

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.	82 FT.	NONE
REAR YARD SETBACK:	40 FT.	257 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	71,456 SF	NONE
BUILDING COVERAGE:	20% x 240,751 SF = 48,151 SF	32,001 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	26
	Handicap 1	
	Total 26	
Building No. 2	Standard 30	31
	Handicap 1	
	Total 31	
Outdoor Parking	Breakdown	
	Standard 48	51
	Handicap 3	
	Total 51	
Total Parking Provided		108
Bank Parking for future use, if required [spaces #59,60,61 & 62]	Standard	4
Total Potential Parking Available		112

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 (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	Non-BMR	BMR Units	Total Units	Bedrooms	Unit Ratio
Type					
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 200.28

Parking & loading

2 for each dwelling unit plus 0.5 for each bedroom

more than 2 bedrooms Regular Apts BMR Apts

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'

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

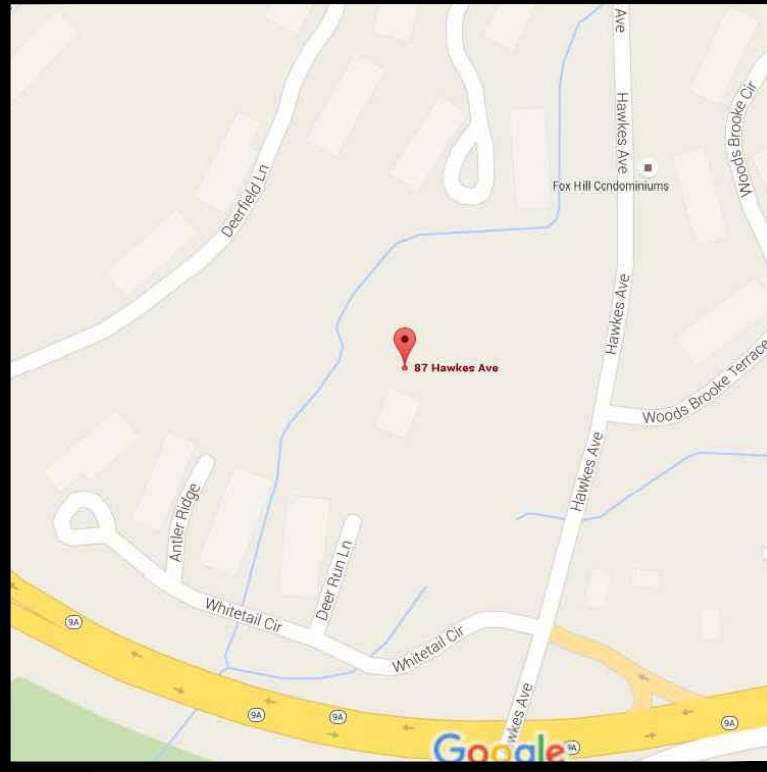
Total BMR Units See location in schedule below 6

