SITE DEVELOPMENT PLAN FOR 425 S. 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 CONTRACTOR(S).

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

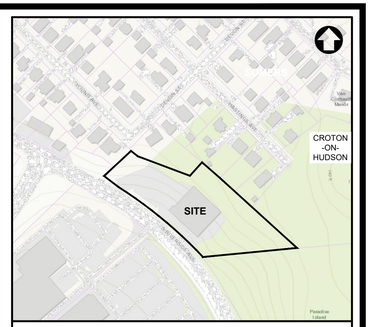
1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING IS REQUIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER 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.

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	----



LOCATION MAP SCALE: 1" = 300'

30 0 15 30

SCALE: 1" = 30 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

PATRICK M. BELL, PE
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

COVERSHEET

SITE DEVELOPMENT PLAN FOR 425 S. RIVERSIDE AVENUE

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

SHEET 1 OF 8 CS-1.1

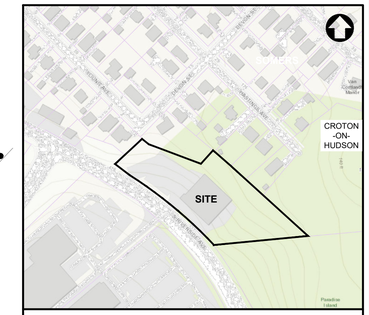


EXISTING CONDITIONS PLAN
1"=20'

SLOPE LEGEND

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

Dig Safely. New York
Call 811
before you dig



LOCATION MAP SCALE: 1" = 300'

