

Zoning and Site Tabulations  
 Townhouses at Dryden  
 Town of Dryden, New York  
 12/19/2019

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>
Dryden Road Right-of-way:	0.412 Acres
Mt. Pleasant Right-of-way:	0.231 Acres
<b>Total Site Area Less Right-of-way:</b>	<b>16.065 Acres</b>

<u>Unit Break Down:</u>			<u>Parking Required:</u>	
1-Bedroom Units	32 Units	32 Beds	1 space per Unit	32 Spaces
2-Bedroom Units	50 Units	100 Beds	1 space per Unit	50 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
<b>SUB TOTAL</b>	<b>202 Units</b>	<b>552 Beds</b>		<b>382 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 396 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: 12.09 d.u. per ac. (See Density Tabulation Sheet for Breakdown per zone)

**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
<b>TOTAL:</b>	<b>16.71 Acres</b>	<b>59% of lot</b>	<b>9.91 Acres</b>

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
<b>TOTAL:</b>	<b>16.06 Acres</b>	<b>59% of lot</b>	<b>9.53 Acres</b>

Provided Green Space Computation:  
 SEE ATTACHED GREEN SPACE COMPUTATION TABLE FOR BREAKDOWN OF GREEN SPACE

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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:	396 Spaces
Surface Spaces:	287 Spaces including Handicap and garage roof
Under roof Garage Spaces:	111 Spaces
Total Parking for Site:	398 Spaces
Community Garden Spaces:	2 Spaces
Varna Trail Spaces:	6 Spaces
Total Spaces Provided:	406 Spaces
Reduction:	N/A

Required Interior Landscape Area:	15%
Provided Interior Landscape Area:	9,500 Square Feet 16.5%

**BUFFER REQUIREMENT (Section 909)**

Required width:	20 Feet
Provided width:	20 Feet
Required Setback from Buffer:	15 Feet
Provided Setback from Buffer:	- Feet