Project Data Calculations

Parth Knolls Multifamily Project
87 Hawkes Avenue, Ossining, New York 10562
Tax Map No 80.20 - Block 1 - Lot 15

1.　**Property Zoning**.
　　Section 200-16.1　　MF-I　Multifamily - Inn District
　　Development allowed pursuant to Section 200-16.C.(1). Any use permitted in, and as
　　regulated in, the Multifamily District.

2.　**Survey of Property.**
　　Prepared by:　　　　JRL Land Surveying, P.C.
　　Date of Survey:　　March 7, 2015 - Submitted to Planning Board on August 5, 2015
　　Acres.　　　　　　5.527
　　Square Foot Area　240,751 square feet

3.A　**Response** to David H. Stolman, of Frederick P. Clark Associates, comment No. 2 of
　　Memorandum dated August 25, 2015.
　　Section 200-22 of the Zoning Code. Number of Apartment Units permitted.
　　MF Multifamily Residential District and MF-I, Multifamily-Inn District.
　　Calculation of Apartment types, number of apartments and bedrooms.
　　Required per code per dwelling unit. 4,000 sq ft plus 1,500 square feet per bedroom.

Column (1) Apartment Type	Column (2) Apartment type and number	Column (3) Calculation by square feet required by Apartment type.	Column (4) Total square feet required by apartment type per section 200-22	Column (5) Bedroom count by Apartment Type	Column (6) Apartment ratio by Apartment type as stated in Col (2)
One Bedroom	31	5,500 sf per apartment	170,500 sf	31	75.61%
Two Bedroom	10	7,000 sf per apartment	70,000 sf	20	24.39%
Totals	**41**		**240,500 sf**	**51**	**100%**
Lot Area			(240,751) sf		
Excess Area			**251 sf**		

3.B   Section 200-22 of the Zoning Code. Building Coverage

Permitted -20% x 240,751 sf	48,151 sq. ft	
Proposed (36,100 sf / 240,751 sf)	+/- 36,100 sq ft	+/-15%

4.   **Response** to David H. Stolman, of Frederick P. Clark Associates, comment No. 6 of
Memorandum dated August 25, 2015. **Section 200-16.C.(3).(a) of the Zoning Code.
Permanent Open Space and Recreation Site.**
Required per the sub-section C.(3).(a).
Part I of Sub-section. "At least 1/3 of the net site area shall be devoted to permanent open
space **and**/or sites suitable for recreation as required by sub-section C(1)(d)."
Part II of Sub-section. " Undeveloped permanent open space shall be provided and
guaranteed at the rate of 1,500 square feet per bedroom".

	Part I	Part II
Lot Sq. ft. area	240,751 sq ft	240,751 sq ft
Less area required per bedroom [66 b/r including bonus units (x) 1,500 sf per bedroom. {40 - one b/r = 40 + 13 - two b/r = 26, total 66 bedrooms}	(99,000 sq ft)	
Less Play Area. Sub-section 200.16.(C)(1)(d). Required 400 sq ft per dwelling unit (x) 53 dwelling units. [41 + 12 bonus units = 53 units]	(21,200 sq ft)	(21,200 sq ft)
Bulk Regulations, Section 200.22 Building Coverage permitted (20% x 240,751 sq ft = 48,150 sq ft.) Less **Proposed** approximately	(36,100 sq ft)	(36,100 sq ft)
Net Area	**84,451 sq ft**	
Add (+) back Play Area	21,200 sq ft	
Total Net Area plus [+] Play Area **Provided**	**105,651 sq ft**	

Percentage of Open Space [105,651 sq ft/240,751 sq ft]	43.88%	
Required. 1/3 of 240,751 sq {240,751 x 0.333% = }	**80,170 sq ft**	
Total Building Coverage Area plus [+] Play Area		**(57,300 sq ft)**
Undeveloped permanent open Space. {Lot s.f. area less Total Building Coverage Area plus [+] Play Area: 240,751 - 57,300} **Provided**		**183,451 sq ft**
Undeveloped permanent open space shall be provided at the rate of 1,500 sf per bedroom [x] 66 bedrooms. {40 - one b/r = 40 + 13 - two b/r = 26, total 66 bedrooms} **Required**		**99,000 sq ft**

5. **Section 200-34.A of the Zoning Code. Residential Density Bonus**. [30% Permitted] The Owner has made the following revisions to the unit mix for the Proposed Project as set forth in the schedule below. These revisions will be reflected in the Site Plan and related documents being submitted for the September 16, 2015 Planning Board Meeting. Calculation of Apartment types, number of apartments and bedrooms.

Col. # (1) Apt Type	Col. # (2) Permitted See 3.A above	Col. # (3) Bonus 30% of Col (2)	Col # (4) Total No. of Apts. Col (2 + 3)	Col. # (5) No. of Apts. **Not** **BMR**	Col. # (6) No. of Apts. that **are BMR**	Col. # (7) Percentage Ratio of Apts Col 4
One B/R	31	9	40	35	5	75.47%
Two B/R	10	3	13	12	1	24.53%
Totals	**41**	**12**	**53**	**47**	**6**	**100%**

6. **Section 200-33. of the Zoning Code. Required below Market - rate unit Component.** Section states that: "Within all residential developments of 10 or more units created by subdivision or site plan approval, no fewer than 10% of the total number of units shall be created as BMR units."

Required number of BMR units.   [10% (x) 53 units]   **5 units**
Provided number of BMR units per above schedule.   **6 units**

Required Percentage.	[5.3 units/53 units]	**10.00%**
Provided Percentage.	[6 units/53 units]	**11.32%**

7.   **Section 200-29.A.(1), Parking and loading, of the Zoning Code**
     Use
Minimum required Off-Street Parking Spaces
Dwelling, Multifamily.
Required Parking.   2 parking spaces for each dwelling unit plus 0.5 for each bedroom more than 2 bedrooms.
     See Schedule No. 5 above.

Column. No. 1 Apartment Type	Column. No 2 No. of Apartments	Column No. 3 No. of parking spaces **required.** {2 spaces (x) column. No. 2}
One Bedroom	40	80
Two Bedroom	13	26
Totals	**53**	**106** **Total Required**

Provided. Total Parking Spaces being provided   **108**

Parking will be provided in a parking garage, located in each Building and exterior parking, at various locations as show on the site plan.

Footnote: Rounding up and down. All calculations herein are rounded up, if the number is greater than 0.50 or down if the number is less than 0.50

87.Planning Board Application & fee-Data Sheet-part of response.9.4.15