20 0 10 20
SCALE: 1" = 20 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

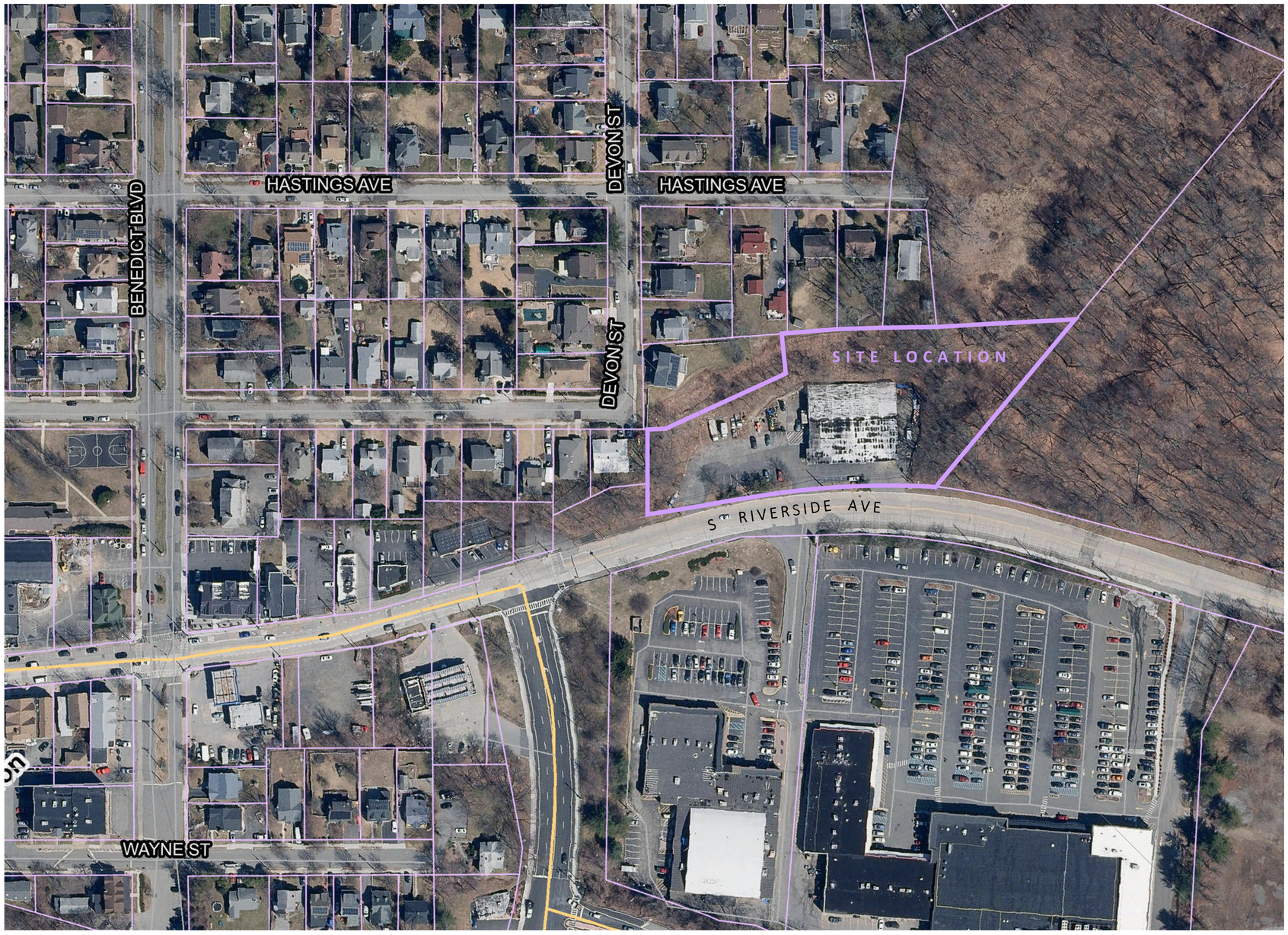
EXISTING CONDITIONS PLAN

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

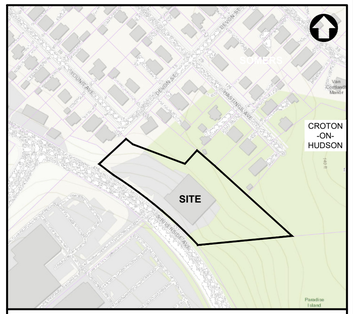
LOCATION:
425 S. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK

SHEET 2 OF 8

EX-2.1



AERIAL MAP
1"=100'



LOCATION MAP SCALE: 1" = 300'

100 0 50 100
SCALE: 1" = 100 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

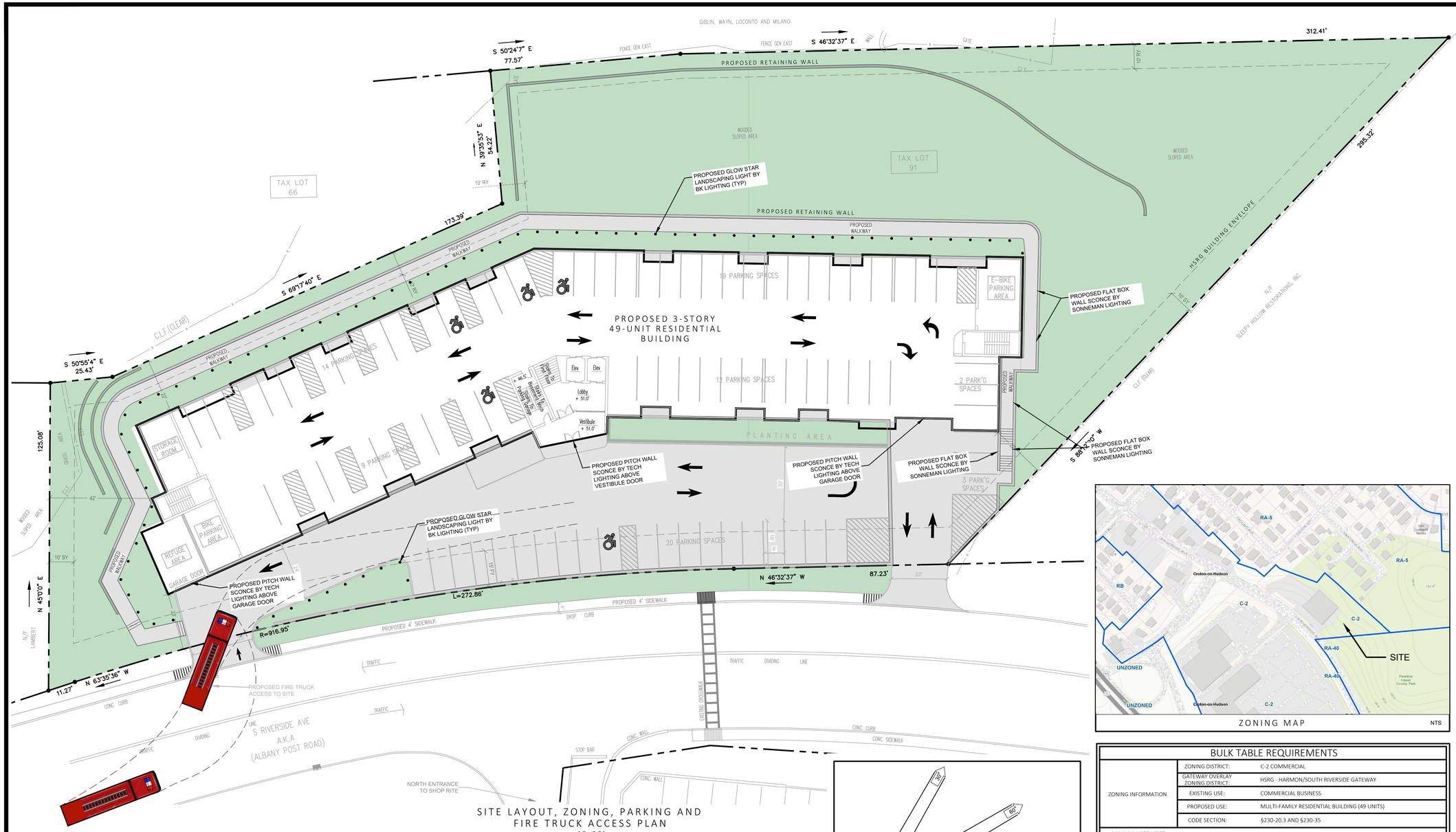
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

