

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.

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***

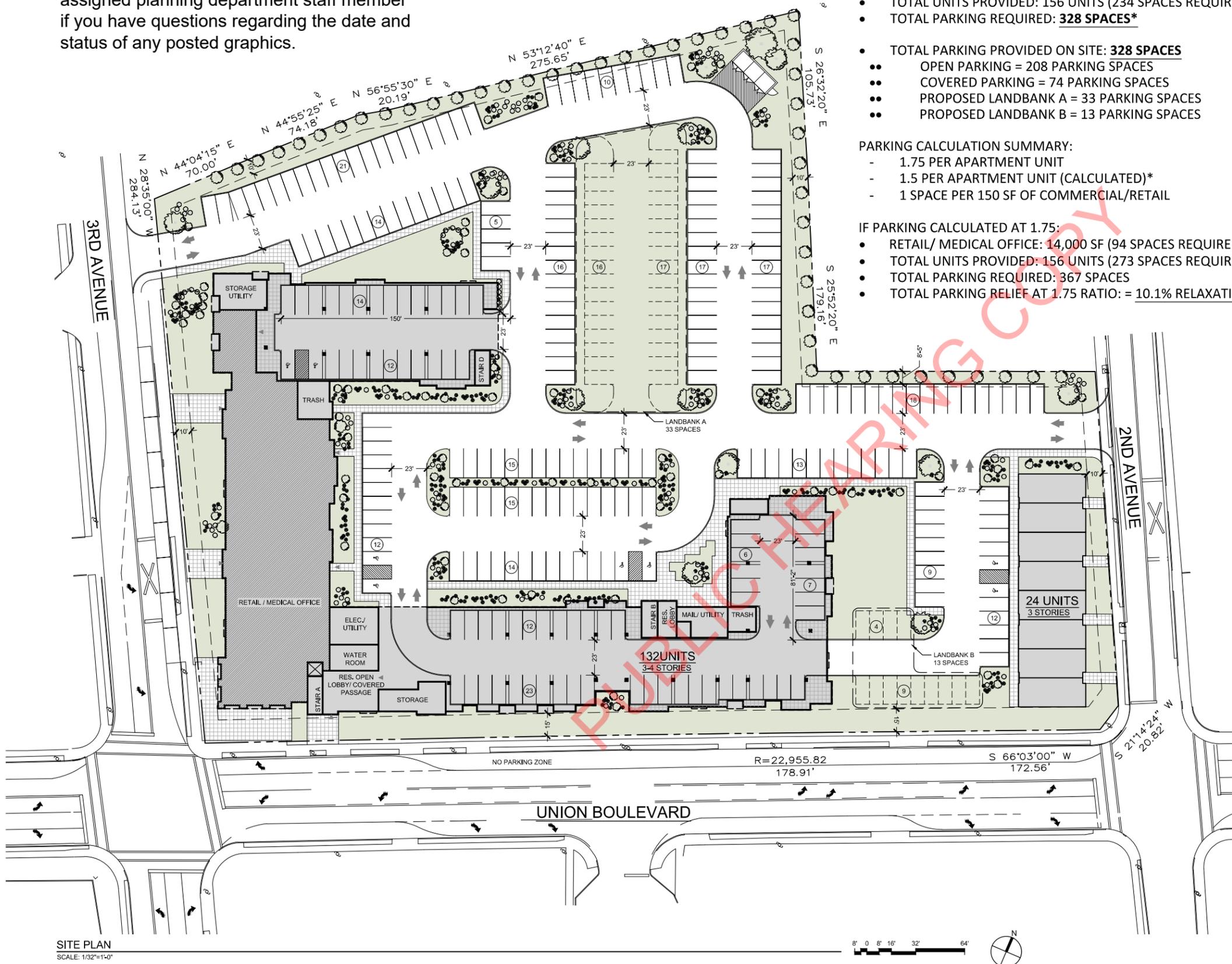
- TOTAL PARKING PROVIDED ON SITE: **328 SPACES**
 - OPEN PARKING = 208 PARKING SPACES
 - COVERED PARKING = 74 PARKING SPACES
 - PROPOSED LANDBANK A = 33 PARKING SPACES
 - PROPOSED LANDBANK B = 13 PARKING SPACES

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	

SITE PLAN
SCALE: 1/32"=1'-0"