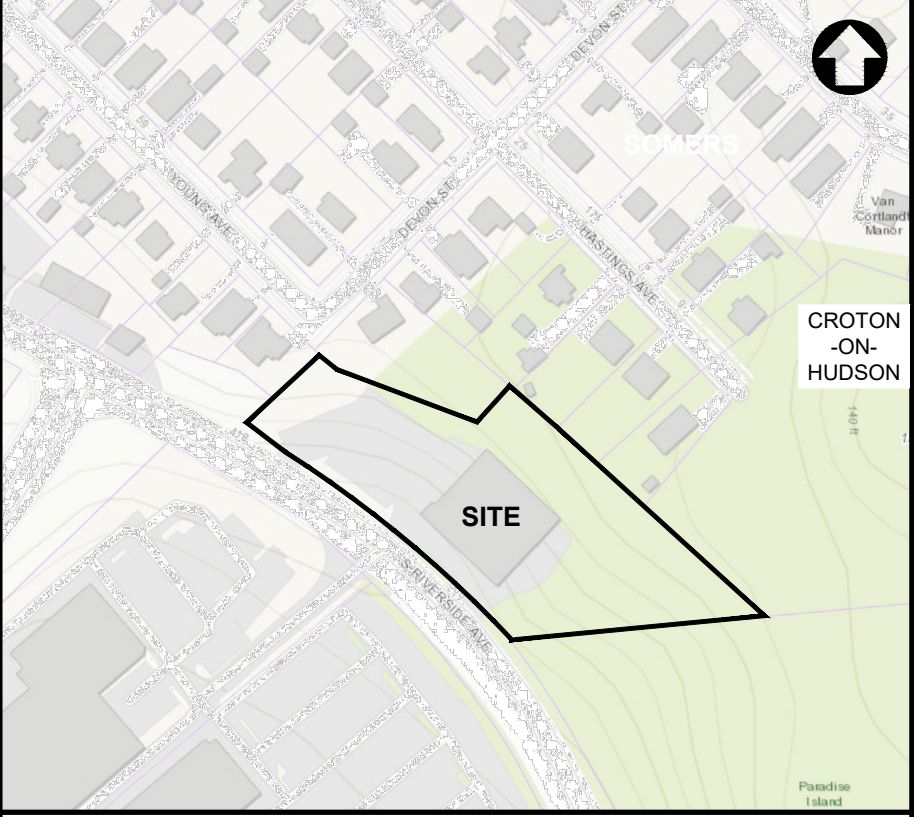
39 Arlo Lane
Cortlandt Manor, New York 10567

AERIAL MAP	
SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE	
LOCATION: 425 SO. RIVERSIDE AVENUE CROTON-ON-HUDSON, NEW YORK	
SHEET 3 OF 8	AM-3.1



BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONING DISTRICT:	C-2 COMMERCIAL	
	GATEWAY OVERLAY	HSRG - HARMON/SOUTH RIVERSIDE GATEWAY	
	ZONING DISTRICT:	HSRG - HARMON/SOUTH RIVERSIDE GATEWAY	
	EXISTING USE:	COMMERCIAL BUSINESS	
	PROPOSED USE:	MULTI-FAMILY RESIDENTIAL BUILDING (49 UNITS)	
MINIMUM REQUIRED	CODE SECTION:	§230-20.3 AND §230-35	
	LOT AREA	C-2	PROPOSED
	LOT WIDTH	N/A	83,981 SF
	LOT DEPTH	N/A	465 SF
	LOT DEPTH	N/A	N/A
YARD SETBACKS	FRONT	C-2 REQUIREMENT	PROPOSED
	REAR	HSRG REQUIREMENT	23 FT. MIN, 63-FT MAX
	SIDE	NO CHANGE	22 FT
	SIDE	NO CHANGE	22 FT
	SIDE	NO CHANGE	22 FT
MAXIMUM REQUIRED	FLOOR AREA RATIO (FAR)	C-2 REQUIREMENT	PROPOSED
	MAXIMUM HEIGHT (STORIES/FEET)	HSRG REQUIREMENT	<0.80 FT
	MAXIMUM HEIGHT (STORIES/FEET)	3 / 35	3 / 34
	MAXIMUM HEIGHT (STORIES/FEET)	3 / 35	3 / 34
	MAXIMUM HEIGHT (STORIES/FEET)	3 / 35	3 / 34

PARKING REQUIREMENTS			
USE	PARKING REQUIREMENTS	QUANTITY	SPACES PROVIDED
RESIDENTIAL APARTMENT UNITS	1.50 SPACES / UNIT	49 UNITS	74 SPACES
HANDICAP PARKING	4 SPACES	-	5 SPACES
TOTAL			79 SPACES (INCLUDES 5 HANDICAP)
1. PURSUANT TO TABLE 1106.1 OF THE 2020 BCNY CODE, (4) HANDICAP ACCESSIBLE SPACES ARE REQUIRED			

