# Zoning and Site Tabulations

**Townhouses at Dryden**  
**Town of Dryden, New York**  
6/1/2018  
Revised on 6/14/2018

**Existing Zoning:**  
Varna Hamlet Traditional, Residential and Mixed Used District

**Proposed Land Use:**  
Multifamily

| Parcel 56-3-9 | 0.303 Acres |
| Parcel 56-3-12 | 0.695 Acres |
| Parcel 56-5-9, 11, 12, 19.4 & 19.3 | 15.710 Acres |

**Total Site Area:**  
16.708 Acres

**Unit Break Down:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Beds</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bedroom Units</td>
<td>61</td>
<td>61 Beds</td>
<td>1 space per Unit</td>
</tr>
<tr>
<td>2-Bedroom Units</td>
<td>23</td>
<td>46 Beds</td>
<td>1 space per Unit</td>
</tr>
<tr>
<td>3-Bedroom Units</td>
<td>10</td>
<td>30 Beds</td>
<td>1 space per Unit</td>
</tr>
<tr>
<td>4-Bedroom Units</td>
<td>128</td>
<td>512 Beds</td>
<td>1 space per Bed</td>
</tr>
</tbody>
</table>

**TOTAL**  
222 Units  
649 Beds  
606 Spaces

**DENSITY CALCULATIONS** *(Section 703)*

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

**GREEN SPACE CALCULATIONS** *(Section 704)*

<table>
<thead>
<tr>
<th>Type</th>
<th>Area in District</th>
<th>Required Green Sp.</th>
<th>Green Sp.</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 Computation:**

- Drive Aisles: 111,980 square feet
- Parking Spaces: 89,737 square feet
- Sidewalks: 47,540 square feet
- Buildings: 88,442 square feet
- Clubhouse: 21,183 square feet
- Pool/Deck Area: 2,463 square feet

**TOTAL:** 361,345 square feet  
8.30 Acres

- Less Sidewalk to trail: 8,974 square feet  
0.21 Acres

**Provided Green Space:**  
8.62 Acres  
52%

**Variance Requested for an open space of 50%.**
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)

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces</td>
<td>606</td>
<td>476</td>
</tr>
<tr>
<td>Handicap</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reduction</td>
<td>21.5%</td>
<td></td>
</tr>
</tbody>
</table>

Variance Requested for a 25% Reduction.

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<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Spaces</td>
<td>79</td>
<td>555</td>
</tr>
<tr>
<td>Reduction</td>
<td>8.4%</td>
<td></td>
</tr>
</tbody>
</table>

* On-site Parking accommodation if needed.

Variance Requested for an overall Reduction in Parking of 10%

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces</td>
<td>193</td>
<td>669</td>
</tr>
<tr>
<td>Reduction</td>
<td>-10.4%</td>
<td></td>
</tr>
</tbody>
</table>

* On-site Parking accommodation if needed.

Required Interior Landscape Area: 15%
Provided Interior Landscape Area: 33,041 Square Feet 36.8%