

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)

| Allowable Density: | Area in District | Density | Units |
|----------------------------------------|------------------|--------------------|--------|
| Varna Hamlet Residential District: | 12.32 Acres | 11 d.u. per ac. | 135.52 |
| Varna Hamlet Traditional District: | 3.79 Acres | 6 d.u. per ac. | 22.74 |
| Varna Hamlet Mixed Use District: | 0.6 Acres | 10 d.u. per ac. | 6.00 |
| 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)

| Required Green Space: | Area in District | Required Green Sp. | Green Sp. |
|------------------------------------|------------------|--------------------|-----------|
| Varna Hamlet Residential District: | 12.32 Acres | 60% of lot | 7.392 |
| Varna Hamlet Traditional District: | 3.79 Acres | 70% of lot | 2.653 |
| Varna Hamlet Mixed Use District: | 0.6 Acres | 40% of lot | 0.24 |
| 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 accomodation if needed.

Variance Requested for an overall Reduciton in Parking of 5%

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