Parth Knolls Apartment Tabulation

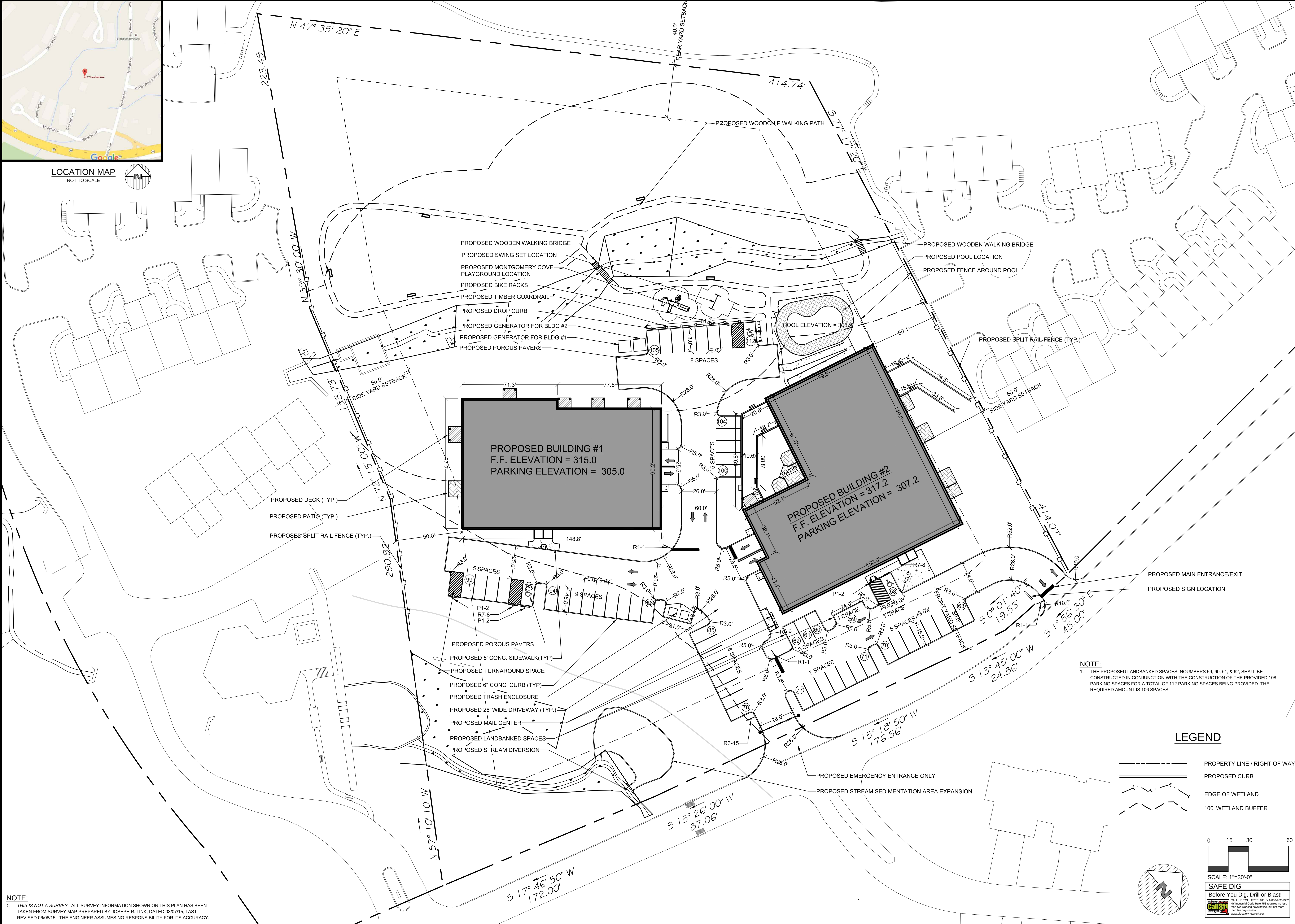
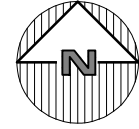
Building No.	Floor No.	Apartment No.	Livable Sq Ft Area	One B/R Simplex	One B/R Duplex	Two B/R Simplex	BMR Unit	Simp 1 B/R	Dupl 1 B/R	Simp 2 B/R
One	1st fl.	101	1,013	1,013				1		
One	1st fl.	102	1,032	1,032				1		
One	1st fl.	103	1,095	1,095				1		
One	1st fl.	104	1,095	1,095				1		
One	1st fl.	105	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	1		
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			Break-down of BMR Units:			
Bldg. # 1	2nd Fl	Apt No.202			1,119 sf		1 B/R Simplex			
Bldg. # 1	2nd Fl	Apt No. 208		849 sf			1 B/R Duplex			
Bldg. # 2	1st Fl	Apt No.123		846 sf			1 B/R Simplex			
Bldg. # 2	1st Fl	Apt No.114				1,053 sf	2 B/R Simplex			
Bldg. # 2	2nd Fl	Apt No. 227			1,209 sf		1 B/R Duplex			

