

Zoning and Site Tabulations
 Townhouses at Dryden
 Town of Dryden, New York
 6/1/2018
 Revised on 7/31/2018

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	33 Units	66 Beds	1 space per Unit	33 Spaces
3-Bedroom Units	10 Units	30 Beds	1 space per Unit	10 Spaces
4-Bedroom Units	110 Units	440 Beds	1 space per Bed	440 Spaces
TOTAL	219 Units	602 Beds		549 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: 13.11 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:	107,596 square feet
Parking Spaces:	75,065 square feet
Sidewalks:	41,395 square feet
Buildings:	92,828 square feet
Clubhouse:	7,000 square feet
Pool/Deck Area:	5,432 square feet
TOTAL:	329,316 square feet
	7.56 Acres

Less Sidewalk to trail: 490 square feet
 0.01 Acres

Provided Green Space: 9.16 Acres
 Percentage: 55%

Variance Requested for an open space of 55%.
 (4% Increase from Required)

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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:	25.0 Feet to property boundary

Minimum Street Frontage:

Required:	45 Feet
Proposed:	309.3 Feet

Building Height:

Required:	40 Feet
Provided:	40 Feet

PARKING REQUIREMENTS (Section 902)

Required:	549 Spaces
Provided:	541 Spaces including Handicap
Reduction:	1.5%

Variance Requested for a 2% Reduction.

Required Interior Landscape Area:	15%
Provided Interior Landscape Area:	14,115 Square Feet 18.8%

BUFFER REQUIREMENT (Section 909)

Required width:	20 Feet
Provided width:	20 Feet

Required Setback from Buffer:	15 Feet
Provided Setback from Buffer:	- Feet

Variance Requested for no setback from buffer.