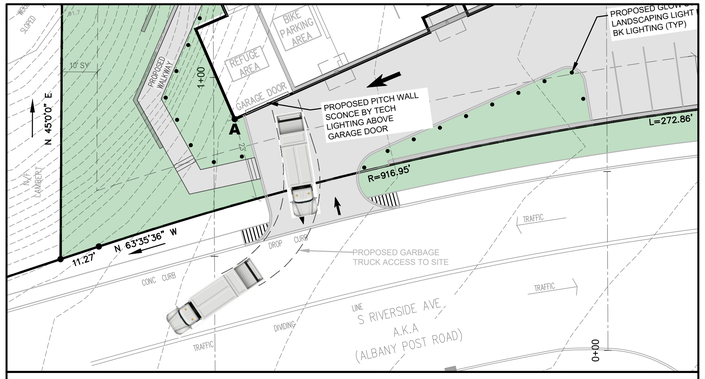
AERIAL MAP

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

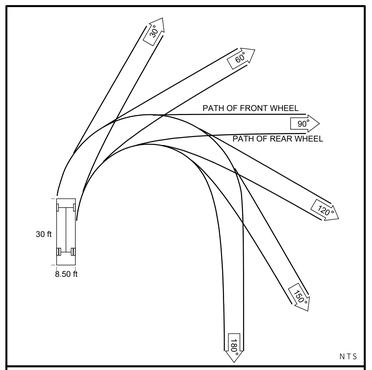
LOCATION:
425 S. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK



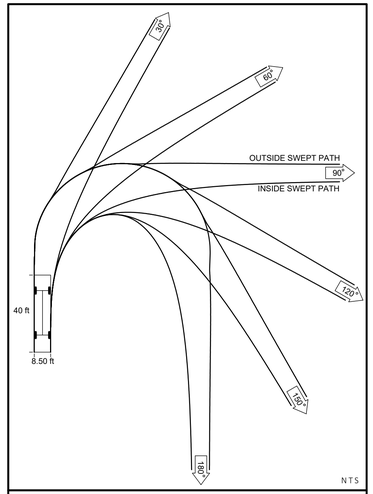
SITE LAYOUT, ZONING, PARKING AND FIRE TRUCK ACCESS PLAN
1"=20'



GARBAGE TRUCK ACCESS PLAN
1"=20'

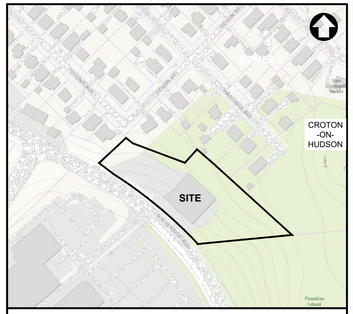


GARBAGE TRUCK TURNING DIAGRAM



FIRE TRUCK TURNING DIAGRAM

ZONING MAP NTS



LOCATION MAP SCALE: 1" = 300'

20 0 10 20
SCALE: 1" = 20 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONING DISTRICT:	C-2 COMMERCIAL
	GATEWAY OVERLAY ZONING DISTRICT:	HSRG - HARMON/SOUTH RIVERSIDE GATEWAY
	EXISTING USE:	COMMERCIAL BUSINESS
	PROPOSED USE:	MULTI-FAMILY RESIDENTIAL BUILDING (49 UNITS)
	CODE SECTION:	§230-20.3 AND §230-35

MINIMUM REQUIRED

	C-2	HSRG OVERLAY	PROPOSED
LOT AREA	N/A	NO CHANGE	83,981 SF
LOT WIDTH	50 FT	NO CHANGE	465 SF
LOT DEPTH	N/A	NO CHANGE	N/A

YARD SETBACKS

	C-2 REQUIREMENT	HSRG REQUIREMENT	PROPOSED
FRONT	10 FT	MIN 15 / MAX 20	23 FT MIN, 63-FT MAX
REAR	10 FT	NO CHANGE	22 FT
SIDE	10 FT	NO CHANGE	22 FT

MAXIMUM REQUIRED

	C-2 REQUIREMENT	HSRG REQUIREMENT	PROPOSED
FLOOR AREA RATIO (FAR)	0.50	0.80	<0.80 FT
MAXIMUM HEIGHT (STORIES/FEET)	2 / 35	3 / 35	3/34

PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS	QUANTITY	SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL APARTMENT UNITS	1.50 SPACES / UNIT	49 UNITS	73.5 SPACES	74 SPACES
HANDICAP PARKING	4 SPACES[1]	-	4 SPACES[1]	5 SPACES
TOTAL			77.5 SPACES	79 SPACES (INCLUDES 5 HANDICAP)

