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NEW CONSTRUCTION:
ROBINSON RESIDENCE
6 NEWTON C.T.
CROTON-ON-HUDSON, NY

ISSUED FOR COURTESY REVIEW
17 DECEMBER 2025

SITE / PLOT PLAN
& ZONING DATA

SP-1

RE-ISSUED WITHOUT REVISION
17 DECEMBER 2025

DATE 2 OCTOBER 2025

REVISIONS 26 NOVEMBER 2025

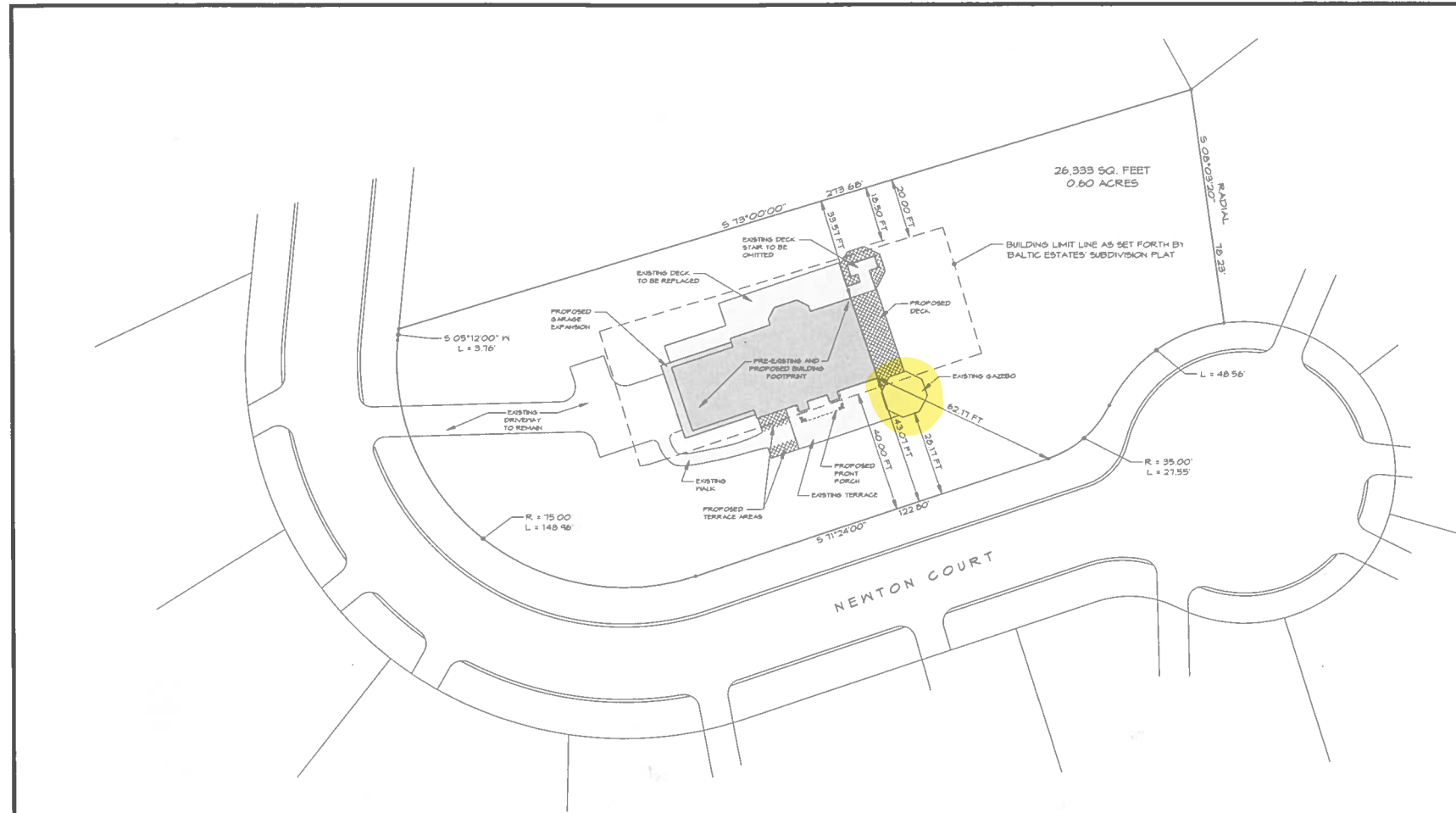
REVISIONS

REVISIONS

REVISIONS

DRAWN BY: EN

PROJECT NUMBER: 2405-ROBINSON



1 SITE / PLOT PLAN
SP-1 1/16" = 1' - 0"



PLOT PLAN MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY
RALPH G. WASTROM/DAVID P. PC
CONSULTING ENGINEERS
11 DOVE COURT
CROTON-ON-HUDSON, NY 10516
SECTION 41.18 (BLOCK 2, LOT 42)

ZONING DATA TABLE

MUNICIPALITY: VILLAGE OF CROTON-ON-HUDSON TAX ID 41.18-2-421 ZONING DISTRICT: RA-25											
LOT SIZE	BUILDING COVERAGE %	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	MINIMUM FLOOR AREA	MINIMUM FLOOR AREA	FLOOR AREA RATIO	STORIES / HEIGHT		
RA-25	25,000 SF (500,000)	25%	125 FT (125,000)	150 FT (150,000)	18 FT (18,000)	20 FT MINIMUM / 34 FT TOTAL	30 FT (30,000)	1,300 SQ. FT (1,300,000)	200 FT (200,000)	5.75	2.5 STORY (MAXIMUM) / 30 FT (MAXIMUM)
REAR YARD SETBACK											
EXISTING	25,000 SF	8.55 %	754 FT	150 FT	28.17 FT	48.33 FT / 148 FT	21.28 FT	3,278 SQ. FT	1,180 SQ. FT	6.12	2 STORY / 23.34 FT
PROPOSED	NO CHANGE	11.68 %	NO CHANGE	NO CHANGE	NO CHANGE	48.33 FT / 148 FT	18.56 FT	3,162 SQ. FT	1,180 SQ. FT	6.13	NO CHANGE / 23.34 FT

SITE / PLOT PLAN NOTES

- NEW PROPOSED DECK PROJECTS BEYOND BAITIC ESTATES BUILDING LIMITS AND ALSO INTO RA-25 ZONING SETBACK AT THE REAR YARD. PROPOSED SITE PLAN ACCEPTED BY THE PLANNING BOARD ON 11/19/25.
- EXISTING GARAGE PROJECTS BEYOND BAITIC ESTATES BUILDING LIMITS AND ALSO INTO RA-25 ZONING SETBACK AT THE FRONT YARD.

DOUBLE ASTERISK INDICATES REQUIREMENTS ARE AS DESCRIBED ON THE FINAL SUBDIVISION PLAT BAITIC ESTATES. SCENIC DRIVE WEST VILLAGE OF CROTON-ON-HUDSON, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK. WESTCHESTER COUNTY MAP INDEX - SHEET 183 BLOCK 987 FILED JULY 11, 1998.

LEGEND