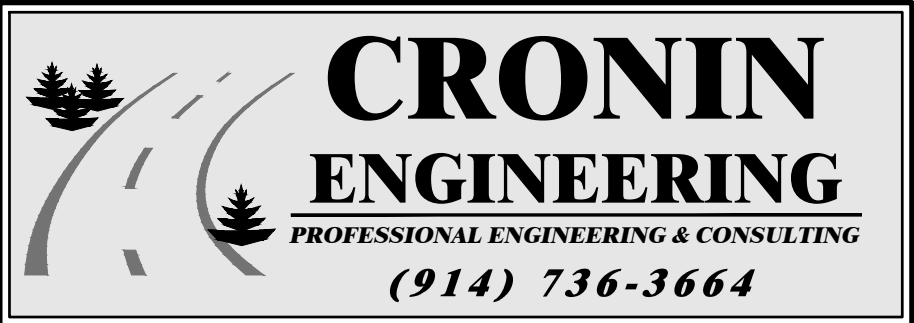


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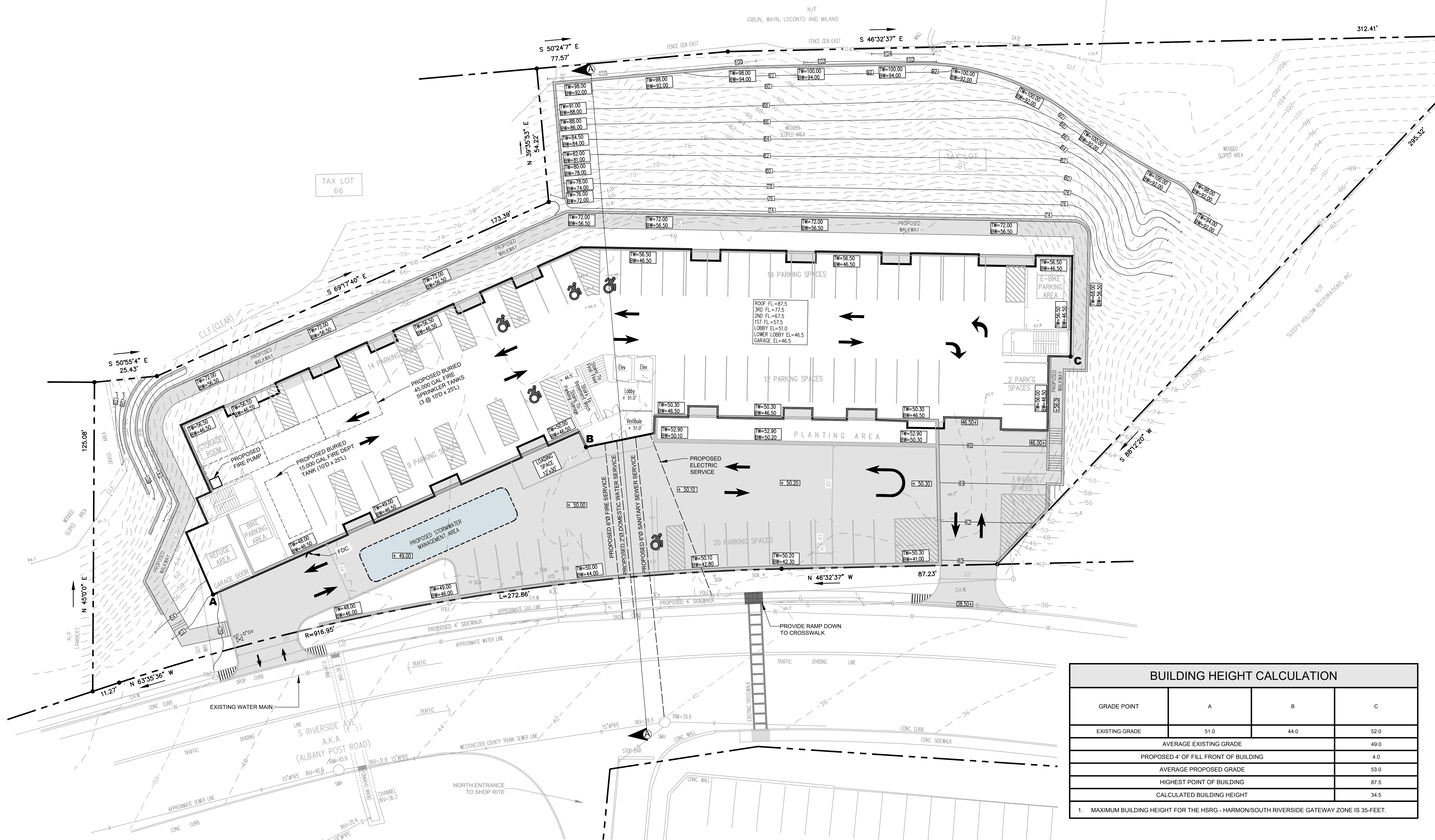
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE LAYOUT, ZONING, PARKING AND
FIRE/GARBAGE TRUCK ACCESS PLAN

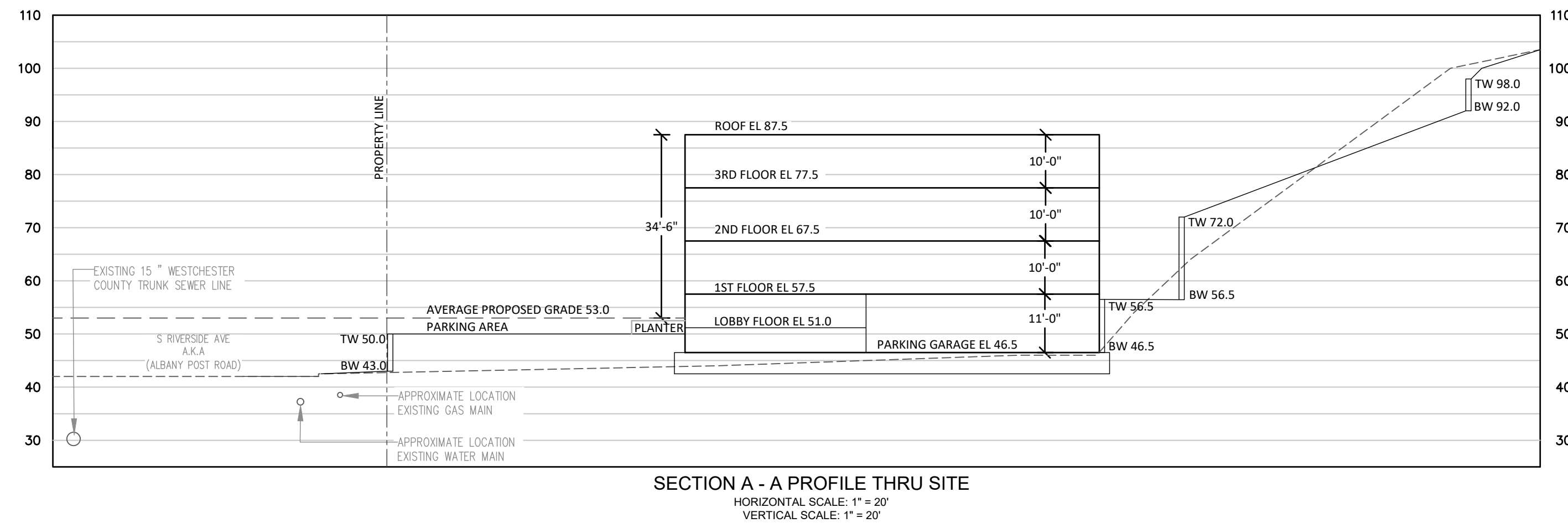
SITE DEVELOPMENT PLAN
FOR
425 SO. RIVERSIDE AVENUE