1. PURSUANT TO TABLE 1106.1 OF THE 2020 BCNYS CODE, (4) HANDICAP ACCESSIBLE SPACES ARE REQUIRED

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

39 Arlo Lane
Cortlandt Manor, New York 10567

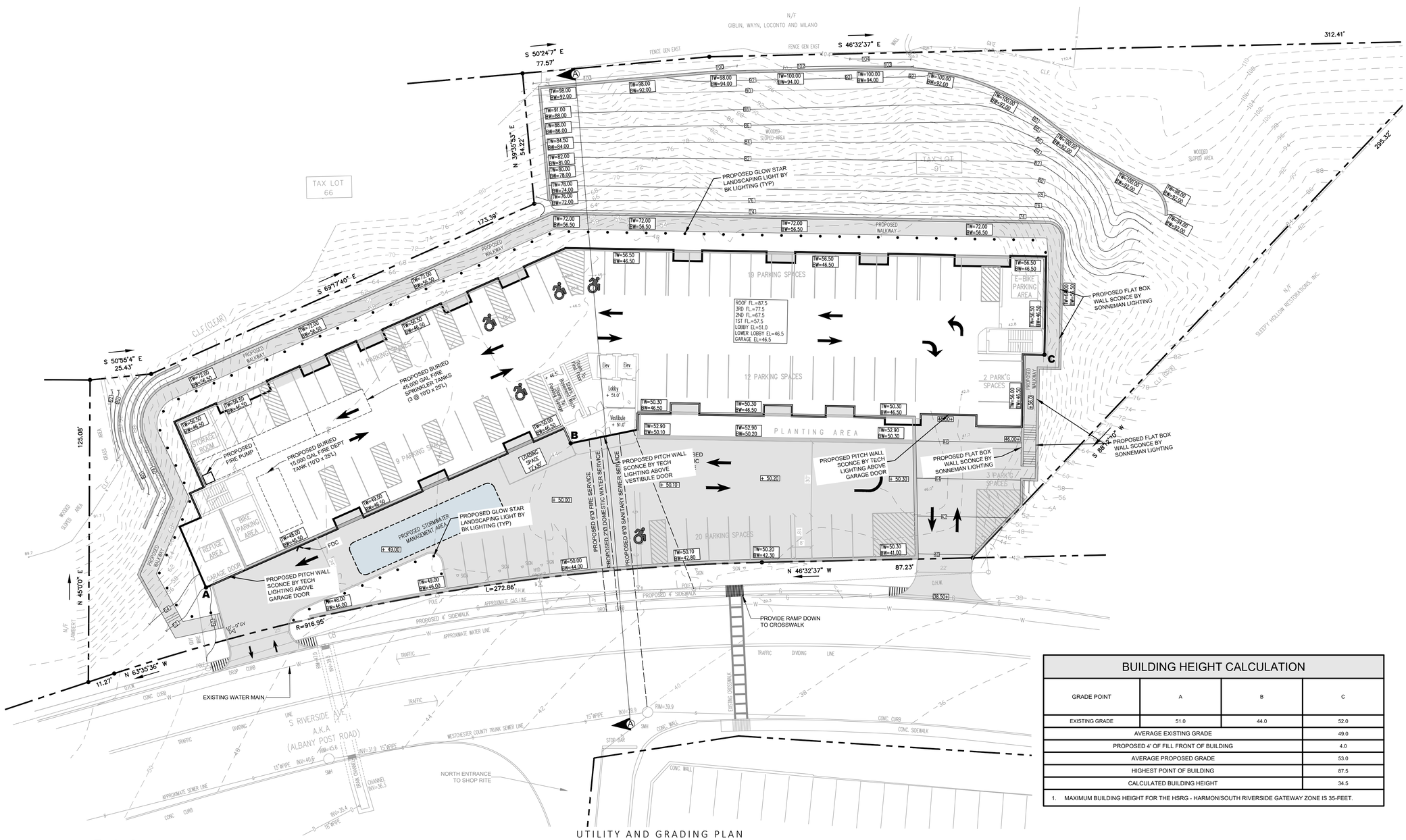
SITE LAYOUT, ZONING, PARKING AND FIRE/GARBAGE TRUCK ACCESS PLAN

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

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

SHEET 4 OF 8

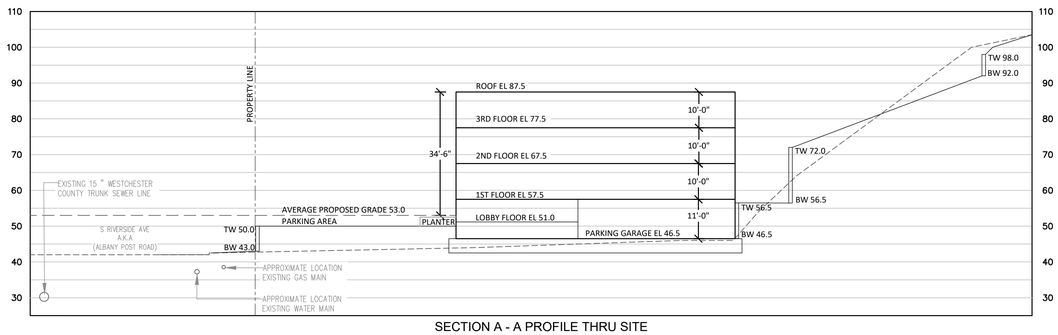
SP-4.1



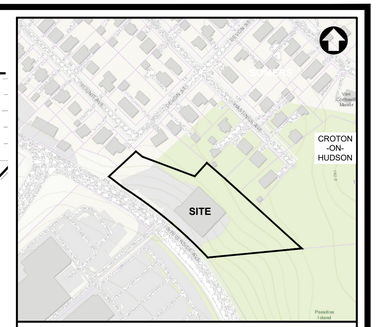
UTILITY AND GRADING PLAN
1"=20'



WATER MAIN CONNECTION
1"=100'



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



LOCATION MAP SCALE: 1" = 300'

20 0 10 20
SCALE: 1" = 20 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

