

Zoning and Site Tabulations
 Townhouses at Dryden
 Town of Dryden, New York
 6/1/2018

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 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

Provided Green Space: 8.41 Acres
 Percentage: 50%

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:	663 Spaces (1 spaces per bed)
Provided:	476 Spaces including Handicap
Reduction:	28.2%

Variance Requested for a 26% Reduction.

Future Parking*:	79 Spaces
Total Possible Parking:	555 Spaces
Reduction:	16.3%

* On-site Parking accomodation if needed.

Variance Requested for an overall Reduciton in Parking of 17%

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