87.Parth Knolls BMR Units-Rev.1.2.29.16

Page 2



LOCATION MAP
NOT TO SCALE

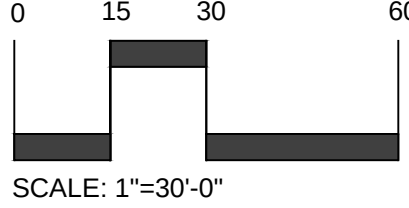


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NOTE:
1. THE PROPOSED LANDBANKED SPACES, NUMBERS 59, 60, 61, & 62, SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PROVIDED 108 PARKING SPACES FOR A TOTAL OF 112 PARKING SPACES BEING PROVIDED. THE REQUIRED AMOUNT IS 106 SPACES.

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER



SCALE: 1"=30'-0"
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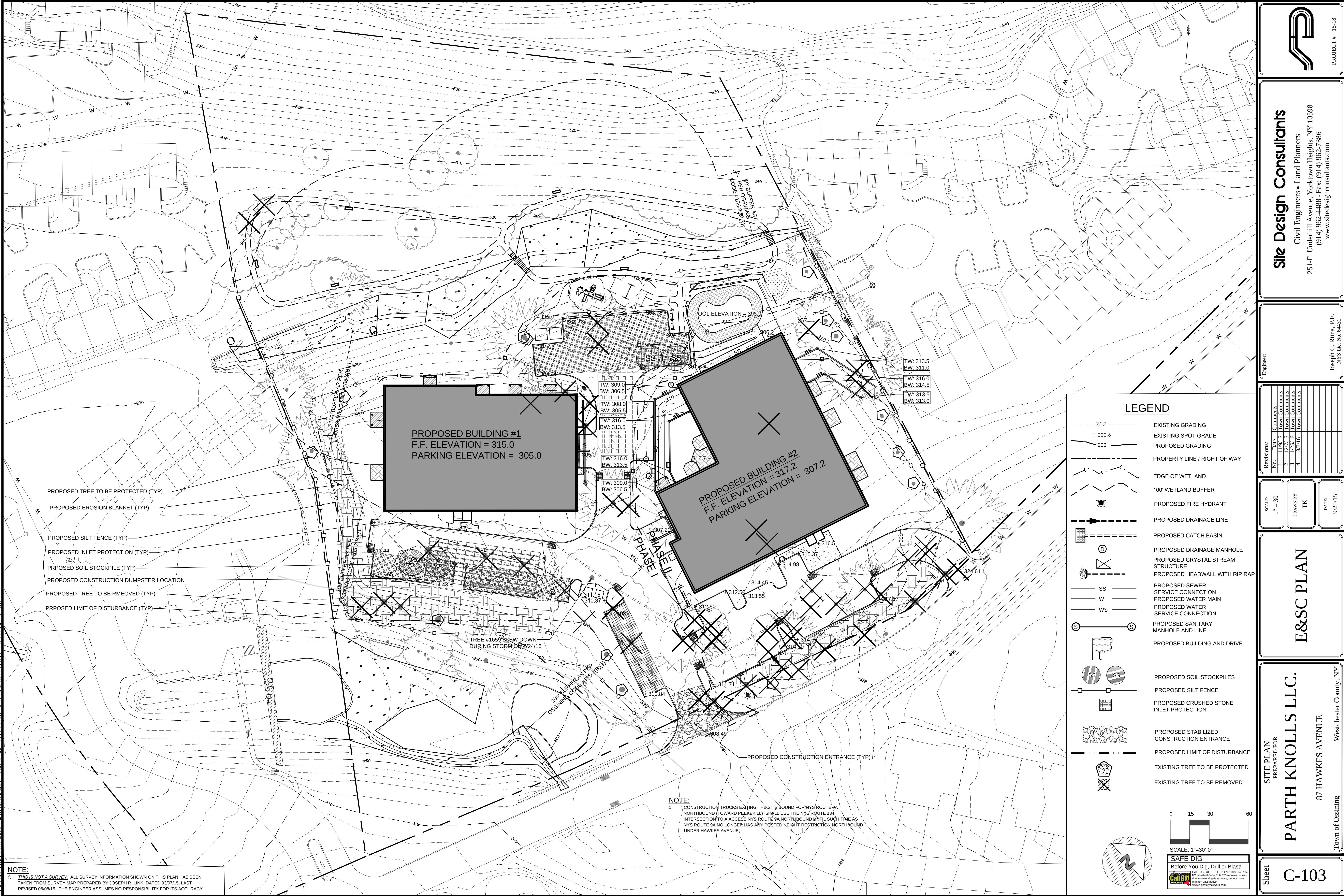
Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	11/9/15	Town Comments
	2	12/7/15	Town Comments
	3	1/29/16	Town Comments
	4	3/7/16	Town Comments

