

Density Tabulations  
 Townhouses at Dryden  
 Town of Dryden, New York  
 12/19/2019

Parcel	Address	Zoning	Area (Acres)	Allowable Density		Proposed Density		Location
				Allowable Density* (d.u. per Ac.)	Allowable Density (Units)	Number of Units (Units)	Density (d.u. per Ac.)	
56-3-9	966 Dryden Road	VHTD	0.30	10.0	3.00	-	-	Across Dryden Road east
56-3-12	952 Dryden Road	VHTD	0.70	10.0	7.00	-	-	Across Dryden Road west
56-5-9	949 & 951 Dryden Road	VHTD	0.82	10.0	8.20	-	-	Along Dryden Road west
56-5-11	957 Dryden Road	VHTD	0.72	10.0	7.20	6	8.33	Along Dryden Road center
56-5-12	959A & 959B Dryden Road	VHMUD	1.25	14.0	17.50	12	9.60	Along Dryden Road east
56-5-19.3	Mount Pleasant Road	VHRD	12.32	15.0	184.80	184	14.94	Largest Parcel
56-5-19.4	Mount Pleasant Road	VHMUD	0.60	14.0	8.40	-	-	SWM Facility
<b>TOTAL</b>			<b>16.71</b>	<b>14.13</b>	<b>236.10</b>	<b>202</b>	<b>12.09</b>	

\* Includes Green Development Bonus of 2.0 d.u. per Acre per Section 706 and the the Redevelopment Bonus of 2.0 d.u. per Acre per Section 707.

Total Provided number of Units:           202 Units  
 Total Density over the entire project:    12.09 d.u. per acre  
 Allowable Density over the entire project: 14.13 d.u. per acre