LOCATION:
425 SO. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK

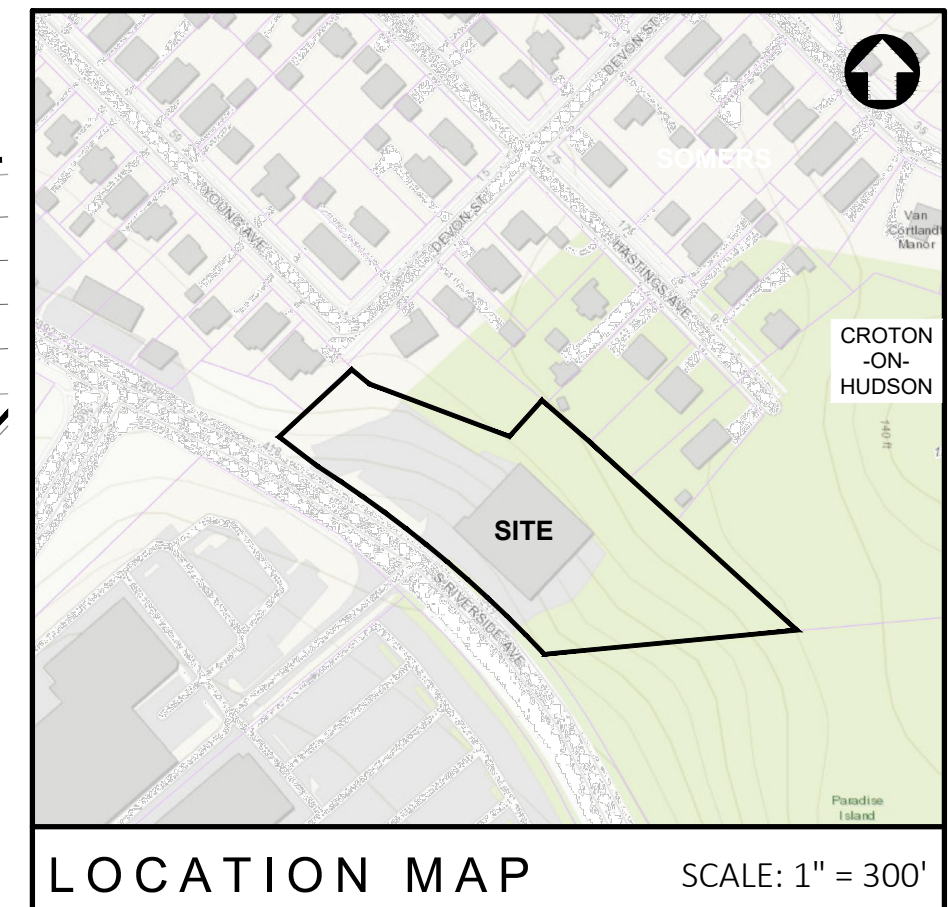
SHEET 4 OF 8
SP-4.1



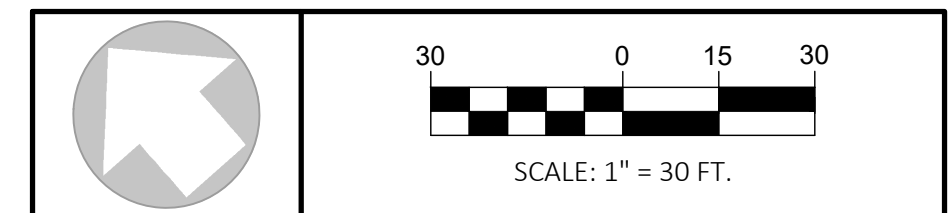
UTILITY AND GRADING PLAN
1" = 20'



SECTION A - A PROFILE THRU SITE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 300'

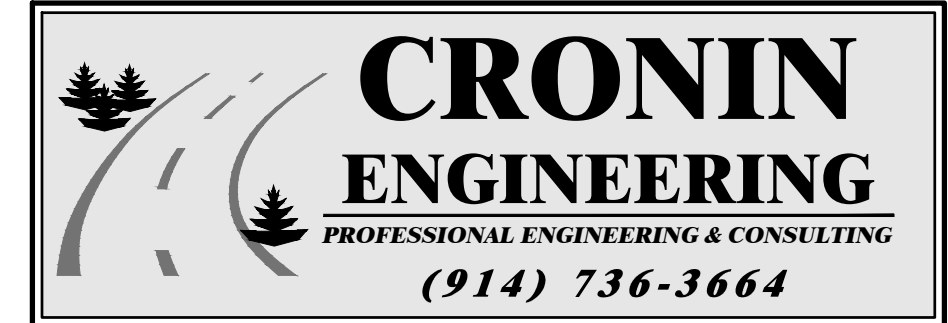


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SURVEYOR	
SUMMIT LAND SURVEYING P.C. 21 DRAKE LANE, WHITE PLAINS, NY 10607	
CIVIL ENGINEER	
CRONIN ENGINEERING P.E. P.C. 39 ARLO LANE, CORTLANDT MANOR, NY 10567	
STRUCTURAL ENGINEER	
MASTROGIACOMO ENGINEERING, P.C. 10 MIDLAND AVE - SUITE 204A, PORT CHESTER, NY 10573	

