

ZONING SCHEDULE:

ZONING DISTRICT: MF-I, MULTI FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	240,751 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	522 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	414 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	50 FT.	68 FT.	NONE
REAR YARD SETBACK:	40 FT.	201 FT.	NONE
ONE SIDE YARD SETBACK:	50 FT.	50 FT.	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	100 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
LOT COVERAGE:	66% x 240,751 SF = 158,895 SF	73,894 SF	NONE
BUILDING COVERAGE:	20% x 240,751 SF = 48,151 SF	32,767 SF	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	30 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	NONE

ZONING REGULATION NOTES:

1. AT LEAST 1/3 OF THE NET SITE AREA SHALL BE DEVOTED TO PERMANENT OPEN SPACE AND/OR FOR SITES SUITABLE FOR RECREATION AS REQUIRED BY NOTE 2. UNDEVELOPED PERMANENT OPEN SPACE SHALL BE PROVIDED AND GUARANTEED AT THE RATE OF 1,500 SQUARE FEET PER BEDROOM.
2. THERE SHALL BE PROVIDED ON THE SAME LOT A SUITABLY EQUIPPED AND LANDSCAPED CHILDREN'S PLAY AREA WITH A MINIMUM OF 400 SQUARE FEET FOR EACH DWELLING UNIT.
3. BUILDING COVERAGE SHALL BE NO MORE THAN 20% OF LOT AREA. 20% x 240,751 SF = 48,151 SF

PARKING SCHEDULE

PARKING REQUIRED: Two (2) spaces per dwelling unit pursuant to Zoning Section 200-29, Dwelling, Multifamily

Proposed Dwelling units. 53 apartments time (2) equals 106 spaces

Indoor Parking	Breakdown	Total Parking
Building No. 1	Standard 25 Handicap 1 Total 26	26
Building No. 2	Standard 30 Handicap 1 Total 31	31
Outdoor Parking	Breakdown	
	Standard 53 Handicap 3 Total 56	56
Total Parking Provided		113

NOTES:

1. PARKING REGULATION IN CONFORMANCE WITH CHAPTERS 200-29 A(1),(2),(3)(a), C, D(1),(2)

Article VI.

Section 200.33 Affordable Housing (BMR)

Section 200.34 Required 10% of the number of Dwelling units

More than 5, but fewer than 10 acres 30%

Maximum permitted Density Bonus

Calculation Dwelling 41 Apartm 41

1/2 of the units received must be BMR

Density Bonus Density Bonus (x) 30%

Number of Dwelling units 12.3

Rounded Number of Dwelling units 12

Total number of units with density Bonus 53

1/2 of the Bonus Units received must be BMR 6

BMR units will be broken down as follows: 1 2 bedroom unit

5 1 bedroom units

General Description of Project

Number of Multifamily Units					
Type	Non-BMR	BMR Units	Total Units	Bedrooms	Unit Ratio
One (1) B/R	31	9	40	40	75%
Two (2) B/R	10	3	13	26	25%
Total Dwelling Units	41	12	53	66	100%

Section 200.29

Parking & loading

2 for each dwelling unit plus 0.5 for each bedroom Total

more than 2 bedrooms Regular Apts BMR Apts Parking

Dwelling Units 41 12

Parking per Dwelling Unit (x) 2 (x) 2

Total Parking spaces required 82 24 106

Building Height Max

Stories 2 1/2

Feet 35'

Design Colonial

DISTANCE BETWEEN BLDGS. (#200-16C(1) (B))

BUILDING HEIGHT X 2 = 30' X2= 60' PROVIDED 60.4'

BULK REGULATIONS (#200-22)

THE TOTAL NUMBER OF APARTMENTS ALLOWED PER SECTION 200-22:

BULK REGULATIONS

1. REQUIRED SQ FT PER DWELLING UNIT. 4,000 SF PLUS 1,500 SQ FT PER BEDROOM.

ONE (1) BEDROOM APARTMENTS 5,500

TWO (2) BEDROOM APARTMENTS 7,000

CALCULATION:

ONE (1) BEDROOM APARTMENTS

5,500SF X 31 = 170,500 SF 31

TWO (2) BEDROOM APARTMENTS

7,000 SF X 10= 70,000 SF

TOTAL APARTMENTS 41

TOTAL SF AREA REQUIRED 240,000 SF

TOTAL PROVIDED-SITE SF AREA: 240,751 SF

Article VI. Affordable Housing

See Sheet T for Calculation of the BMR Units and Compliance with this Section

Section 200-33 Required below -market-rate-unit component

No fewer than 10% of the total number of Units Shall be BMR Units

Number of BMR Units Provided 6

Number of BMR Units Required 5.3

Section 200-34 Residential Density bonus; Multifamily

More than 5 acres, but fewer than 10 30% Bonus

Section 200-35

Sub-Section A The BMR units shall be no less than 80% of the size of said market rate units and shall be reasonably distributed. Further, the BMR units shall provide a mix of unit types in the same proportion

Number of BMR Units Provided 6

See Sheet "T"

The Breakdown of the BMR Units are:

