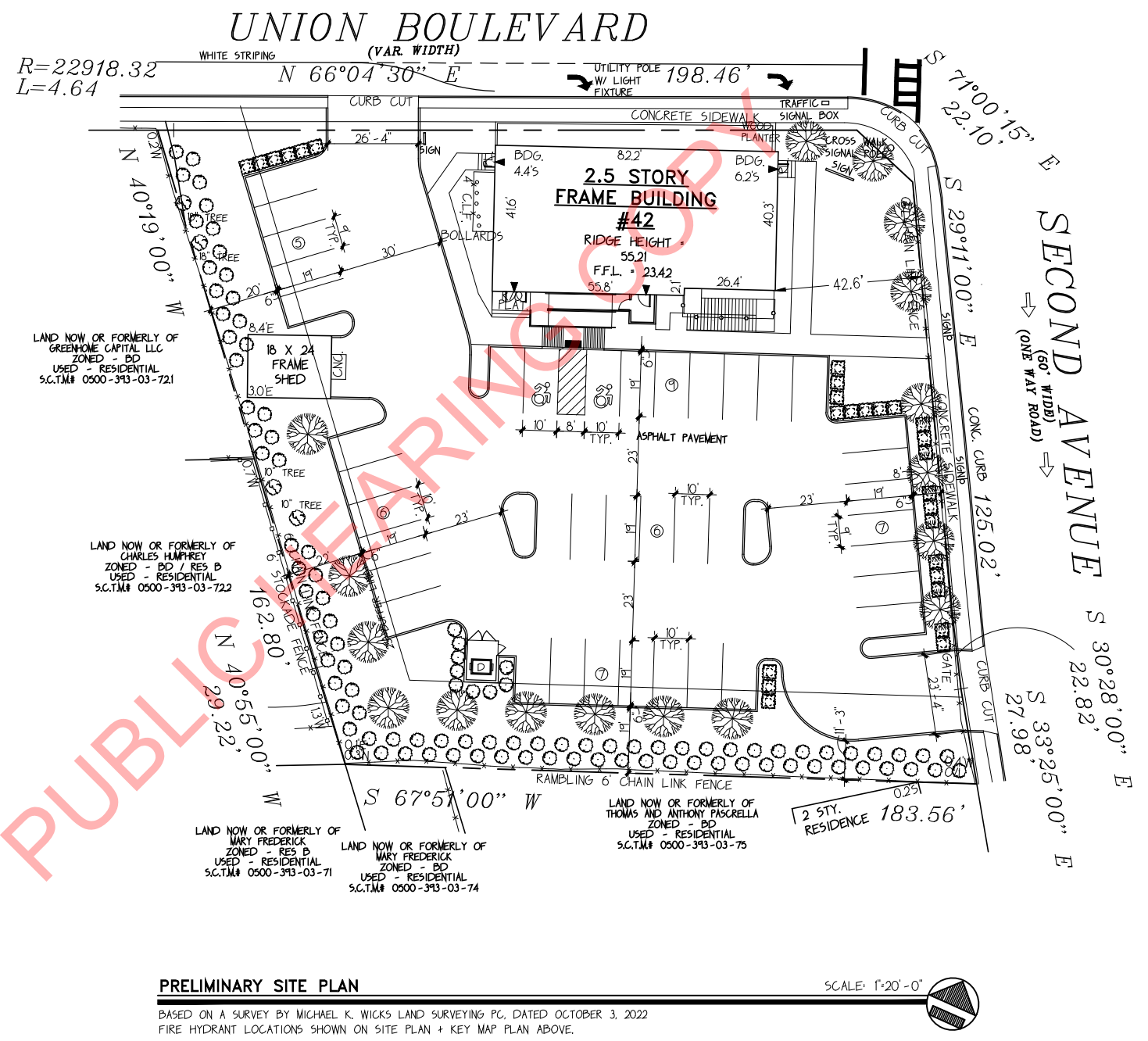


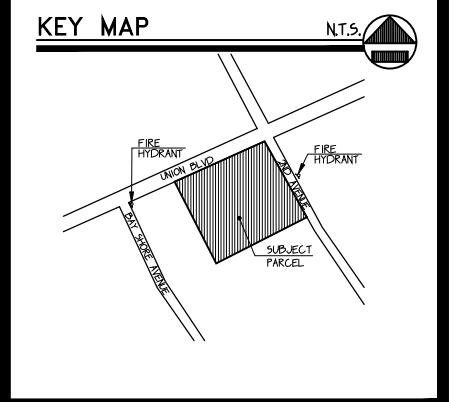
ZONING DATA		ARTICLE XIX - BUSINESS DISTRICT	
SECTION	TITLE	REQUIRED	PROPOSED
68-256	PERMITTED USES	DI OFFICE, INCLUDING MEDICAL OFFICE	OFFICE / MEDICAL OFFICE
68-257	SPECIAL PERMIT - PB	IGI MIXED USE	EXISTING ACCESSORY RESIDENTIAL APARTMENT UNIT (KODI)
68-260	HEIGHT	35 FT. / THREE STORIES	± 33'-10" FT. / 3 STORIES
68-261	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.60 (KODI)	FAR = 25%
68-262	AREA DENSITY	MIN. LOT = 7,500 SQFT.	SITE AREA = ± 37,132 SQFT.
68-264	WIDTH OF LOT	MIN. WIDTH = 100 FT. (MIXED USE)	WIDTH = ± 183.5 FT.
68-265	FRONT YARD	1 FT. MIN., 25' ACCESSORY	MAIN = 44.3 CR. 50, 42.6 FT 2ND AVE. ACCESSORY = 45.9 FT CR. 50
68-266	SIDE YARDS	0 FT.	MAIN = 80 FT., ACCESSORY = 43 FT
68-267	REAR YARD	MIN. 10 FT.	MAIN = 136 FT., ACCESSORY = 106 FT
68-269	EXTERIOR SITE IMPROVEMENTS AND PARKING	ICJ CHANGE OF USE WITH HIGHER PARKING CALCULATION REQUIRES PARKING IN COMPLIANCE WITH ARTICLE XXXI OF CHAPTER 68	50 PARKING SPACES REQUIRED, 40 PARKING SPACE PROVIDED
68-269	EXTERIOR SITE IMPROVEMENTS AND PARKING	IF SCREEN PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE XXXI, A MINIMUM 25 FT IN WIDTH IN ACCORDANCE WITH TOWN STANDARDS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO RESIDENTIAL USE OR ZONE.	SEE PLAN + RIGHT

SUBDIVISION AND LAND DEVELOPMENT REGULATIONS			
SECTION	TITLE	REQUIRED	PROPOSED
