

Zoning and Site Tabulations
 Townhouses at Dryden
 Town of Dryden, New York
 10/23/2018

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
Dryden Road Right-of-way:	0.412	Acres
Mt. Pleasant Right-of-way:	0.231	Acres
Total Site Area Less Right-of-way:	16.065	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	60 Units	180 Beds	1 space per Unit	60 Spaces
4-Bedroom Units	60 Units	240 Beds	1 space per Bed	240 Spaces
SUB TOTAL	219 Units	552 Beds		399 Spaces
Retail	1,056 SF		5 space per 1000 SF	6 Spaces
Coffee Shop	1,056 SF		1 space per 150 SF	8 Spaces
SUB TOTAL	2,112 SF			14 Spaces
			TOTAL	413 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.

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GREEN SPACE CALCULATIONS (Section 704)

Required Green Space Total Site Area (includes r/w)	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
TOTAL:	16.71 Acres	59.3% of lot	9.91 Acres

Required Green Space Total On Site Area (excludes r/w)	Area in District	Required Green Sp.	Green Sp.
Varna Hamlet Residential District:	12.17 Acres	60% of lot	7.302 Acres
Varna Hamlet Traditional District:	2.25 Acres	70% of lot	1.575 Acres
Varna Hamlet Mixed Use District:	1.64 Acres	40% of lot	0.66 Acres
TOTAL:	16.06 Acres	59.4% of lot	9.53 Acres

Provided Green Space Computation:

Drive Aisles onsite:	86,914 square feet	
Drive Aisles within r/w:	2,136 square feet	
Roads within r/w:	16,106 square feet	
Sidewalks within r/w:	3,097 square feet	
Parking Spaces for Trail:	1,438 square feet	
Parking Spaces for Garden:	1,619 square feet	
rear patios (3-Br)	- square feet	
rear patios (4-Br)	400 square feet	
Parking Spaces:	59,727 square feet	
Sidewalks:	32,097 square feet	
Buildings:	91,085 square feet	
Maintenance Bldg./Dumpsters:	4,030 square feet	
Clubhouse:	- square feet	<---- (7,000 sf included within Bldg. #14)
Pool/Deck Area:	5,471 square feet	
SWM Facilities:	36,710 square feet	<---- Counted towards Green Space
Green Space Area:	356,343 square feet	<---- Counted towards Green Space
Green Space Area within r/w:	8,848 square feet	<---- Counted towards Green Space for overall site
Community Garden:	14,498 square feet	<---- Counted towards Green Space
Playground:	7,500 square feet	<---- Counted towards Green Space
TOTAL:	728,019 square feet	
	16.71 Acres	

Provided Green Space: 9.73 Acres <---- Total site area including right-of-way
 Percentage: 58.24%

Provided Green Space onsite: 9.53 Acres <---- Excludes Area within the right-of-way
 Percentage: 59.31% <---- Meets Green Space Requirement

Provided Green Space Computation with Trail Amentities as Green Space:

Sidewalks to trail*: 8,548 square feet <---- Counted towards Green Space
 0.20 Acres

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

Parking Spaces for Trail: 1,438 square feet <---- Counted towards Green Space
 0.03 Acres

Provided Green Space onsite: 9.76 Acres <---- Excludes Area within the right-of-way
 Percentage: 60.7% <---- Meets Green Space Requirement

NO Variance Needed

Provided Green Space: 9.96 Acres <---- Total Site Area which includes Area within the right-of-way
 Percentage: 59.6% <---- Meets Green Space Requirement

NO Variance Needed

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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:	413 Spaces
Surface Spaces:	293 Spaces including Handicap and garage roof
Under roof Garage Spaces:	127 Spaces
Total Parking for Site:	420 Spaces
Community Garden Spaces:	2 Spaces
Varna Trail Spaces:	6 Spaces
Total Spaces Provided:	428 Spaces
Reduction:	N/A

NO Variance Needed

Required Interior Landscape Area:	15%
Provided Interior Landscape Area:	9,500 Square Feet 15.9%

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.