BUILDING HEIGHT CALCULATION

GRADE POINT	A	B	C
EXISTING GRADE	51.0	44.0	52.0
AVERAGE EXISTING GRADE			49.0
PROPOSED 4' OF FILL FRONT OF BUILDING			4.0
AVERAGE PROPOSED GRADE			53.0
HIGHEST POINT OF BUILDING			87.5
CALCULATED BUILDING HEIGHT			34.5

1. MAXIMUM BUILDING HEIGHT FOR THE HSRG - HARMON/SOUTH RIVERSIDE GATEWAY ZONE IS 35-FEET.

MUNICIPAL TAX IDENTIFICATION:

SECTION:	79.13
BLOCK:	2
LOT:	91
SUBLOT:	-----
DRAWN BY:	AD
CHECKED:	JA
PROJECT:	CORTESE
DATE:	MARCH 5, 2025
JOB #:	240503

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

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

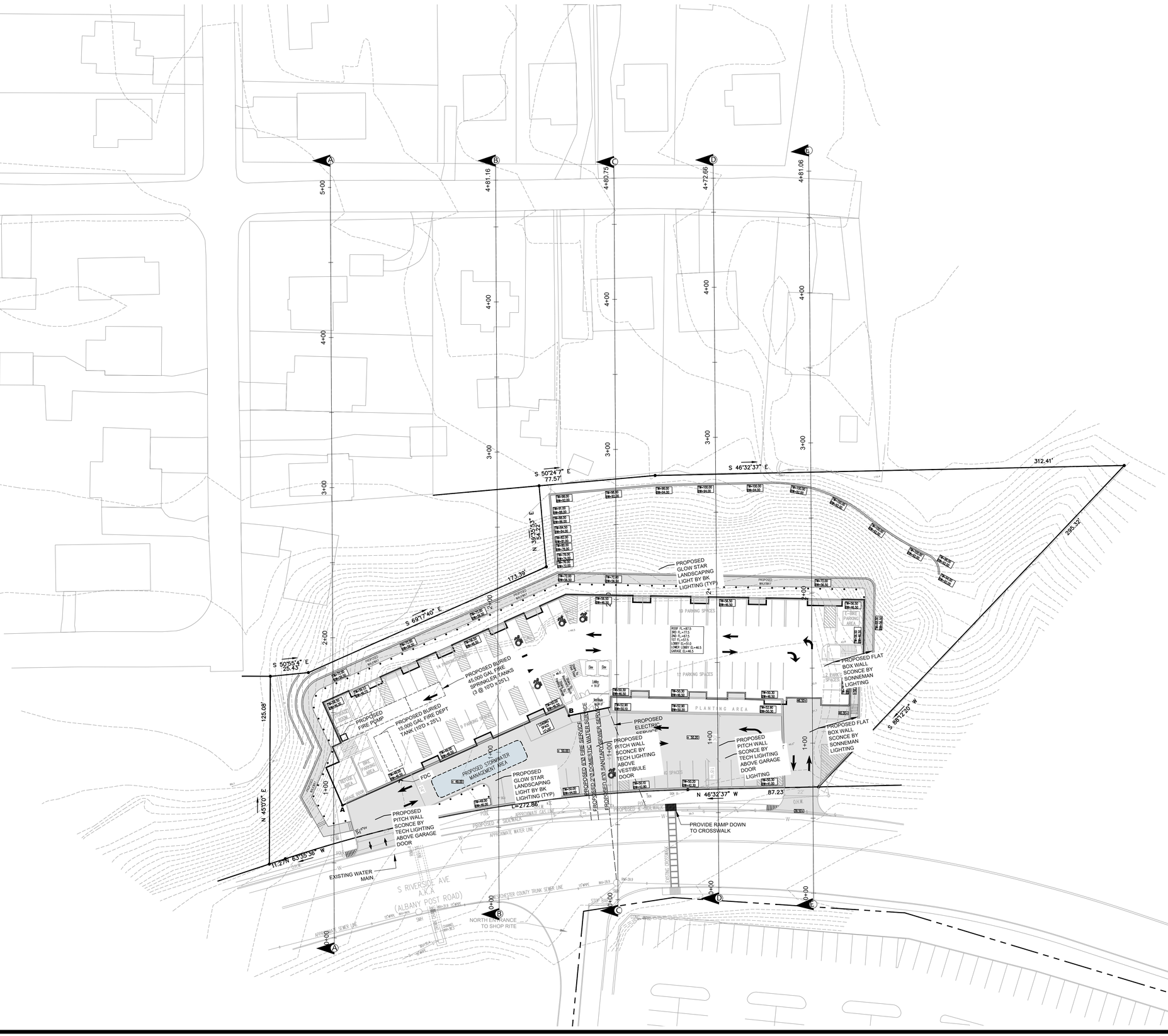
39 Arlo Lane
Cortlandt Manor, New York 10567

