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** |

**Unit Break Down:**

<table>
<thead>
<tr>
<th></th>
<th>1-Bedroom Units</th>
<th>2-Bedroom Units</th>
<th>3-Bedroom Units</th>
<th>4-Bedroom Units</th>
<th><strong>SUB TOTAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>66 Units</td>
<td>66 Units</td>
<td>60 Units</td>
<td>60 Units</td>
<td><strong>219 Units</strong></td>
</tr>
<tr>
<td></td>
<td>66 Beds</td>
<td>66 Beds</td>
<td>180 Beds</td>
<td>240 Beds</td>
<td><strong>552 Beds</strong></td>
</tr>
</tbody>
</table>

Parking Required: 1 space per Unit

<table>
<thead>
<tr>
<th></th>
<th>66 Spaces</th>
<th>33 Spaces</th>
<th>60 Spaces</th>
<th>240 Spaces</th>
<th><strong>399 Spaces</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1,056 SF</td>
<td></td>
<td></td>
<td></td>
<td><strong>14 Spaces</strong></td>
</tr>
<tr>
<td></td>
<td>5 space per 1000 SF</td>
<td>1 space per 150 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SUB TOTAL** 2,112 SF

**TOTAL** 413 Spaces

**DENSITY CALCULATIONS (Section 703)**

<table>
<thead>
<tr>
<th>Allowable Density:</th>
<th>Area in District</th>
<th>Density per ac.</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varna Hamlet Residential District:</td>
<td>12.32 Acres</td>
<td>11 d.u. per ac.</td>
<td>135.52</td>
</tr>
<tr>
<td>Varna Hamlet Traditional District:</td>
<td>2.54 Acres</td>
<td>6 d.u. per ac.</td>
<td>15.24</td>
</tr>
<tr>
<td>Varna Hamlet Mixed Use District:</td>
<td>1.85 Acres</td>
<td>10 d.u. per ac.</td>
<td>18.50</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>16.71 Acres</strong></td>
<td><strong>10.13 d.u. per ac.</strong></td>
<td><strong>169.26</strong></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Development Bonus (Section 706):</td>
<td>2 d.u. per ac.</td>
<td></td>
</tr>
<tr>
<td>Redevelopment Bonus (Section 707):</td>
<td>2 d.u. per ac.</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL ALLOWABLE DENSITY:** 14.13 d.u. per ac.

Provided Density: 13.11 d.u. per ac.
### GREEN SPACE CALCULATIONS (Section 704)

<table>
<thead>
<tr>
<th>Area in District</th>
<th>Required Green Sp.</th>
<th>Green Sp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varna Hamlet Residential District:</td>
<td>12.32 Acres</td>
<td>60% of lot</td>
</tr>
<tr>
<td>Varna Hamlet Traditional District:</td>
<td>2.54 Acres</td>
<td>70% of lot</td>
</tr>
<tr>
<td>Varna Hamlet Mixed Use District:</td>
<td>1.85 Acres</td>
<td>40% of lot</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>16.71 Acres</strong></td>
<td><strong>59.3% of lot</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area in District</th>
<th>Required Green Sp.</th>
<th>Green Sp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varna Hamlet Residential District:</td>
<td>12.17 Acres</td>
<td>60% of lot</td>
</tr>
<tr>
<td>Varna Hamlet Traditional District:</td>
<td>2.25 Acres</td>
<td>70% of lot</td>
</tr>
<tr>
<td>Varna Hamlet Mixed Use District:</td>
<td>1.64 Acres</td>
<td>40% of lot</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>16.06 Acres</strong></td>
<td><strong>59.4% of lot</strong></td>
</tr>
</tbody>
</table>

**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
- 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
- Pool/Deck Area: 5,471 square feet
- SWM Facilities: 36,710 square feet
- Green Space Area: 356,343 square feet
- Green Space Area within r/w: 8,848 square feet
- Community Garden: 14,498 square feet
- Playground: 7,500 square feet

**TOTAL:** 728,019 square feet

- **Provided Green Space:** 9.73 Acres
  - Percentage: 58.24%
- **Provided Green Space onsite:** 9.53 Acres
  - Percentage: 59.31%

**Provided Green Space Computation with Trail Amenities as Green Space:**
- Sidewalks to trail*: 8,548 square feet
  - Percentage: 60.7%

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

**NO Variance Needed**

**Provided Green Space:** 9.96 Acres
- Percentage: 59.6%

**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.