CRONIN
ENGINEERING
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T:(914) 736-3664 F:(914) 736-3693

July 16, 2026

Chairman Robert Luntz
And Members of the Village of Croton-on-Hudson Planning Board
Village Hall
1 Van Wyck Street
Croton-on-Hudson, New York 10520

Re: Special Permit & Site Plan Application
Carmel Riverside LLC
425 S. Riverside Avenue
Croton-on-Hudson, New York
Section: 79.13, Block: 2, Lot: 91

Dear Chairman Luntz:

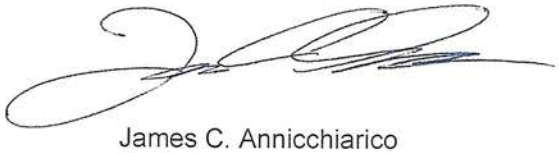
Enclosed are eight (8) copies of the following documents for the above-referenced project:

- "Lighting Plan-Site Development Plan for 425 S. Riverside Avenue" dated July 13, 2026

The lighting plan submitted proposes LED lighting fixtures, which are downward facing and shielded, for use at the building entrances and walkways around the building. These fixtures will not cause "light trespass" onto the adjacent properties and are considered "dark sky" lighting that minimize light pollution.

Should you have any questions or require additional information, please do not hesitate to contact me at the number above.

