



- DIAGRAM SUMMARY:
- GROUND FLOOR BUILDING FOOTPRINT: 64,600 SF
 - RETAIL/MEDICAL OFFICE: 14,000 SF (94 SPACES REQUIRED) AREA /150 SF
 - TOTAL UNITS PROVIDED: 156 UNITS (234 SPACES REQUIRED) UNIT x 1.5*
 - TOTAL PARKING REQUIRED: **328 SPACES***
- TOTAL PARKING PROVIDED ON SITE: **328 SPACES**
- OPEN PARKING = 208 PARKING SPACES
 - COVERED PARKING = 74 PARKING SPACES
 - PROPOSED LANDBANK A = 33 PARKING SPACES
 - PROPOSED LANDBANK B = 13 PARKING SPACES

- PARKING CALCULATION SUMMARY:
- 1.75 PER APARTMENT UNIT
 - 1.5 PER APARTMENT UNIT (CALCULATED)*
 - 1 SPACE PER 150 SF OF COMMERCIAL/RETAIL

- IF PARKING CALCULATED AT 1.75:
- RETAIL/ MEDICAL OFFICE: 14,000 SF (94 SPACES REQUIRED) AREA /150 SF
 - TOTAL UNITS PROVIDED: 156 UNITS (273 SPACES REQUIRED) UNIT X 1.75
 - TOTAL PARKING REQUIRED: 367 SPACES
 - TOTAL PARKING RELIEF AT 1.75 RATIO: = 10.1% RELAXATION

ZONING INFORMATION		
DISTRICT: DOWNTOWN DEVELOPMENT "DDD" (CODE SECTION: 68-180.1)		
LOT AREA	REQUIRED 10,000 SF MIN. 220,188 SF EXISTING	PROPOSED 220,188SF
FAR	2.5 MAX.	1.104
FRONT YARD	AS REQUIRED BY PLANNING BOARD.	15'-0"
SIDE YARD		10'-0"
REAR YARD		10'-0"
HEIGHT	65'-0" (5-STORIES)	(4-STORIES MAX)
COMMERCIAL	29,000 SF***	14,500 SF OR 25% OF GROUND FLOOR
NOTE: *** REQUIRED COMMERCIAL SPACE IS CALCULATED AS 50% OF TOTAL GFA OF GROUND FLOOR.		
PROPOSED BUILDING AREAS		
	PROPOSED SF	% OF FAR
MAIN BUILDING	222,000 GFA	100.9%
DETACHED WALK UP	21,000 GFA	9.5%
TOTAL	243,000 GFA	110.4% (OR 1.104)
LANDSCAPING CALCULATIONS		
	REQUIRED	PROPOSED
OVERALL	20%	30.2% (66,470 SF) INCLUDES LANDBANK AREA **
FRONT YARD	AS REQUIRED BY PLANNING BOARD.	AS REQUIRED BY PLANNING BOARD.
** LANBANK AREA = 12,200 SF OR 5.5 %		
PARKING CALCULATIONS		
	REQUIRED SPACES	
156 APARTMENT UNITS	234 SPACES*	
14,000 COMMERCIAL GFA	94 SPACES	
TOTAL REQUIRED	328 SPACES	
PARKING REQUIREMENTS (PER TOI TABLE OF MINIMUM REQUIRED PARKING SPACE - 2019)		
PARKING SIZE	9'-0" WIDE x 19'-0" LONG	
RETAIL & MED. OFFICE	(1) PARKING SPACE PER 150 SF OF GROSS FLOOR AREA (NOT LESS THAN 5 SPACES)	
APARTMENT	(1.75) PARKING SPACES PER DWELLING UNIT. PLUS (1) ADDITIONAL SPACE FOR EACH ADDITIONAL BEDROOM ABOVE (2) IN EACH UNIT * (1.5) PARKING SPACES CALCULATED PER DWELLING UNIT PER PLANNING DEPARTMENT DETERMINATION	

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.