One (1) Bedroom Units 3 Simplex & 2 Duplex Units 5

Two (2) Bedroom Units 1 Simplex Unit 1

Total BMR Units See location in schedule below 6

Parth Knolls Apartment Tabulation

Building No.	Floor No.	Apartment No.	Livable Sq Ft Area	One B/R Simplex	One B/R Duplex	Two B/R Simplex	BMR Unit	Simp 1 B/R	Dupl 1 B/R	Simp 2 B/R
One	1st fl.	101	1,013	1,013				1		
One	1st fl.	102	1,032	1,032				1		
One	1st fl.	103	1,095	1,095				1		
One	1st fl.	104	1,095	1,095				1		
One	1st fl.	105	1,099	1,099				1		
One	1st fl.	106	1,375			1,375				1
One	1st fl.	107	1,081	1,081				1		
One	1st fl.	108	1,007	1,007			BMR			
One	1st fl.	109	1,054	1,054				1		
One	1st fl.	110	1,218			1,218				1
Two	1st fl.	111	1,263			1,263		8		2
Two	1st fl.	112	933	933				1		1
Two	1st fl.	113	1,015	1,015				1		
Two	1st fl.	114	1,053			1,053	BMR			1
Two	1st fl.	115	1,459			1,459				1
Two	1st fl.	116	1,015	1,015				1		
Two	1st fl.	117	1,034	1,034				1		
Two	1st fl.	118	1,216			1,216				1
Two	1st fl.	119	1,200			1,200				1
Two	1st fl.	120	927	927				1		
Two	1st fl.	121	1,121	1,121				1		
Two	1st fl.	122	941	941				1		
Two	1st fl.	123	846	846			BMR			
One	2nd fl	201	1,119		1,119				1	
One	2nd fl	202	1,119		1,119		BMR			1
One	2nd fl	203	1,145			1,145				1
Page 1, Bal. forward page 2			28,475	16,308	2,238	9,929		16	2	8
Building No.	Floor No.	Apartment No.	Livable Sq Ft Area	One B/R Simplex	One B/R Duplex	Two B/R Simplex	BMR Unit	Simp 1 B/R	Dupl 1 B/R	Simp 2 B/R
Balances forward from page 1			28,475	16,308	2,238	9,929		16	2	8
One	2nd fl	204	1,087		1,087			1		
One	2nd fl	205	1,276			1,276			1	
One	2nd fl	206	1,264			1,264			1	
One	2nd fl	207	1,087	1,087				1		
One	2nd fl	208	849	849			BMR			
One	2nd fl	209	1,109		1,109					1
One	2nd fl	210	1,081	1,081				1		
One	2nd fl	211	1,109		1,109					1
One	2nd fl	212	1,193	1,193				1		
One	2nd fl	213	1,043		1,043				1	
One	2nd fl	214	1,110	1,110				1		
Two	2nd fl	215	1,264			1,264			22	7 8
Two	2nd fl	216	1,204		1,204				1	
Two	2nd fl	217	1,209		1,209		BMR			1
Two	2nd fl	218	950	950				1		
Two	2nd fl	219	1,255			1,255				1
Two	2nd fl	220	1,038	1,038				1		
Two	2nd fl	221	1,202		1,202					1
Two	2nd fl	222	1,184		1,184					1
Two	2nd fl	223	1,038	1,038				1		
Two	2nd fl	224	1,185		1,185				1	
Two	2nd fl	225	1,102		1,102					1
Two	2nd fl	226	1,375		1,375					1
Two	2nd fl	227	1,250		1,250				1	
Two	2nd fl	228	1,250	1,250				1		
Two	2nd fl	229	1,196		1,196				1	
Two	2nd fl	230	1,138		1,138					1
Total Square Foot Areas			59,523	26,991	16,469	16,063		28	14	13
Break down of Apartment Type				26 Apts	14 Apts	13 Apts				
Average Sq ft size by Apartment Type				1,038 sf	1,176 sf	1,236 sf				
Section 200.35.A										
BMR Units must be no less than 80% of size of said market rate units				830 sf	941 sf	989 sf				
Section 200.35.B										
Minimum gross Floor Area				675 sf	675 sf	750 sf				
Section 200-22										
Minimum requirements. 700 sf per for 1 or more bedrooms				700 sf	700 sf	700 sf				
Provided BMR Units										
Bldg. # 1	1st Fl	Apt No.108		1,007 sf						
Bldg. # 1	2nd Fl	Apt No.202			1,119 sf					
Bldg. # 1	2nd Fl	Apt No. 208		849 sf						
Bldg. # 2	1st Fl	Apt No.123		846 sf						
Bldg. # 2	1st Fl	Apt No.114			1,053 sf					
Bldg. # 2	2nd Fl	Apt No. 227		1,209 sf						

87 Parth Knolls BMR Units-Rev.1.2.29.16

Page 2



PROJECT # 15-18

Site Design Consultants

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Engineer:

Joseph C. Rinaa, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	11/9/15	Town Comments
	2	12/7/15	Town Comments
	3	1/25/16	Town Comments
	4	3/1/16	Town Comments
	5	4/8/16	Town Comments
	6	5/23/16	Building 2 Revision -
	7	8/31/16	Site Plan Revisions
	8	9/12/16	Site Plan Revisions
	9		Total Comments

SCALE: NTS

DRAWN BY: TK

DATE: 9/25/15

TITLE SHEET 2

SITE PLAN
PREPARED FOR

PARTH KNOLLS LLC.

87 HAWKES AVENUE

Westchester County, NY

Town of Ossining

Sheet

T-2