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REVISIONS		
#	REASON	DATE
5	ISSUED FOR SUBMISSION TO VILLAGE BOARD	1/26/2026
4	UPDATED FIRE DEPT & SPRINKLER SYSTEM TANKS	10/10/2025
3	UPDATED LOBBY LAYOUT / BUILDING RENDERING	9/9/2025
2	ADDED SHOP RITE INFO / MODIFIED LAYOUT	7/3/2025
1	REVISED LAYOUT PER BUILDING HEIGHT COMMENTS	6/12/2025

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	79.13
BLOCK:	2
LOT:	91
SUBLOT:	----
DRAWN BY:	AD
CHECKED:	JA
PROJECT:	CORTESE
DATE:	MARCH 5, 2025
JOB #:	240503
PATRICK M. BELL, PE LICENSE #087679	

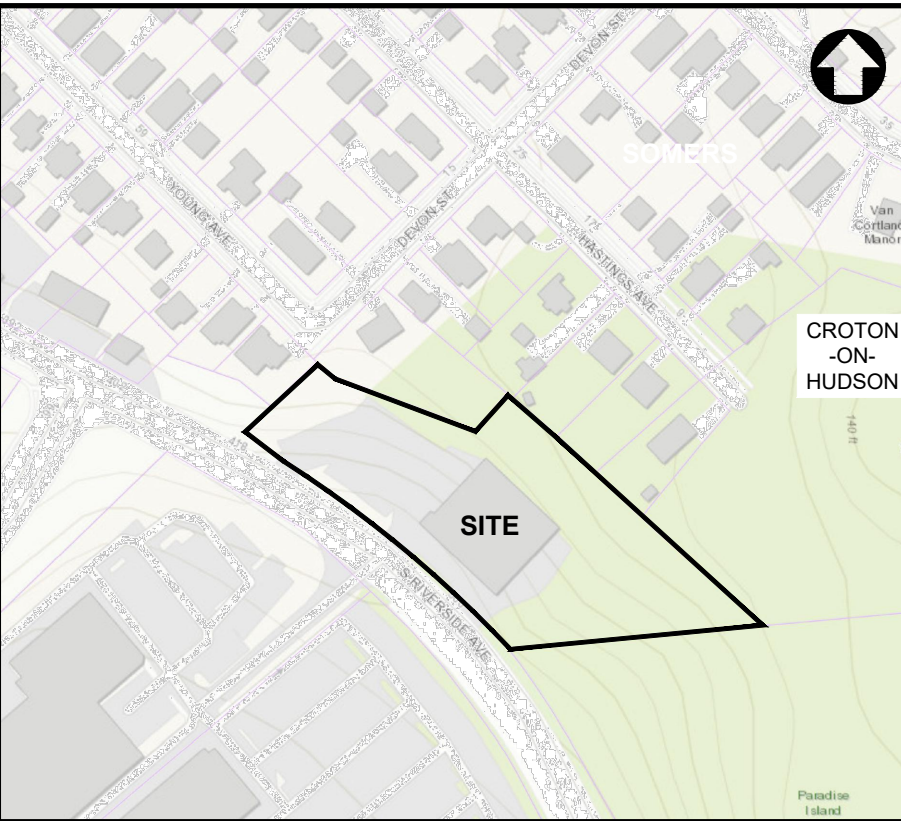
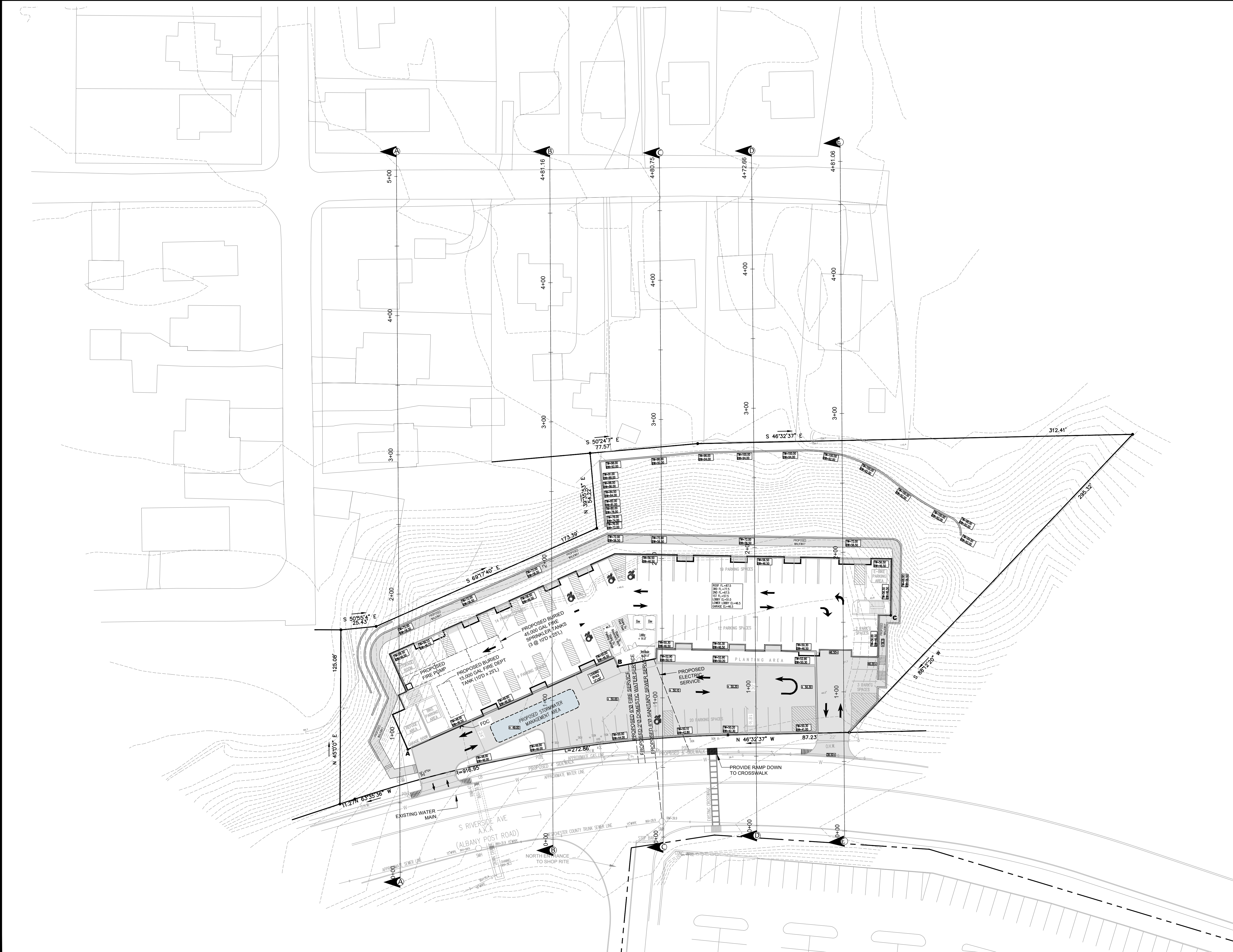