SCALE: 1" = 30'
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SITE PLAN
PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

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STORMWATER RIMS & INV.									
Pipe	Upstream Structure	Rim	Downstream Structure	Rim	Length (ft)	Section Size (in)	Upstream Inv. Elev. (ft)	Downstream Inv. Elev. (ft)	Slope (%)
CB-1 TO CB-2	CB-1	317.33	CB-2	314.95	49.12	12	314.28	311.79	5.07
CB-2 TO CB-3	CB-2	314.95	CB-3	314.01	43.06	12	311.54	311.01	1.23
CB-3 TO CB-4	CB-3	314.01	CB-4	311.14	71.09	12	310.76	308.14	3.69
CB-4 TO CB-5	CB-4	311.14	CB-5	311.40	23.81	12	307.90	307.78	0.50
CB-5 TO CB-6	CB-5	311.40	CB-6	311.88	69.32	18	307.53	307.18	0.50
CB-6 TO CB-9	CB-6	310.22	CB-9	313.49	60.30	18	306.93	306.63	0.50
CB-7 TO CB-8	CB-7	313.49	CB-8	313.50	20.45	12	310.49	310.39	0.50
CB-8 TO CB-9	CB-8	313.50	CB-9	311.88	137.44	12	310.14	306.70	2.50
CB-9 TO CST #1	CB-9	311.88	CST #1	311.73	20.24	18	306.38	306.28	0.50
CST #1 TO BYPASS 1	CST #1	311.73	BYPASS 1	311.66	17.24	15	306.18	306.09	0.52
BYPASS 1 TO SC-310 CHAMBERS	BYPASS 1	311.66	SC-310 CHAMBERS	306.94	9.56	12	305.05	305.00	0.50
BYPASS 1 TO Outlet 1	BYPASS 1	311.66	Outlet 1	---	50.23	15	305.84	305.59	0.50
CB-10 TO CB-11	CB-10	306.22	CB-11	306.22	23.03	12	303.22	303.1	0.50
CB-11 TO BYPASS 2	CB-11	306.22	BYPASS 2	306.92	18.99	12	302.85	302.76	0.47
BYPASS 2 TO CISTERN	BYPASS 2	306.92	CISTERN	303.14	9.58	12	301.25	301.2	0.50
BYPASS 2 TO DMH-1	BYPASS 2	306.92	DMH-1	304.57	70.89	12	302.45	301.57	1.24
DMH-1 TO Outlet 2	DMH-1	304.57	Outlet 2	---	84.74	12	301.22	300.8	0.50



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LEGEND

	EXISTING GRADING
	EXISTING SPOT GRADE
	PROPOSED GRADING
	PROPERTY LINE / RIGHT OF WAY
	PROPOSED CURB
	EDGE OF WETLAND
	100' WETLAND BUFFER
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CRYSTAL STREAM STRUCTURE
	PROPOSED HEADWALL WITH RIP RAP
	PROPOSED SEWER SERVICE CONNECTION
	PROPOSED WATER SERVICE CONNECTION
	EXISTING WATER MAIN
	PROPOSED UTILITY CROSSING
	PROPOSED SANITARY MANHOLE AND LINE
	PROPOSED HOUSE AND DRIVE

0 15 30 60

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UTILITY PLAN

SITE PLAN PREPARED FOR

PARTH KNOLLS LLC.