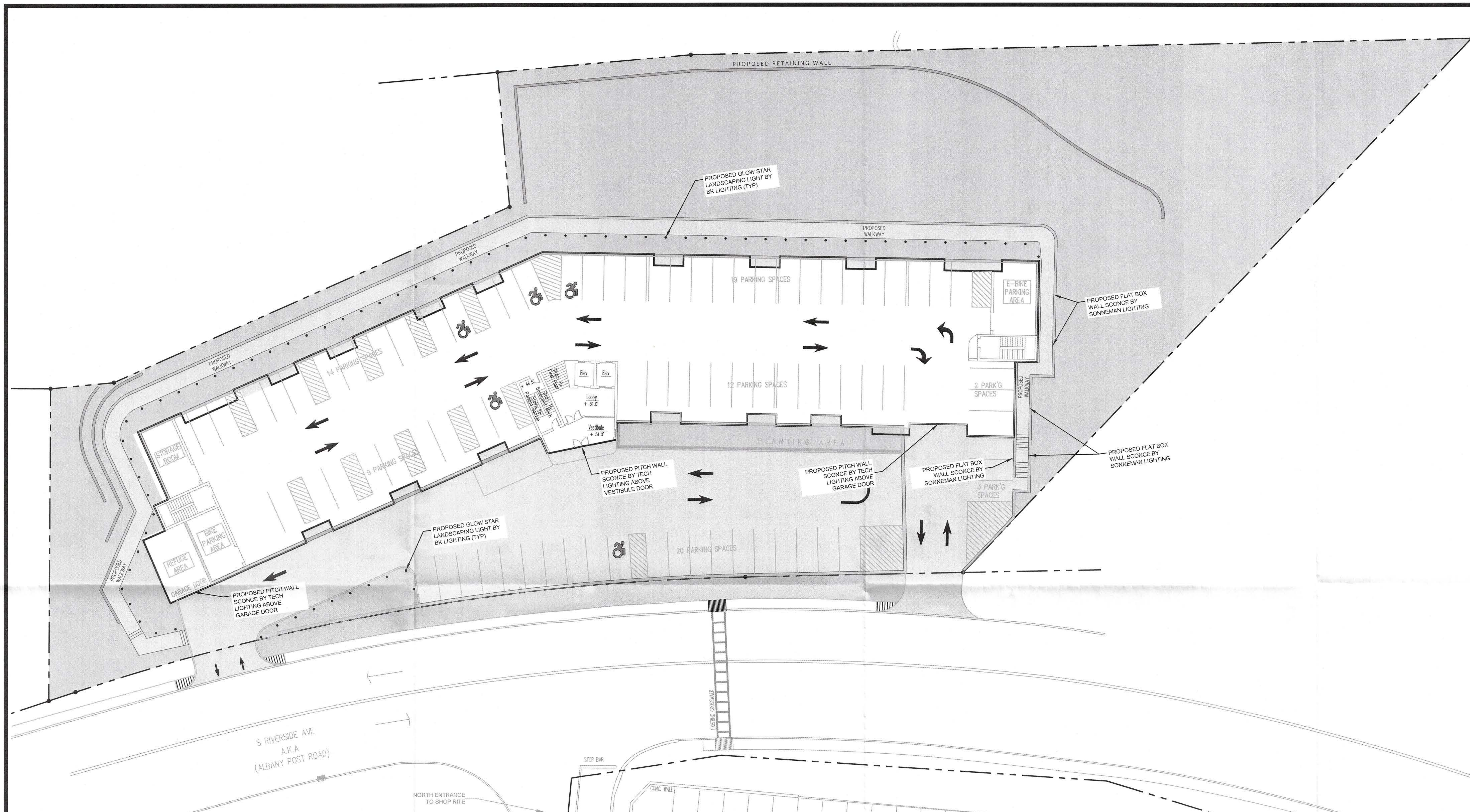
Respectfully submitted,

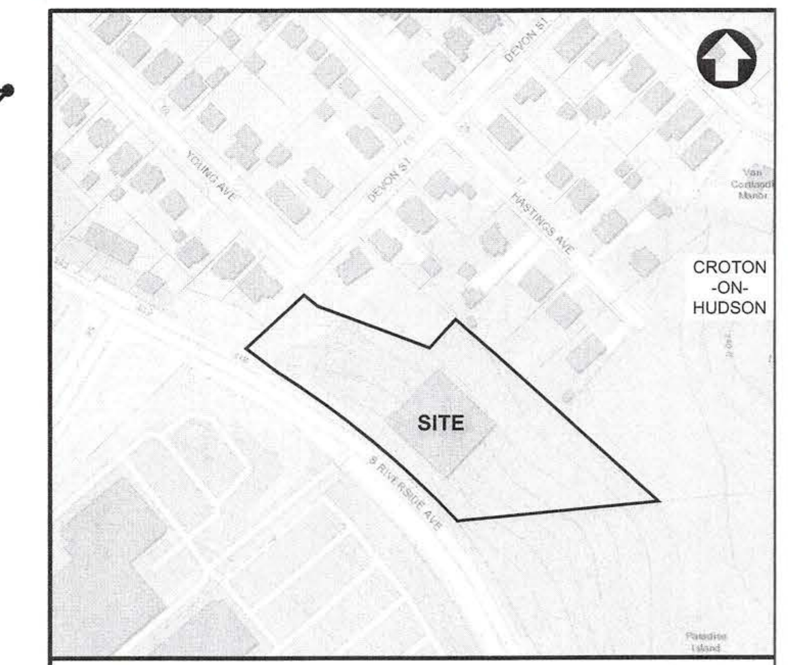


James C. Annicchiarico
Project Engineer/Manager

enclosure

cc: Andrew Cortese, Carmel Riverside LLC, Owner/Applicant
Kory Salomone, Esq., Zarin & Steinmetz, Project Attorney
File: *Cortese-425 S Riverside Ave-Croton-Site Plan-Letter-Lighting-20260716*





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

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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:	JULY 13, 2026
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

LIGHTING PLAN

SITE DEVELOPMENT PLAN
FOR
425 S. RIVERSIDE AVENUE

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

SHEET 1 OF 1 | **LP-1.1**

GLOW STAR™

BKSSL — the power of adjust-e-lume® technology

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example: - GL - LED - e22 - A9 - BZW - J - 12 - PP12 - T - ART

Material — Blank - Aluminum; B - Brass (Style E Only); S - Stainless Steel (Style E Only)
Series — GL - Glow Star™ Pathlight
Source — LED - 'e' Technology with Integral Driver
LED Type — e36 - 8WLED/2.7K; e22 - 8WLED/3K; e23 - 8WLED/4K; e27 - 8WLED/Amber
Adjust-e-Lume® Output Intensity** — A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finishes	
Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finishes	
Machined	MAC
Polished	POL
Brushed	BRU

Premium Finish					
ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		

Style — E*, G, J, K, L, N1, P1, R1
Base (Specify in inches) — 2 - 2" with female Pipe Thread Base (Standard); 6 - 6" with Anchor Base; 12 - 12" with Anchor Base; 18 - 18" with Anchor Base; 24 - 24" with Anchor Base
Mounting Options — For 2" Base Models: PP12B - 12" Power Pipe™ Stake Mounting with B Cap; PP18B - 18" Power Pipe™ Stake Mounting with B Cap; For 6-24" Base Models: PP12 - 12" Power Pipe™ Stake Mounting; PP18 - 18" Power Pipe™ Stake Mounting; SF - Stability Flange
Transformer Options — Blank - Less Transformer; TRe20 - Integral TRe20 Electronic Transformer
Options — ART - Laser Engraved Graphics

DRIVER DATA	Input Volts	InRush Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA / L70 DATA

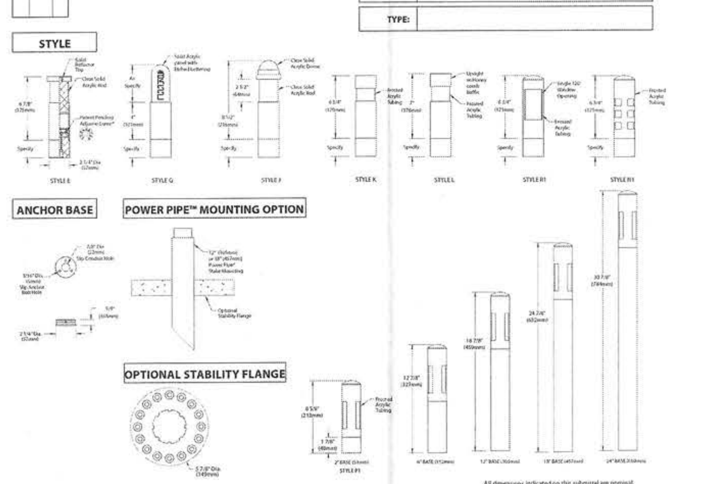
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens
e36	2700K	8.4	90	50,000
e22	3100K	8.4	90	50,000
e23	4100K	8.4	75	50,000
e27	Amber (590nm)	7.9	~	50,000