39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY AND GRADING PLAN

SITE DEVELOPMENT PLAN
FOR
425 SO. RIVERSIDE AVENUE

LOCATION:
425 SO. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK



LOCATION MAP SCALE: 1" = 300'



OWNER/DEVELOPER	
CARMEL RIVERSIDE LLC 185 ASHFORD AVE, DOBBS FERRY, NY 10522	
PROJECT ATTORNEY	
ZARIN & STEINMETZ 81 MAIN ST #415, WHITE PLAINS, NY 10601	
ARCHITECT	
DEMASI ARCHITECTS P.C. 105 SMITH AVE, MT KISCO, NY 10549	
SURVEYOR	
SUMMIT LAND SURVEYING P.C. 21 DRAKE LANE, WHITE PLAINS, NY 10607	
CIVIL ENGINEER	
CRONIN ENGINEERING P.E., P.C. 39 ARLO LANE, CORTLANDT MANOR, NY 10567	
STRUCTURAL ENGINEER	
MASTROGIACOMO ENGINEERING, P.C. 10 MIDLAND AVE - SUITE 204A, PORT CHESTER, NY 10573	

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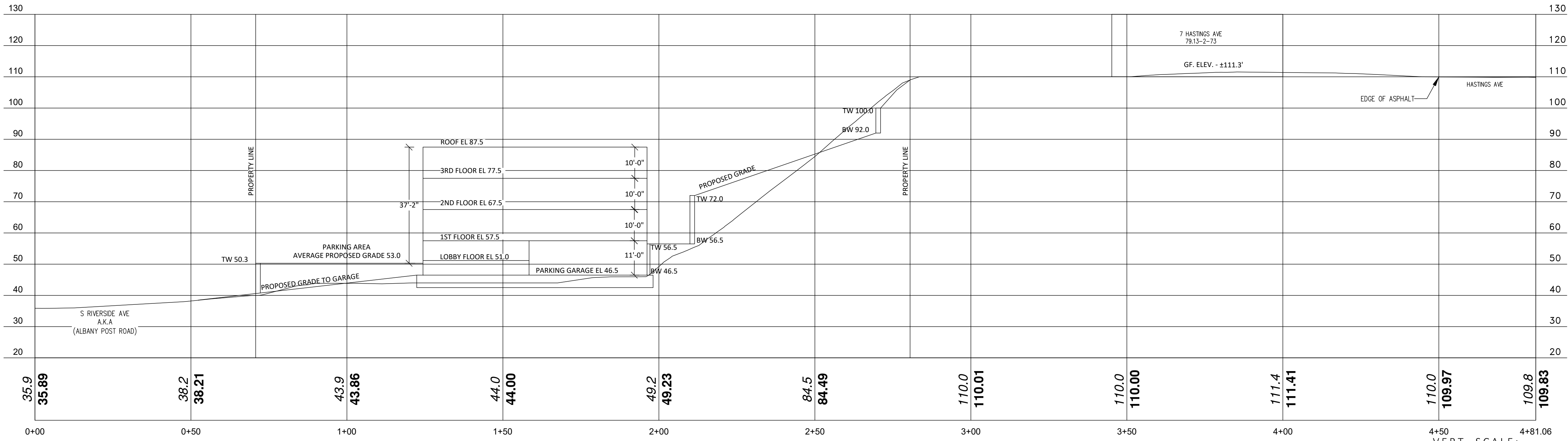
REVISIONS		
#	REASON	DATE
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4		
3		
2		
1		
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	79.13	
BLOCK:	2	
LOT:	91	
SUBLOT:		
DRAWN BY:	AD	
CHECKED:	JA	
PROJECT:	CORTESE	
DATE:	JANUARY 26, 2028	
JOB #:	240503	
		PATRICK M. BELL, PE LICENSE #087679



CRONIN
ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

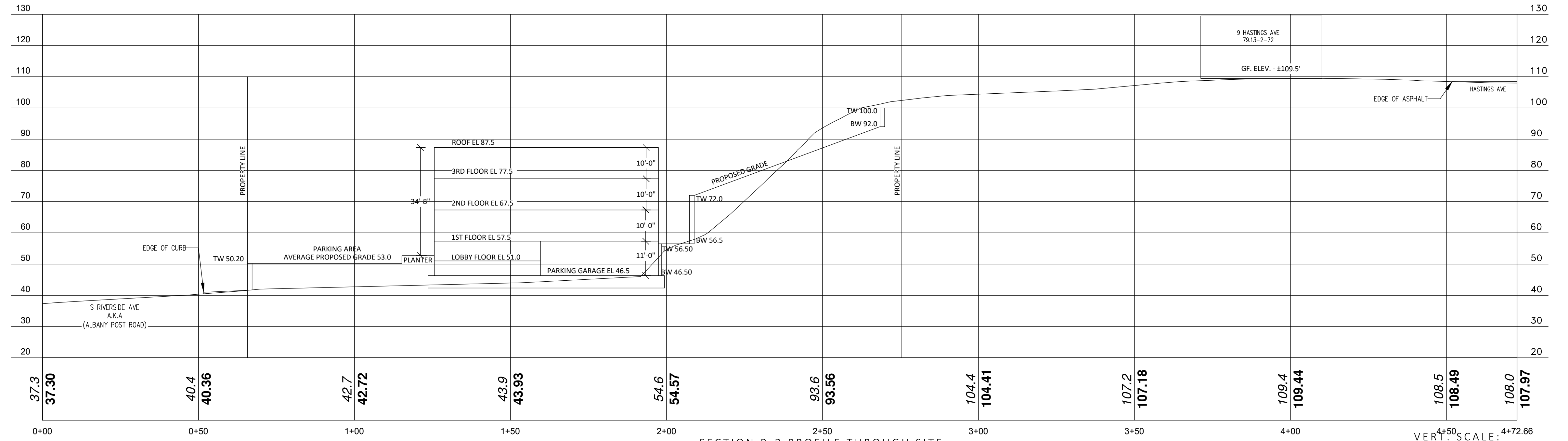
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE SECTION PLAN	
SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE	
LOCATION: 425 SO. RIVERSIDE AVENUE CROTON-ON-HUDSON, NEW YORK	
SHEET 6 OF 8	SS-6.1



