

SITE DATA:

Owner/Applicant: Greenview Properties, PO Box 5750, Bay Shore, NY, 11706

Lot Area: 2.48 Acres +/-

Current Zoning: Residence A District
Proposed Zoning: Residence C District

Current Use: Single Family Residence
Proposed Use: Senior Citizen Single Family Attached (SFA) and Single Family Detached (SFD)

Gross Building Area: (16) units at 1,450sf each + (6) garage spaces at 264sf each = 24,784sf (not incl. porches or existing bldg)
24784 = 1584 + 23200

Lot Area:	Per Residence C District 40,000 sf min. for SFA 10,000 sf min. for SFD	Proposed 2.48 Acres +/-
Front Yard Setback:	50' min. for SFA & SFD	40' (not including porches)
Rear Yard Setback:	25' min. for SFA & SFD	25' min. (8' to parking)
Side Yard Setback:	25' min. for SFA & SFD	25' min. (8' to parking)
Lot Width:	25' min. for SFA 75' min. for SFD	342'
Height of Buildings:	35' max./2 stories	35' max./2 stories
Floor Area Ratio:	0.30 for SFA 0.25 for SFD 0.10 for accessory	Gross Building Area of 24,784sf (see above) divided by Lot Area of 108,150sf +/- = combined FAR of 0.23
Density:	10 du/ac for SFA 4 du/ac for SFD	6.45 du/ac combined
Affordable Housing:	10% min.	2 Units (12.5%)
Landscaped/Natural Area:	20% min. (21,605.8 sf)	30,000sf +/- (areas shown in light and dark green)
Landscaped Front Yard:	10% min. (10,802.9 sf)	14,250sf +/- (areas shown in light green)
Residential Buffer:	25' min.	25' min.
Parking Required:	2 spaces/du for SFA/SFD for 16 units = 32 total spaces	
Parking Provided:	29 surface spaces (1.8/du) + 6 garage spaces (0.4/du) = 35 total spaces (2.2/du)	

PUBLIC HEARING COPY



NULA GREEN

SITE DATA

AUGUST 24, 2020

SCALE: 1"=50'-0"

0 25 50 75 100'

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.

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