

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

Zoning and Site Tabulations
 Townhouses at Dryden
 Town of Dryden, New York
 6/1/2018
 Revised on 7/6/2018

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	66 Units	66 Beds	1 space per Unit	66 Spaces
2-Bedroom Units	31 Units	62 Beds	1 space per Unit	31 Spaces
3-Bedroom Units	10 Units	30 Beds	1 space per Unit	10 Spaces
4-Bedroom Units	113 Units	452 Beds	1 space per Bed	452 Spaces
TOTAL	220 Units	610 Beds		559 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:	2.54 Acres	6 d.u. per ac.	15.24
Varna Hamlet Mixed Use District:	1.85 Acres	10 d.u. per ac.	18.50
TOTAL:	16.71 Acres	10.13 d.u. per ac.	169.26
Green Development Bonus (Section 706):		2 d.u. per ac.	
Redevelopment Bonus (Section 707):		2 d.u. per ac.	
TOTAL ALLOWABLE DENSITY:		14.13 d.u. per ac.	

Provided Density: 13.17 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:	2.54 Acres	70% of lot	1.778
Varna Hamlet Mixed Use District:	1.85 Acres	40% of lot	0.74
TOTAL:	16.71 Acres	59% of lot	9.91

Provided Green Space Computation:	
Drive Aisles:	102,613 square feet
Parking Spaces:	68,224 square feet
Sidewalks:	71,210 square feet
Buildings:	95,203 square feet
Clubhouse:	- square feet
Pool/Deck Area:	5,472 square feet
SUBTOTAL:	342,722 square feet
	7.87 Acres
Pavement within R/W:	17,258 square feet
Additional R/W:	11,731 square feet
SUBTOTAL:	28,990 square feet
	0.67 Acres

Provided Green Space: 8.44 Acres
 Percentage: 51%

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: 25 Feet to property boundary

Variance Requested for Building 3 Only (20.7' from Property boundary)

Minimum Street Frontage:

Required: 45 Feet
Proposed: 309.3 Feet

Building Height:

Required: 40 Feet
Provided: 40 Feet

Perimeter Buffer

Required: 20 Feet
Provided: 20 Feet

Perimeter Buffer Setback

Required: 15 Feet
Provided: - Feet

Variance Requested remove 15' offset from buffer.

PARKING REQUIREMENTS (Section 902)

Required: 559 Spaces
Provided: 425 Spaces including Handicap
Reduction: 24.0%

Variance Requested for a 25% Reduction.

Required Interior Landscape Area: 15%
Provided Interior Landscape Area: 12,233 Square Feet
17.9%