

Zoning Regulations Table

Zoning District	Required Setbacks		Proposed Setbacks		Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Front	Rear	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear	Front	Side	Front	Rear	Front	Side	Front	Rear
FCD	12	12	12	12	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	2.08 acres existing 3.246 acres with lot line readjustment	2,000 sf	2,975 sf for 2 out of 8 units	35%	11%	30%	91%	3 stories / 40'	4 stories / 52' from 1st floor to roof	An average of 50 feet, but not less than 25 feet at any point	An average of 50 feet, but not less than 25 feet at any point



Area Plan

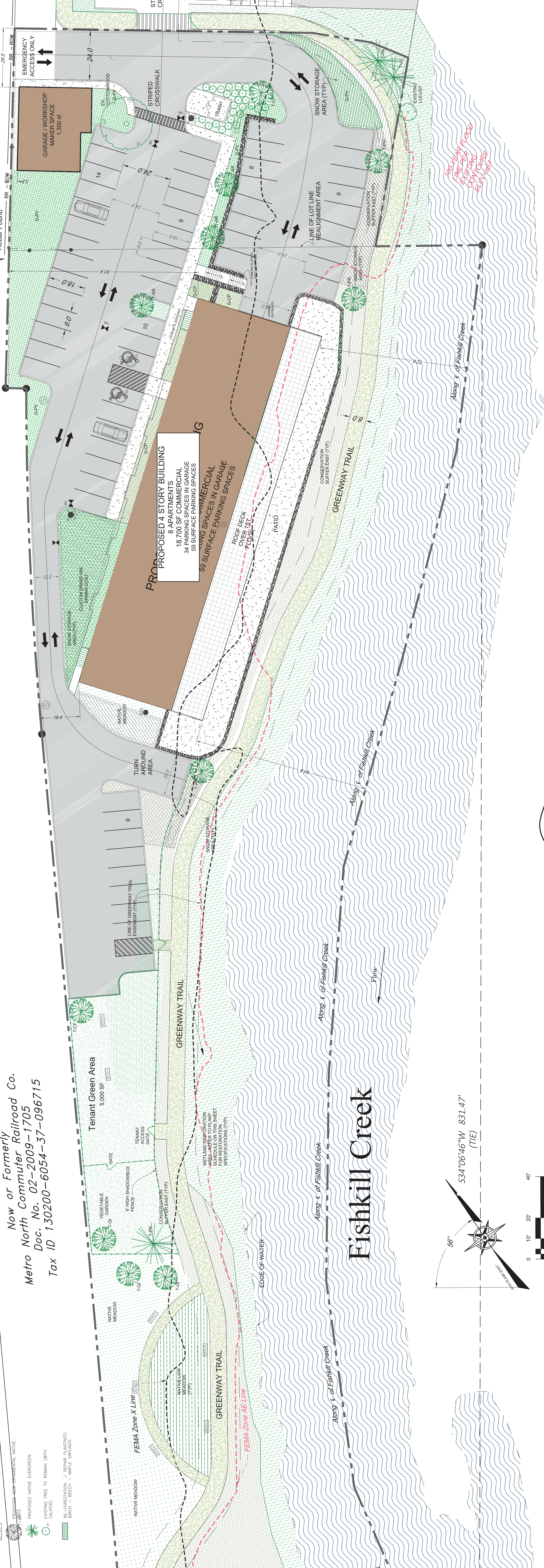
Scale: 1" = 40'

- HATCHES & LANDSCAPE LEGEND**
- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL DRIVE (SEE EDRG)
- CONCRETE BUFFER - WEST
- CONCRETE BUFFER - EAST
- WETLAND RESTORATION AREA
- NATIVE MEADOW
- KNOX SWITCHGEAR (G-PV)
- CUSTOM BRACK M - (ENRMA-CBS1)
- SEWER (G-P)
- EXPANDED SHAW (G-P)
- BIO-RETENTION AREA M
- PROPOSED MAINT. EXPOSED NATIVE
- EXISTING TREE TO REMAIN (WITH SOULS)
- RECREATION / BROWN PARKLANDS (BROWN - BROWN - WHITE SPACES)

Existing Railroad Tracks



Now or Formerly
Meiro North Commuter Railroad Co.
Doc. No. 02-2009-1705
Tax ID 10200-6054-37-096715



Site Plan

Scale: 1" = 20'

Site Plan Application
Sheet 1 of 11 - Site Plan