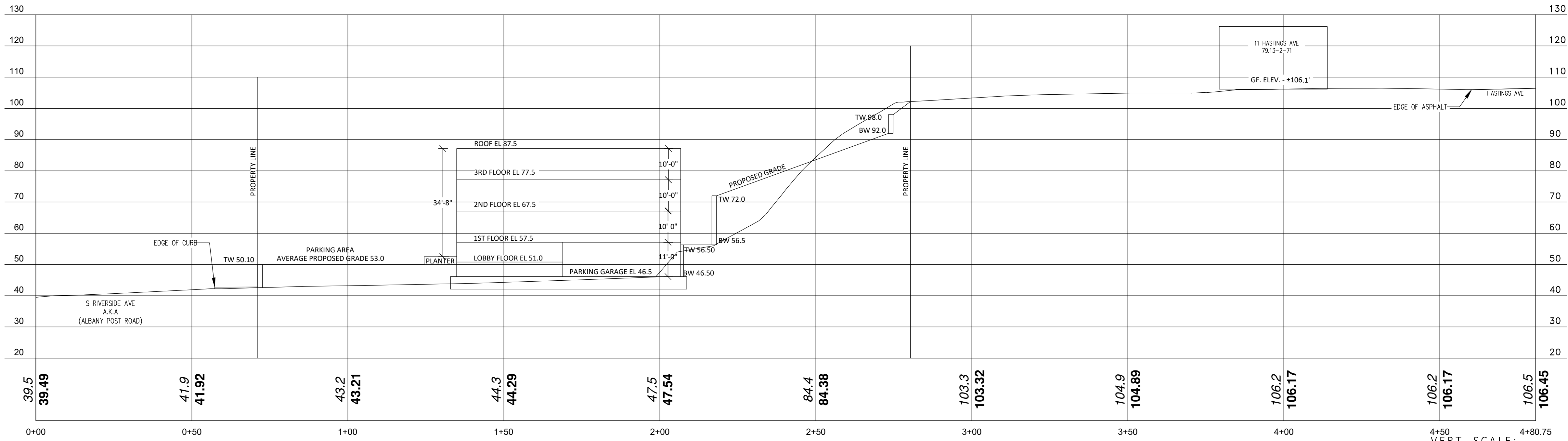
SECTION A-A PROFILE THROUGH SITE

VERT. SCALE: 1"=20'
HORIZ. SCALE: 1"=20'



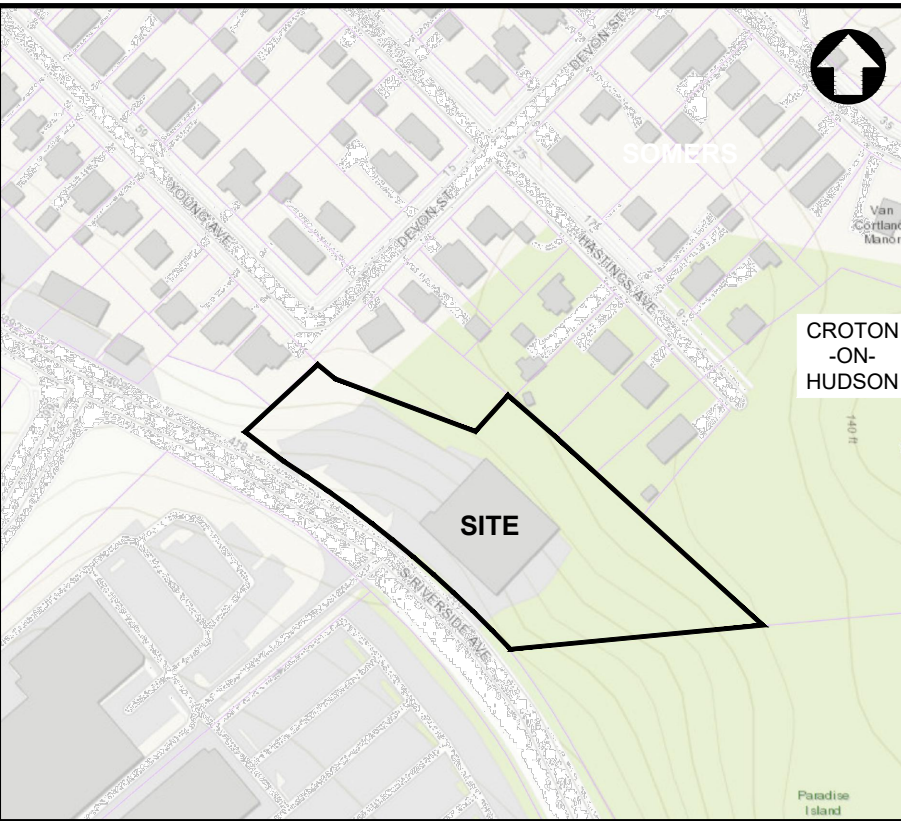
SECTION B-B PROFILE THROUGH SITE

VERT. SCALE: 1"=20'
HORIZ. SCALE: 1"=20'

