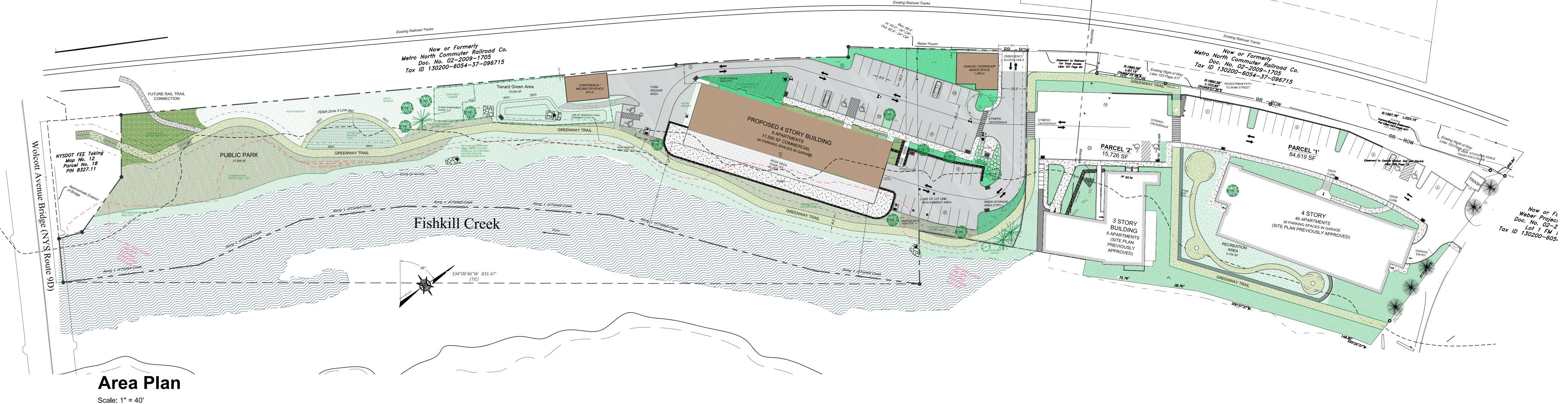
	Require	d Setb	acks	Propo	sed Setb	oacks	•	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	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 S	Side	Rear	Front	Side	Rear																		
Zoning District																								
										2.08 acres existing														
										3.246 acres													An average of 50 feet	
FCD	12'	12'	12'	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	with lot line realighnment	16	9	25%	40%	2,000 sf	3,200 sf for 2 out of 9 units	35%	17%	30%	11%	3 stories / 40'	from 1st floor to	but not less than 25 feet at any point	feet at any point





Location Map Scale: 1" = 400'

Zoning District: Tax Map No.:

FCD (FISHKILL CREEK DEVELOPMENT) 6054-37-037625 2.807 acres (90,605 sf) Lot Area: Building Area: Historical Overlay District:

Parking Overlay District:

40,496 square feet (13,771 sf commercial + 20,000 Residential)

Existing Use: Proposed Uses:

floodway, or within a state or federally

Industrial (Vacant) Commercial (Shared Workspace) / Residential

Land Use Compliance Permitted / Required Residential Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered

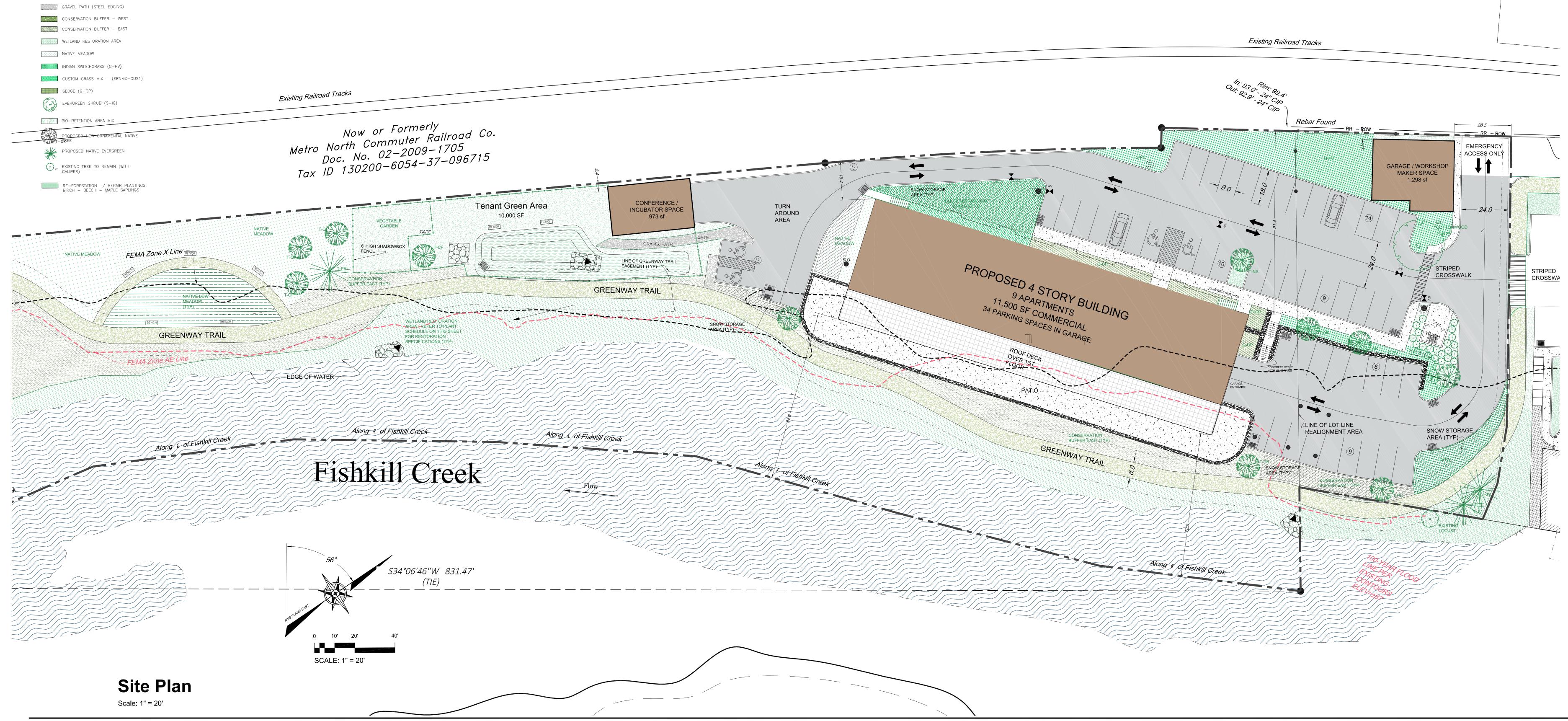
40% of building area 2.807 x 11 = 30 Dwelling 9 Dwelling Units by surface water, within a federal regulatory

## Parking & Loading

regulated wetland: 11.

Use & Parking Requirements	Area / Count	Parking Requirement
·		
Residential		
1 space for each dwelling unit plus 1/4 space per bedroom	9 apartments + 20 bedrooms	14 spaces
Office (Shared Workspace)		
1 space for each 200 square feet	13,771 sf	69 spaces
Total Required Parking Spaces		83 spaces required
Total Proposed Parking Spaces		84 spaces proposed

- 1. A variance to exceed the maximum height will be requested from the Zoning Board of Appeals
- 2. A variance to exceed the maximum number of stories will be requested from the Zoning Board of Appeals
- 3. A variance to exceed the maximum apartment area for 2 apartments will be requested from the Zoning Board of
- A variance allow 42.5' of street frontage where 50' of street frontage is required may be requested from the Zoning Board of Appeals, pending a determination from the Building Inspector.



REVISIONS: NO. DATE DESCRIPTION

**Index of Drawings** Landscape Plan & Planting Schedule

Site & Erosion Sediment Control Details Sheet 12 of 12 Water and Sewer Details

Site Plan Application
Sheet 1 of 11 - Site Plan

**HATCHING & LANDSCAPE LEGEND** 

CONCRETE SIDEWALK

ASPHALT PAVING