

Zoning and Site Tabulations  
Townhouses at Dryden  
Town of Dryden, New York  
9/7/2018

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        |
| <b>Total Site Area:</b>             | <b>16.708 Acres</b> |

| <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              |
| <b>SUB TOTAL</b>        | <b>219 Units</b> | <b>602 Beds</b> |                          | <b>549 Spaces</b>       |
| Retail                  | 1,056 SF         |                 | 5 space per 1000 SF      | 6 Spaces                |
| Coffee Shop             | 1,056 SF         |                 | 1 space per 150 SF       | 8 Spaces                |
| <b>SUB TOTAL</b>        | <b>2,112 SF</b>  |                 |                          | <b>14 Spaces</b>        |
|                         |                  |                 |                          | <b>TOTAL 563 Spaces</b> |

**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         |
| <b>TOTAL:</b>                          | <b>16.71 Acres</b> | <b>10.13 d.u. per ac.</b> | <b>169.26</b> |
| Green Development Bonus (Section 706): |                    | 2 d.u. per ac.            |               |
| Redevelopment Bonus (Section 707):     |                    | 2 d.u. per ac.            |               |
| <b>TOTAL ALLOWABLE DENSITY:</b>        |                    | <b>14.13 d.u. per ac.</b> |               |

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 Acres       |
| Varna Hamlet Traditional District: | 2.54 Acres         | 70% of lot         | 1.778 Acres       |
| Varna Hamlet Mixed Use District:   | 1.85 Acres         | 40% of lot         | 0.74 Acres        |
| <b>TOTAL:</b>                      | <b>16.71 Acres</b> | <b>59% of lot</b>  | <b>9.91 Acres</b> |

Provided Green Space Computation:

|                              |                            |                                   |
|------------------------------|----------------------------|-----------------------------------|
| Drive Aisles:                | 89,361 square feet         |                                   |
| Roads within r/w:            | 16,106 square feet         |                                   |
| Parking Spaces:              | 52,550 square feet         |                                   |
| Sidewalks:                   | 34,864 square feet         |                                   |
| Buildings:                   | 90,008 square feet         |                                   |
| Maintenance Bldg./Dumpsters: | 4,030 square feet          |                                   |
| Clubhouse:                   | 7,000 square feet          |                                   |
| Pool/Deck Area:              | 5,471 square feet          |                                   |
| SWM Facilities:              | 36,710 square feet         | <---- Counted towards Green Space |
| Green Space Area:            | 364,808 square feet        | <---- Counted towards Green Space |
| Community Garden:            | 19,427 square feet         | <---- Counted towards Green Space |
| Playground:                  | 7,500 square feet          | <---- Counted towards Green Space |
| <b>TOTAL:</b>                | <b>727,835 square feet</b> |                                   |
|                              | 16.71 Acres                |                                   |

Provided Green Space: 9.84 Acres  
Percentage: 58.86%

Sidewalks to trail\*: 8,355 square feet <---- Counted towards Green Space  
0.19 Acres

\* Includes sidewalks that makes the connection from Dryden Road and the site to Varna Trail.

Provided Green Space: 10.03 Acres  
Percentage: 60.01%

**AREA AND BULK REQUIREMENTS (Section 705)**

Front Yard Setbacks:

|           |  |
|-----------|--|
| Required: | 10 Feet  |
| Provided: | 10 Feet from parking<br>15.6 Feet from rights-of-way |

Side Yard Setbacks:

|           |   |
|-----------|---|
| Required: | 7.5 Feet  |
| Provided: | 7.5 Feet from building to building<br>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:                 | 563 Spaces                                    |
| Surface Spaces:           | 344 Spaces including Handicap and garage roof |
| Under roof Garage Spaces: | 162 Spaces                                    |
| Total Spaces Provided:    | 506   |
| Reduction:                | 10.1%   |

**Variance Requested for a 11% Reduction.**

|                                   |                            |
|-----------------------------------|----------------------------|
| Required Interior Landscape Area: | 15%                        |
| Provided Interior Landscape Area: | 7,895 Square Feet<br>15.0% |

**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.**