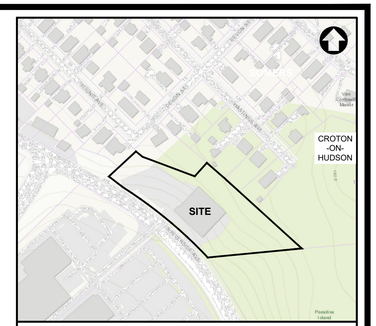
UTILITY AND GRADING PLAN

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

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

SHEET 5 OF 8 | UG-5.1





LOCATION MAP SCALE: 1" = 300'

30 0 15 30

SCALE: 1" = 30 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
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, 2026
JOB #:	240503

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

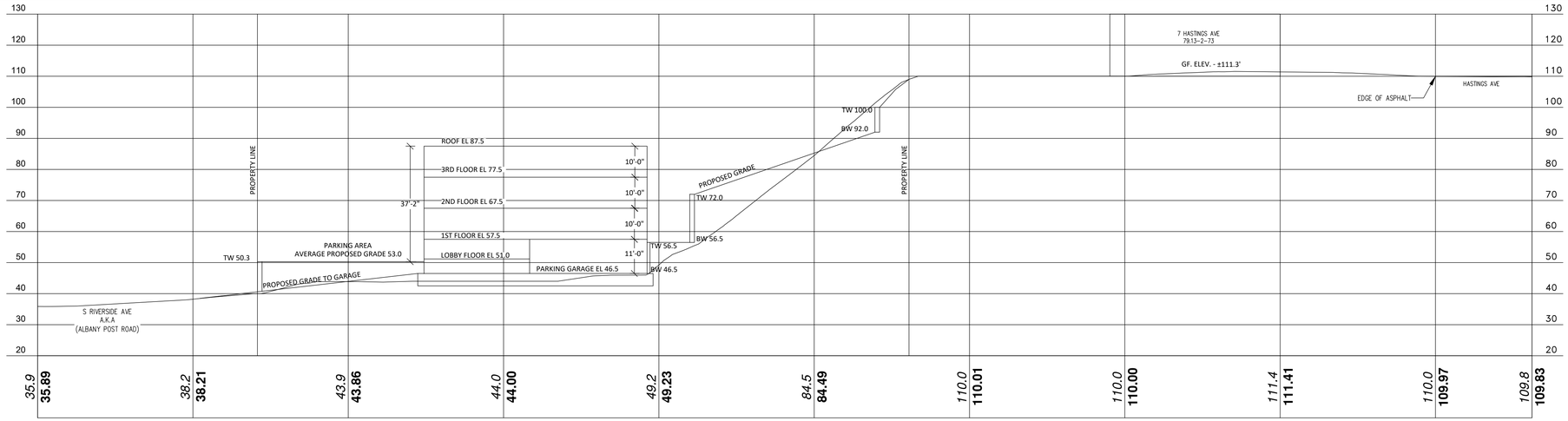
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE SECTION PLAN

