Zoning and Site Tabulations
Townhouses at Dryden
Town of Dryden, New York
5/18/2018

Existing Zoning: Varna Hamlet Traditional, Residential and Mixed Used District
Proposed Land Use: Multifamily

Site Area: 16.708 Acres
Units: 224 Units
Beds: 663 Beds

**DENSITY CALCULATIONS (Section 703)**

<table>
<thead>
<tr>
<th>Allowable Density:</th>
<th>Area in District</th>
<th>Density</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varna Hamlet Residential District:</td>
<td>12.32 Acres</td>
<td>11 d.u. per ac.</td>
<td>135.52</td>
</tr>
<tr>
<td>Varna Hamlet Traditional District:</td>
<td>3.79 Acres</td>
<td>6 d.u. per ac.</td>
<td>22.74</td>
</tr>
<tr>
<td>Varna Hamlet Mixed Use District:</td>
<td>0.6 Acres</td>
<td>10 d.u. per ac.</td>
<td>6.00</td>
</tr>
</tbody>
</table>

TOTAL: 16.71 Acres 9.83 d.u. per ac. 164.26

Green Development Bonus (Section 706): 2 d.u. per ac.
Redevelopment Bonus (Section 707): 2 d.u. per ac.

TOTAL ALLOWABLE DENSITY: 13.83 d.u. per ac.

Provided Density: 13.41 d.u. per ac.

**GREEN SPACE CALCULATIONS (Section 704)**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Varna Hamlet Residential District:</td>
<td>12.32 Acres</td>
<td>60% of lot</td>
<td>7.392</td>
</tr>
<tr>
<td>Varna Hamlet Traditional District:</td>
<td>3.79 Acres</td>
<td>70% of lot</td>
<td>2.653</td>
</tr>
<tr>
<td>Varna Hamlet Mixed Use District:</td>
<td>0.6 Acres</td>
<td>40% of lot</td>
<td>0.24</td>
</tr>
</tbody>
</table>

TOTAL: 16.71 Acres 62% of lot 10.285

Provided Green Space:
Drive Aisles: 102,060 square feet
Parking Spaces: 80,316 square feet
Sidewalks: 41,719 square feet
Buildings: 87,359 square feet
Clubhouse: 23,551 square feet
Pool/Deck Area: 2,463 square feet

TOTAL: 337,468 square feet 7.75 Acres

Provided Green Space: 8.96 Acres
Percentage: 54%
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**AREA AND BULK REQUIREMENTS (Section 705)**

Front Yard Setbacks:
- Required: 10 Feet
- Provided: 10 Feet from parking
  15.6 Feet from rights-of-way

Side Yard Setbacks:
- Required: 7.5 Feet
- Provided: 7.5 Feet from building to building
  7.5 Feet to property boundary

Rear Yard Setbacks:
- Required: 25 Feet
- Provided: 11.5 Feet to property boundary

**Variance Requested for buildings 3, 4, 11, 16 and 17**

Minimum Street Frontage:
- Required: 45 Feet
- Proposed: 309.3 Feet

Building Height:
- Required: 40 Feet
- Provided: 40 Feet

**PARKING REQUIREMENTS (Section 902)**

Required: 663 Spaces (1 spaces per bed)
Provided: 495 Spaces including Handicap
Reduction: 25.3%

**Variance Requested for a 26% Reduction.**

Future Parking*:
- 138 Spaces
Total Possible Parking:
- 633 Spaces
Reduction:
- 4.5%

* On-site Parking accommodation if needed.

**Variance Requested for an overall Reduction in Parking of 5%**

Required Interior Landscape Area: 15%
Provided Interior Landscape Area: 33,041 Square Feet
41.1%