VI-Q-3.1	COMMERCIAL LANDSCAPE STANDARDS	20% TOTAL LANDSCAPING REQUIRED 10% FRONT YARD LANDSCAPING REQUIRED	140% TOTAL LANDSCAPING PROVIDED W/O BUFFER AREAS 32.8% TOTAL LANDSCAPING PROVIDED W/ BUFFER AREAS  10.2% FRONT YARD LANDSCAPING PROVIDED W/O BUFFER AREAS 12.8% FRONT YARD LANDSCAPING PROVIDED W/ BUFFER AREAS

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.



SITE DATA	
AREA OF SITE	0.852 ACRES (37,132 SQFT.)
ZONING	BD BUSINESS DISTRICT
INTENDED USE	OFFICES, MEDICAL OFFICE, RESIDENTIAL
EXISTING BUILDING AREA	
BUILDING #1 (TOTAL)	8,747 SQFT. (23.6%)
ROOF OVER AREA	126 SQFT. (0.3%)
ROOF OVER 3RD FLR STAIR	317 SQFT. (0.8%)
SHED	443 SQFT. (1.2%)
TOTAL BUILDING AREA (FAR)	9,633 SQFT. (25.9%)
PAVING AREA	20,514 SQFT. (55.2%)
BUFFER AREA	6,988 SQFT. (18.8%)
FRONT YARD LANDSCAPE AREA	
W/O BUFFER	3,798 SQFT. (10.2%)
W/ BUFFER	4,759 SQFT. (12.8%)
TOTAL LANDSCAPE AREA	
W/O BUFFER	5,202 SQFT. (14.0%)
W/ BUFFER	12,911 SQFT. (32.8%)



PARKING	
PARKING REQUIRED	
RESIDENCE =	2.75 SPACES
MEDICAL OFFICE = 6.175 / 150 =	41.17 SPACES
SUPPLY = 1.172 / 200 =	5.86 SPACES
PARKING REQUIRED =	49.78 SPACES
PARKING PROVIDED =	40 CAR SPACES (INCLUDING 2 HC. SPACES)
	(REQUEST FOR 20% RELAXATION)

REVISION	DATE

**PRELIMINARY SITE PLAN**

BASED ON A SURVEY BY MICHAEL K. WICKS LAND SURVEYING PC, DATED OCTOBER 3, 2022  
FIRE HYDRANT LOCATIONS SHOWN ON SITE PLAN + KEY MAP PLAN ABOVE.

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FILE NO. 2079  
DATE 04/18/23  
DRAWN J.M.C.  
CHKD J.L.G.

**SK1C**