B-K LIGHTING — 40429 Brickyard Drive • Madera, CA 93636 • USA · 559.438.5800 • FAX 559.438.5900 · www.bklighting.com • info@bklighting.com — SUBMITTAL DATE 02-03-15 — DRAWING NUMBER SUB000941

GLOW STAR™

PROJECT:
TYPE:

STYLE



SPECIFICATIONS

GreenSource Initiative™ · Style · Materials · Body · BKSSL® · Adjust-e-Lume® · Installation · Transformer · Wiring · Hardware · Finish · Warranty · Certification and Listing

B-K LIGHTING — 40429 Brickyard Drive • Madera, CA 93636 • USA · 559.438.5800 • FAX 559.438.5900 · www.bklighting.com • info@bklighting.com — SUBMITTAL DATE 02-03-15 — DRAWING NUMBER SUB000941

FLAT BOX™
7107.74-WL

Flat Box™ draws on a design language that feels simultaneously mid-century modern and reminiscent of ancient artifacts. Available in three LED-powered planar silhouettes, it is pleasing to the eye and unobtrusive in its clean geometry. Depending on the configuration, Flat Box™ casts either downlight or multidirectional light. Finish options include Textured Bronze, Textured Gray, and Textured White.

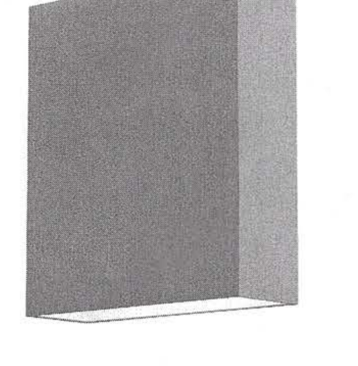
FINISHES
Textured Gray
Coastal Suitable Finish (EPM): No

DIMENSIONS / SPECS
Height: 7"
Width/Diameter: 6"
Canopy/Backplate: 5.5"
Product Weight: 3lb
Extension: 2.5"
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: No

Shade 1: Aluminum
Shade 1 Finish: Textured Gray
Shade 1 Top Length: 2"
Shade 1 Top Width: 6"
Shade 1 Bottom L/W: 2" / 0"
Shade 1 Height: 7"

ELECTRICAL
Bulb 1
Bulb Included: N/A
Socket: Integrated LED
Bulb Type: LED
Max Wattage: 11
Bulb Quantity: 2
Dimmer Type: ELV, TRIAC
Gem Box Required (2"x3"): No
Dark Sky: No
CRI: 90
Color Temp : 3000k
Lumens: 1980
Title 24: No
Field Serviceable: No
Initial Lumens: 1030
IP Rating: N/A

SHIPPING
Carton 1: 10" x 9" x 7"
Carton 1 Weight: 4lb
Shipping Method: Ground
Country of Origin:



HUDSON VALLEY LIGHTING GROUP

PITCH 12 WALL SCONCE
TECH LIGHTING

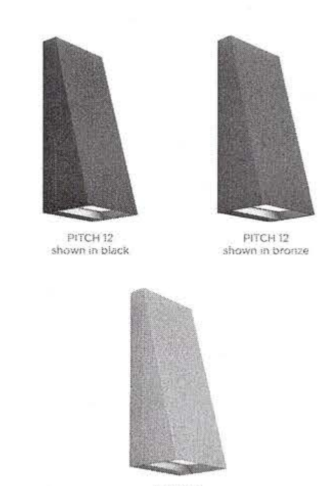
An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch 12 Wall Sconce features a die-cast metal body housing powerful LED light sources that create visual appeal as light cascades down along a wall.

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	15.3
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	3000K
CRI	90
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years

*Visit techlighting.com for specific warranty limitations and details.



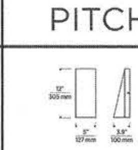
PITCH 12 shown in black
PITCH 12 shown in bronze
PITCH 12 shown in silver

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP	
700WSPIT	12 12"	B BLACK	-LED930	LED 90 CRI, 3000K, 120V
		Z BRONZE	-LED930-277	LED 90 CRI, 3000K, 277V
		S SILVER		

techlighting.com UPDATED 6/16/21

PITCH 12 WALL SCONCE
TECH LIGHTING



Pitch 12

PROJECT INFO
FIXTURE TYPE & QUANTITY · JOB NAME & INFO · NOTES

TECH LIGHTING
VISUAL COMFORT & CO.

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