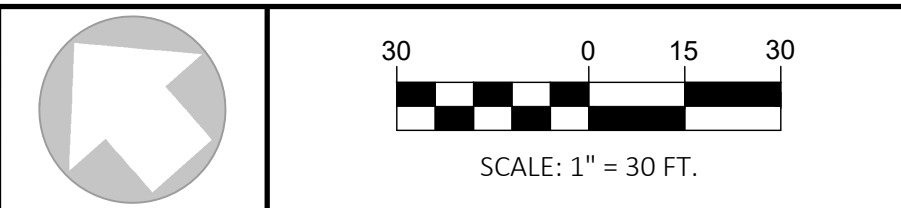


SECTION C-C PROFILE THROUGH SITE

VERT. SCALE: 1"=20'
HORIZ. SCALE: 1"=20'



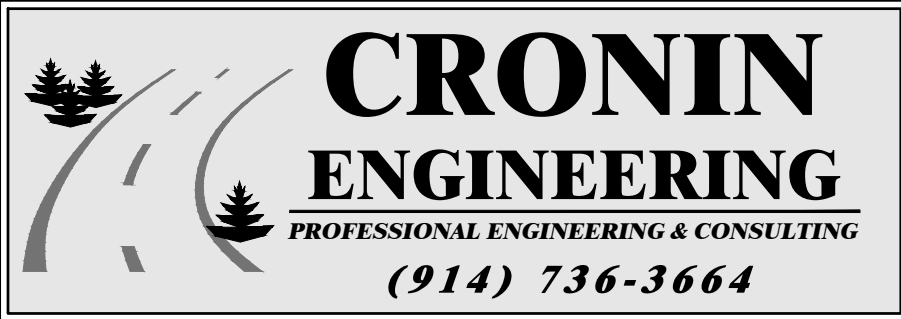
LOCATION MAP SCALE: 1" = 300'



OWNER/DEVELOPER	
CARMEL RIVERSIDE LLC 185 ASHFORD AVE, DOBBS FERRY, NY 10522	
PROJECT ATTORNEY	
ZARIN & STEINMETZ 81 MAIN ST #415, WHITE PLAINS, NY 10601	
ARCHITECT	
DEMASI ARCHITECTS P.C. 105 SMITH AVE, MT KISCO, NY 10549	
SURVEYOR	
SUMMIT LAND SURVEYING P.C. 21 DRAKE LANE, WHITE PLAINS, NY 10607	
CIVIL ENGINEER	
CRONIN ENGINEERING P.E., P.C. 39 ARLO LANE, CORTLANDT MANOR, NY 10567	
STRUCTURAL ENGINEER	
MASTROGIACOMO ENGINEERING, P.C. 10 MIDLAND AVE - SUITE 204A, PORT CHESTER, NY 10573	

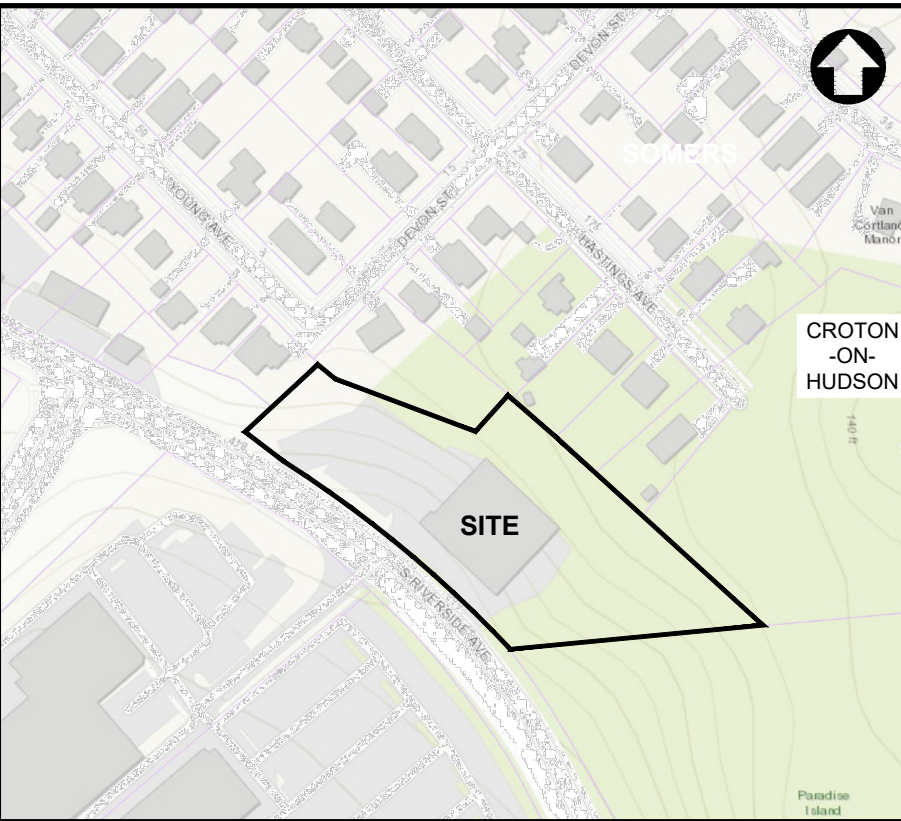
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REVISIONS		
#	REASON	DATE
5		
4		
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2		
1		
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	79.13	
BLOCK:	2	
LOT:	91	
SUBLOT:	-----	
DRAWN BY:	AD	
CHECKED:	JA	
PROJECT:	CORTESE	
DATE:	JANUARY 26, 2026	
JOB #:	240503	
		PATRICK M. BELL, PE LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

SITE SECTION PROFILE	
SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE	
LOCATION: 425 SO. RIVERSIDE AVENUE CROTON-ON-HUDSON, NEW YORK	
SHEE 7 OF 8	SS-6.2