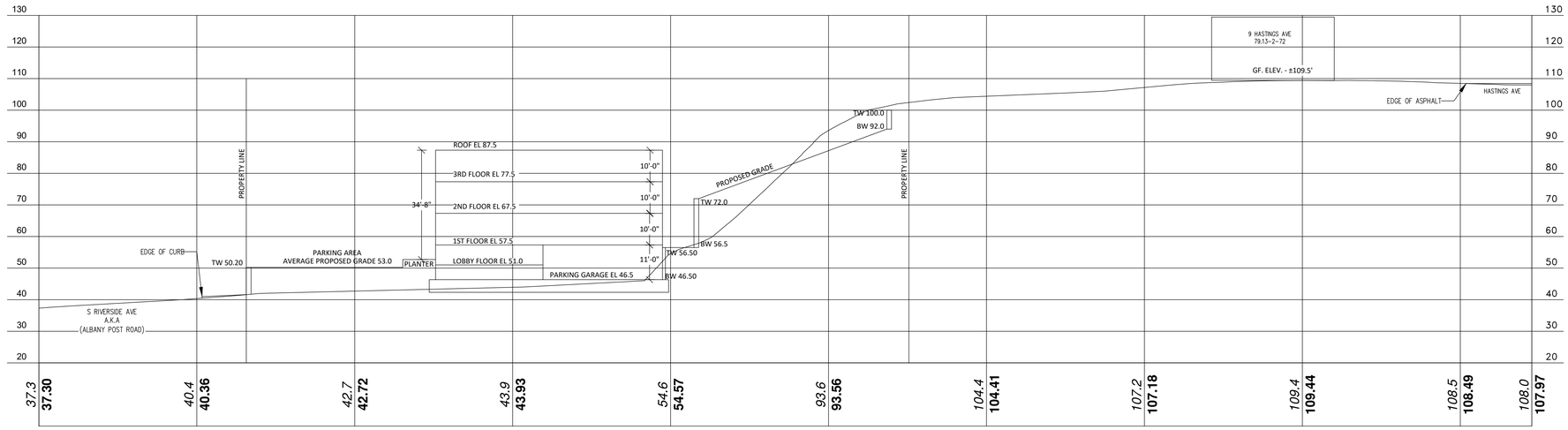
SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

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



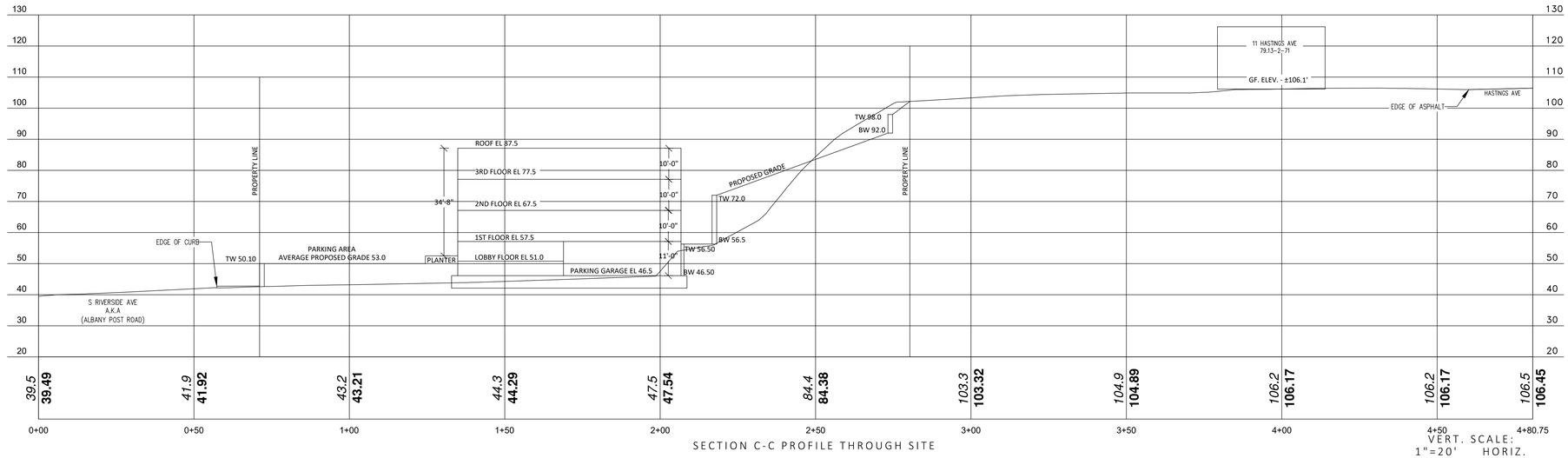
SECTION A-A PROFILE THROUGH SITE

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



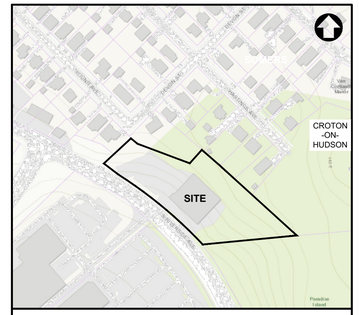
SECTION B-B PROFILE THROUGH SITE

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'

20 0 10 20

SCALE: 1" = 20 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
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, 2026
JOB #:	240503

