

Bulk Compliance Table

The site of the project is now a single parcel, resulting from the consolidation of the three previously lots known as 4 Cross Street, Main Street, and 172 Main Street. The Applicant has named the proposed project "Two Cross Street". The project is partially located in the CMS District and partially located in the PB District. Some of the parking is located in the R1-5 District.

Zoning District	Minimum Lot Size, see footnote (1)				Minimum Yard				Minimum Frontage		Max. Building Height		Min. Landscape Area	Pedestrian Clearway										
	Area (sf)	Lot Area/ Dwelling Unit (sf)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Total of 2 Sides (feet)	Rear (feet)	Required	Proposed	Feet above grade	Stories												
CMS - Central Main Street			None	75	117.6	0' Min. 10' Max	.85' min. (at Cross St.) pre-existing 31' max. (at Main St.) See footnote (2)	0 Min.	0	80% (Cross Street)	95% (Cross Street), see footnote (3)	48, see footnote (4)	4, see footnote (4)	4	5% (if landscaped area is accessible to public)	10.4% See footnote (6)	8'	11.95' See footnote (8)						
PB - District (R1-5) See footnote (1)	5,000	4,099 pre-existing	5,000	2,049/ 2 Units pre-existing	50	59.32	100	66.85 pre-exist.	30	1.8 pre-existing	10	26.9	20	N/A (lot merger)	30	55.14	35	34.66	2 1/2	3, see footnote (5)				

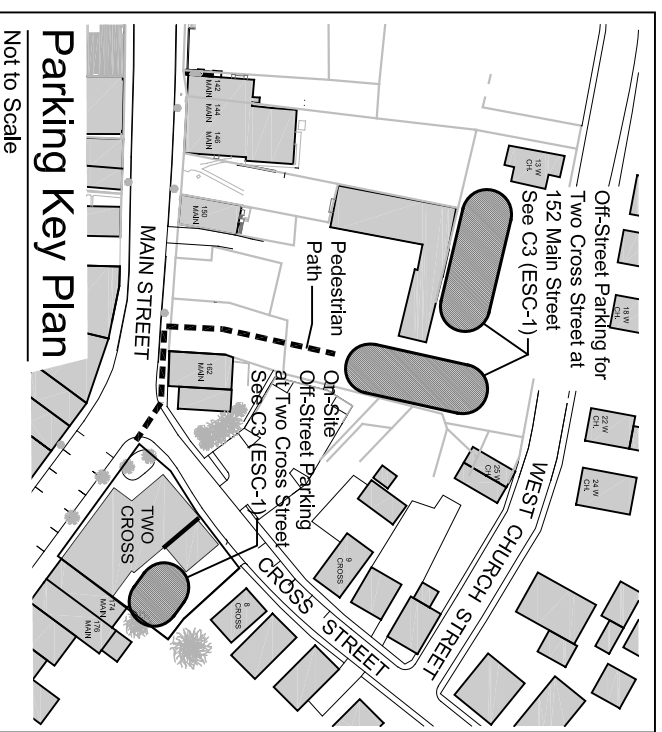
Abbreviations: (Perm.) Permitted (Prop.) Proposed (Req'd.) Required (exist.) Existing
Bulk Compliance Table Footnotes:

- Bulk requirements in the PB District are those of the least restrictive adjoining residential district, here, R1-5.
- Plaza: This project provides a plaza at the central public corner, with seating and landscaping open to the public as described in § 223-41.18 E (1).
 Front setback: minimum zero, maximum 10 feet, except that the larger maximum may be allowed if the area in front of the building has no parking spaces and is landscaped and used in a manner that enhances street life by such a means as pocket parks or plazas, fountains, outdoor dining and public art.
- Per § 223-41.18 E (1) & (5) Cross Street frontage is for that portion of lot within CMS Zone.
- Requires City Council special permit because land is in HDLO, (Section § 223-41.18 E 7 (a)) with Findings pursuant to Section § 223-41.18 E 7 (b). The City Council has authority to approve a 4th story with or without a step-back.
- Area variance required from ZBA to allow 3 stories when 2 ½ stories are permitted.
- 944.91 SF in 8,918 CMF Portion
 410.43 SF in 4,099 PB Portion
 1,355.34 SF in total 13,017 SF
- If decorative paved and seating areas are included:
 1492.91 SF in 8,918 CMF Portion
 410.43 SF in 4,099 PB Portion
 1,903.34 SF in total 13,017 SF
- 11.89' clear to curb (except 8' at street tree locations)



Partial Zoning Map

Not to Scale



Parking Key Plan

Not to Scale

Off-Street Parking
 No Parking is proposed in the front or side yards in the R1-5 district, pursuant to § 223-26 C (1).

Off-Street Parking Tabulation

Use	Code Reference	Size	Required Spaces	Proposed Spaces
Senior Citizen	2 spaces for each 3 dwelling units. Per Article III General Regulations § 223-26 F.	9 Dwelling Units	2 / 3 x 9 = 6	3*
Office	2 spaces per 1000 square feet of floor area. Per Article IVD (CMS) § 223-41.18 G (2) (b).	10,480 SF	2 x 10.48 = 21	21
Retail	2 spaces per 1000 square feet of floor area. Per Article IVD (CMS) § 223-41.18 G (2) (c).	4,270 SF	2 x 4.27 = 9	5**
Total Off-Street Parking				36
				29

* Per § 223-41.18 G (3) (a), the long term leasee, Hudson River Housing, has projected total operational parking needs of 2 spaces which will be more than met by the on-site parking.

** Per § 223-41.18 G (3) (a), (b) & (c), the complementary daily/weekly schedule mix of uses within the building results in a naturally compatible shared parking. The hours when office-associated parking is in demand will generally not overlap with the peak parking hours for typical Main Street Retail use (evenings & weekends). Bicycle parking provided on-site to encourage a reduction of vehicle traffic demand.

Zoning Summary

Primary Zoning District (Form Based District)	CMS - Central Main Street
Parcel 799966 - Two Cross Street	
Overlay Districts	Historic District and Landmark Overlay Parcel 799966 - Two Cross Street
Parking Overlay	Parcel 799966 - Two Cross Street Parcel 798971 - Existing 4 Cross Street (Now merged into 799966 - Two Cross Street)
PB-Business Off-Street Parking	Parcel 798971 - Existing 4 Cross Street (Now merged into 799966 - Two Cross Street)
NOTE: Parcel 798971 - Existing 4 Cross Street is SCHEDULED TO BE DESIGNATED HDLO.	
Two Cross Street Matrix:	
Square Footage	
Street Level	6,912 sf
Second Floor	6,912 sf
Third Floor	6,912 sf
Fourth Floor	5,893 sf
Total Square Footage	26,629 sf
Refer to drawing A4 square footage calculations.	