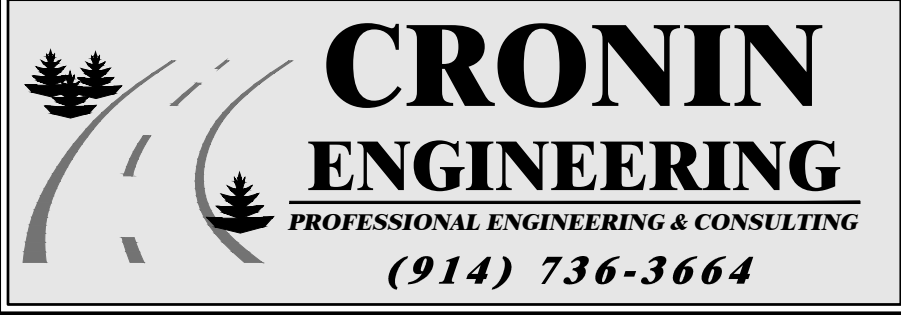
LOCATION MAP SCALE: 1" = 300'



OWNER/DEVELOPER	
CARMEL RIVERSIDE LLC 185 ASHFORD AVE, DOBBS FERRY, NY 10522	
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MASTROGIACOMO ENGINEERING, P.C. 10 MIDLAND AVE - SUITE 204A, PORT CHESTER, NY 10573	

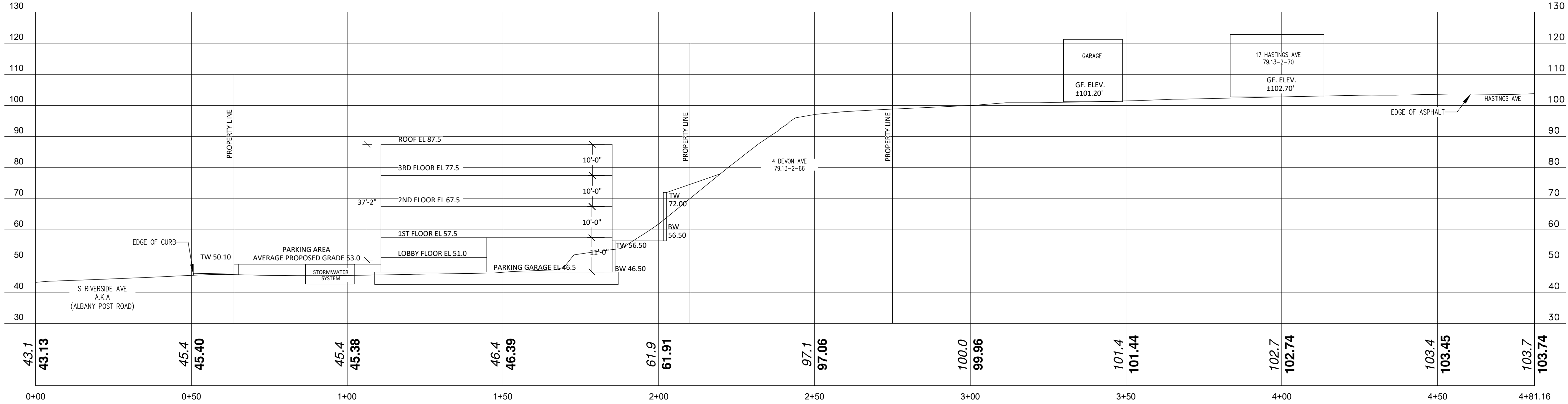
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REVISIONS		
#	REASON	DATE
5		
4		
3		
2		
1		
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	79.13	PATRICK M. BELL, PE LICENSE #087679
BLOCK:	2	
LOT:	91	
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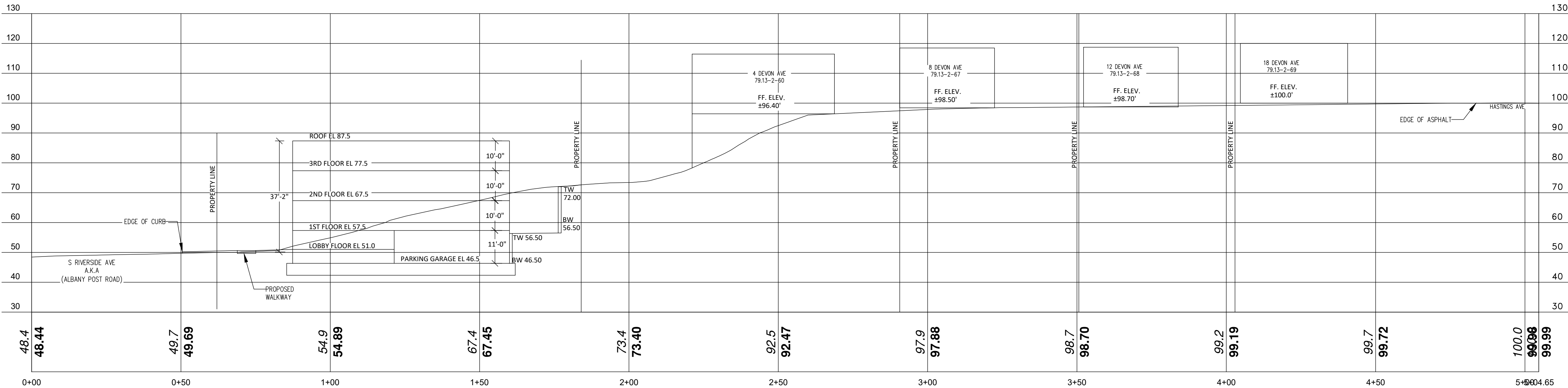


39 Arlo Lane
Cortlandt Manor, New York 10567

SITE SECTION PROFILE	
SITE DEVELOPMENT PLAN FOR 425 SO. RIVERSIDE AVENUE	
LOCATION: 425 SO. RIVERSIDE AVENUE CROTON-ON-HUDSON, NEW YORK	
SHEET 8 OF 8	SS-6.3



SECTION D-D PROFILE THROUGH SITE
VERT. SCALE:
1"=20' HORIZ.
SCALE: 1"=20'



SECTION E-E PROFILE THROUGH SITE
VERT. SCALE:
1"=20' HORIZ.
SCALE: 1"=20'