



SITE DATA	
N.T.S.	
S.C.T.M. No.:	DIST. 500, SEC. 117, BLK. 01, LOTS 78.1 & 78.2
SITE AREA:	17.01 ACRES (740,740 SF)
EXISTING ZONING:	RESIDENCE AAA
EXISTING USE:	HORSE FARM
PROPOSED USE:	GARDEN APARTMENTS (180) (80 STUDIO, 60 ONE BEDROOM, 40 TWO BEDROOM) RESTAURANT: 2,500 SF HORSE FARM
PARKING CALCULATIONS	
COMMERCIAL LOT 78.1	
PARKING REQUIRED	
2,000 SF RESTAURANTS @ 1 SPACE /100SF	= 20 SPACES
TOTAL REQUIRED	= 20 SPACES
PARKING PROVIDED	
STANDARD	= 18 SPACES
ADA	= 2 SPACES
TOTAL	= 20 SPACES
RESIDENTIAL LOT 78.1	
PARKING REQUIRED	
80 RESIDENTIAL STUDIO UNITS @ 1.0 SPACES / UNIT	= 80 SPACES
100 1-2 BEDROOM RESIDENTIAL UNITS @ 1.75 SPACES/ UNIT	= 175 SPACES
TOTAL	= 255 SPACES
PARKING PROVIDED	
STANDARD	= 245 SPACES
ADA	= 16 SPACES
TOTAL	= 261 SPACES + 32 IN GARAGES = 293 SPACES

RESIDENCE CA DISTRICT "CA" (15.96 ACRES)		
ITEM	PERMITTED/REQUIRED	PROPOSED
HEIGHT	2 STORIES	3 STORIES*
FAR	0.3 (208,483 SF)	0.31 (217,629 SF)
MIN. LOT AREA	80,000 SQ. FT.	694,942 SQ.FT.
DENSITY	12 UNITS/ ACRE	11.3 UNITS/ ACRE
MIN. LOT WIDTH	200 FT.	1200 FT.
FRONT YARD	75 FT.	50 FT. TO SUFFOLK* 75 FT. TO EASTERN
SIDE YARD	50 FT.	229 FT.
REAR YARD	50 FT.	50.4 FT.
*VARIANCE REQUIRED		
BUSINESS 3 DISTRICT "B3" (1.05 ACRES) **		
ITEM	PERMITTED/REQUIRED	PROPOSED
HEIGHT	35 FT.	1 STORY
FAR	0.25 (11,449.5 SF)	0.06 (2,500 SF)
AREA	40,000 SQ. FT.	45,798 SQ.FT.
LOT WIDTH	100 FT.	210 FT.
FRONT YARD	25 FT.	56.8 FT.
SIDE YARDS	10 FT.	44.2 FT. / 132.7 FT
REAR YARDS	15 FT.	83.5 FT.
LANDSCAPING	20% (9,148 SF)	52% (23,745 SF)
FRONT YARD LANDSCAPING	50% OF REQUIRED (4,574 SF)	104% OF REQUIRED LANDSCAPING (9,553 SF)
** REQUIRES SPECIAL PERMIT FROM TOWN BOARD		

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.