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

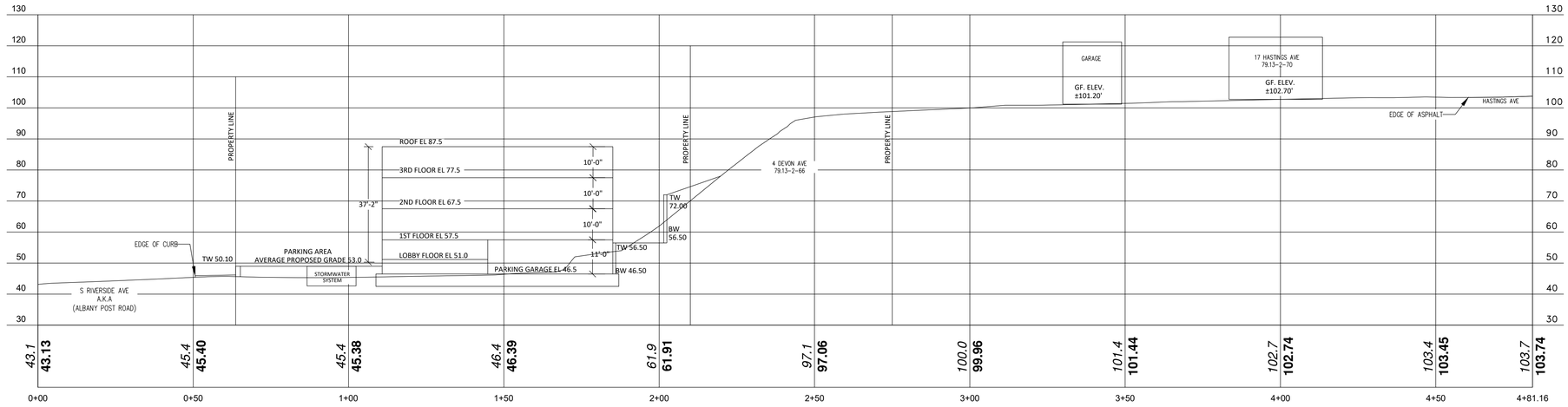
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

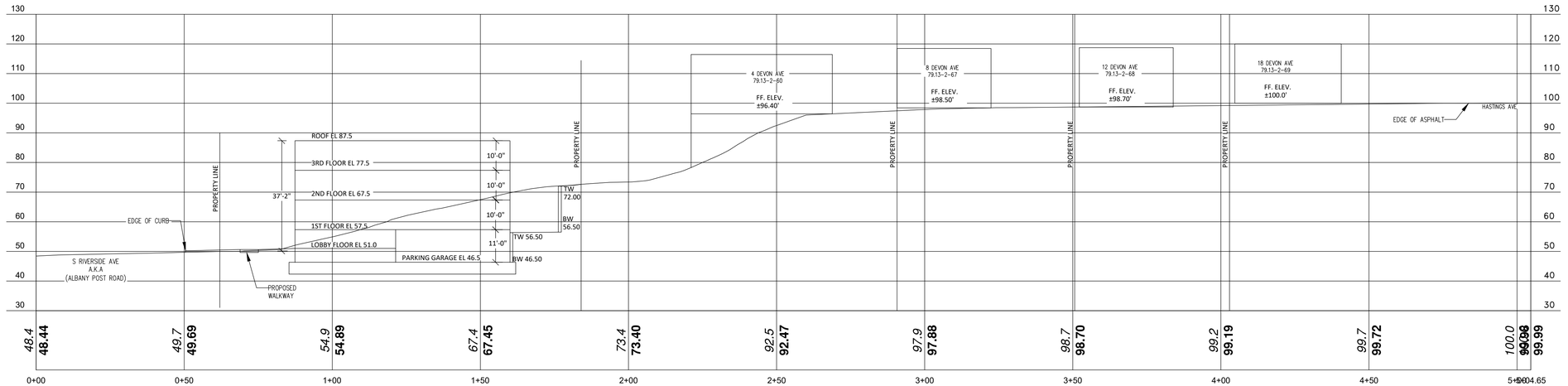
SITE SECTION PROFILE

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

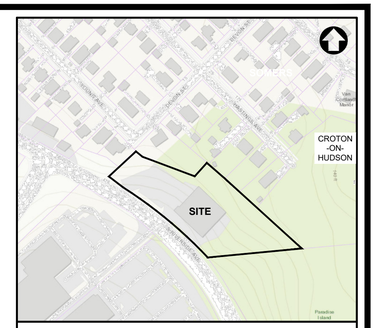
LOCATION:
425 S. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK



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'



LOCATION MAP SCALE: 1" = 300'

20 0 10 20
SCALE: 1" = 20 FT.

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.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
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, 2026
JOB #:	240503

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE SECTION PROFILE

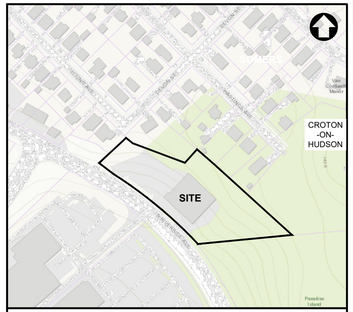
SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

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

SS-6.3



WATER MAIN CONNECTION PLAN
1"=60'



LOCATION MAP SCALE: 1" = 300'

60 0 30 60
SCALE: 1" = 60 FT.

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.
• COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, PE
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

WATER MAIN CONNECTION PLAN

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

LOCATION:
425 S. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK 10589

SHEET 1 OF 1 | UT-1.1