

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

<u>Unit Break Down:</u>			<u>Parking Required:</u>	
1-Bedroom Units	61 Units	61 Beds	1 space per Unit	61 Spaces
2-Bedroom Units	23 Units	46 Beds	1 space per Unit	23 Spaces
3-Bedroom Units	10 Units	30 Beds	1 space per Unit	10 Spaces
4-Bedroom Units	128 Units	512 Beds	1 space per Bed	512 Spaces
TOTAL	222 Units	649 Beds		606 Spaces

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: 13.29 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 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
 Percentage: 52%

Variance Requested for an open space of 50%.

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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: 606 Spaces
Provided: 476 Spaces including Handicap
Reduction: 21.5%

Variance Requested for a 25% Reduction.

Future Surface Parking*: 79 Spaces
Total Possible Parking: 555 Spaces
Reduction: 8.4%

* On-site Parking accommodation if needed.

Variance Requested for an overall Reduction in Parking of 10%

Future Structural Parking*: 193 Spaces
Total Possible Parking: 669 Spaces
Reduction: -10.4%

* On-site Parking accommodation if needed.

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