87 HAWKES AVENUE
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Westchester County, NY

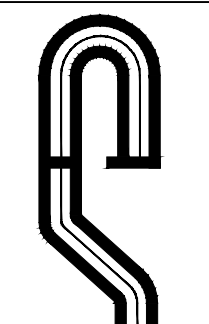
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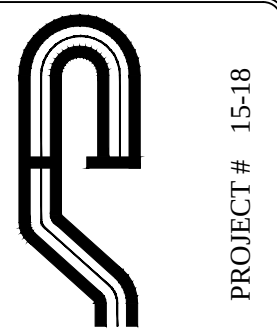
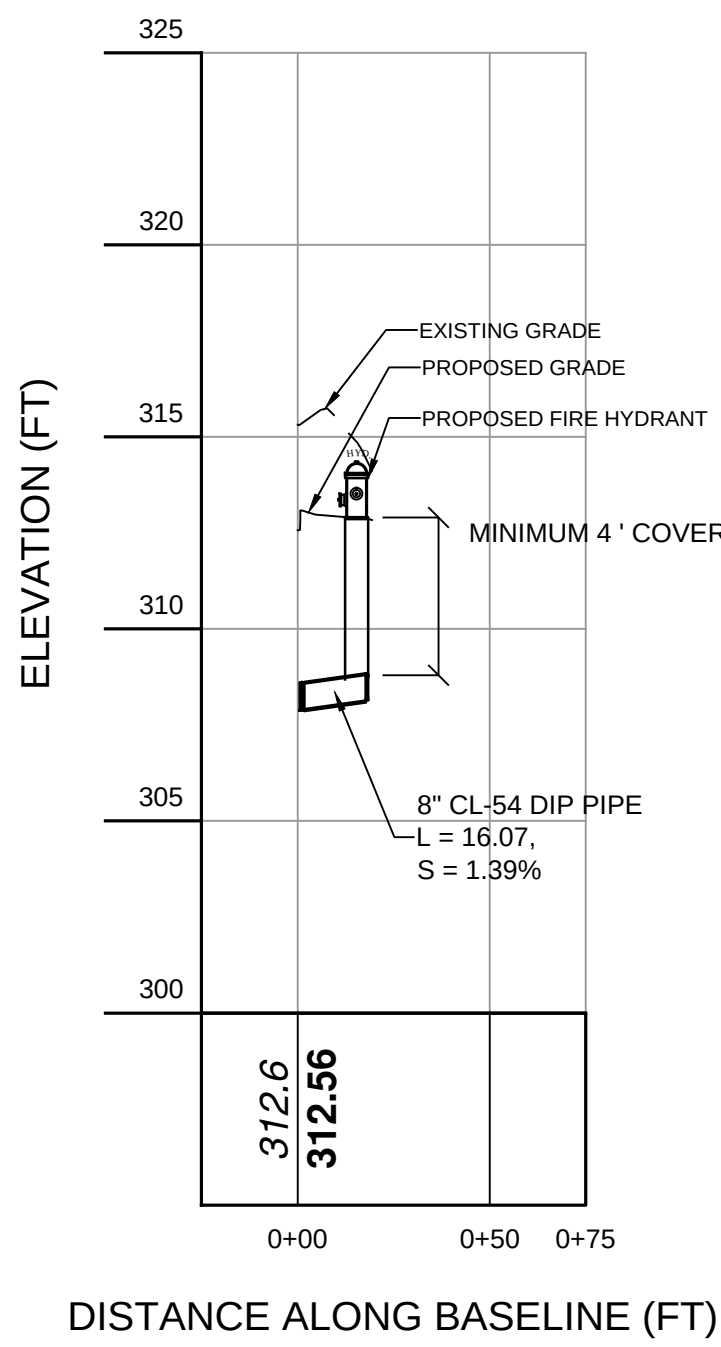
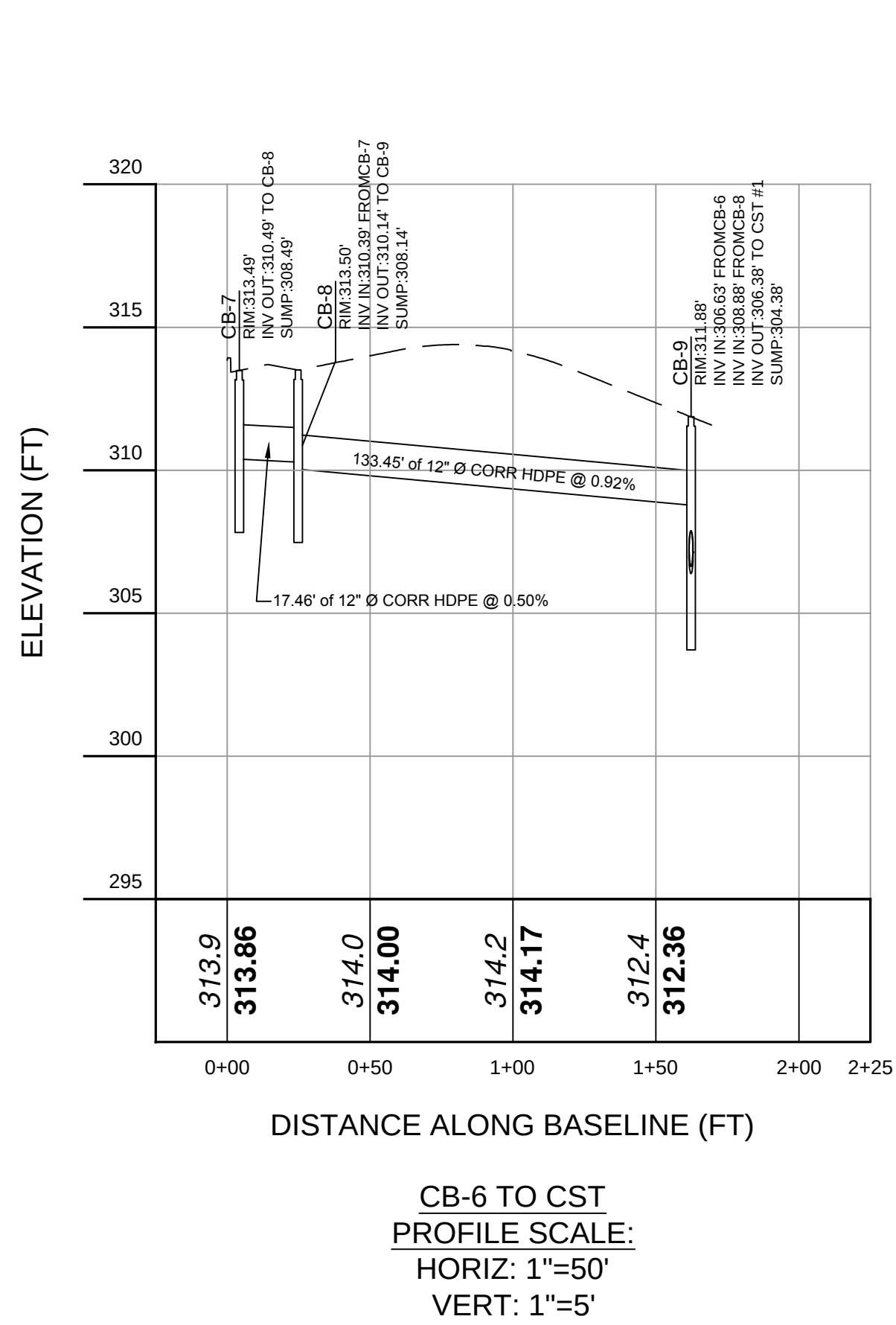
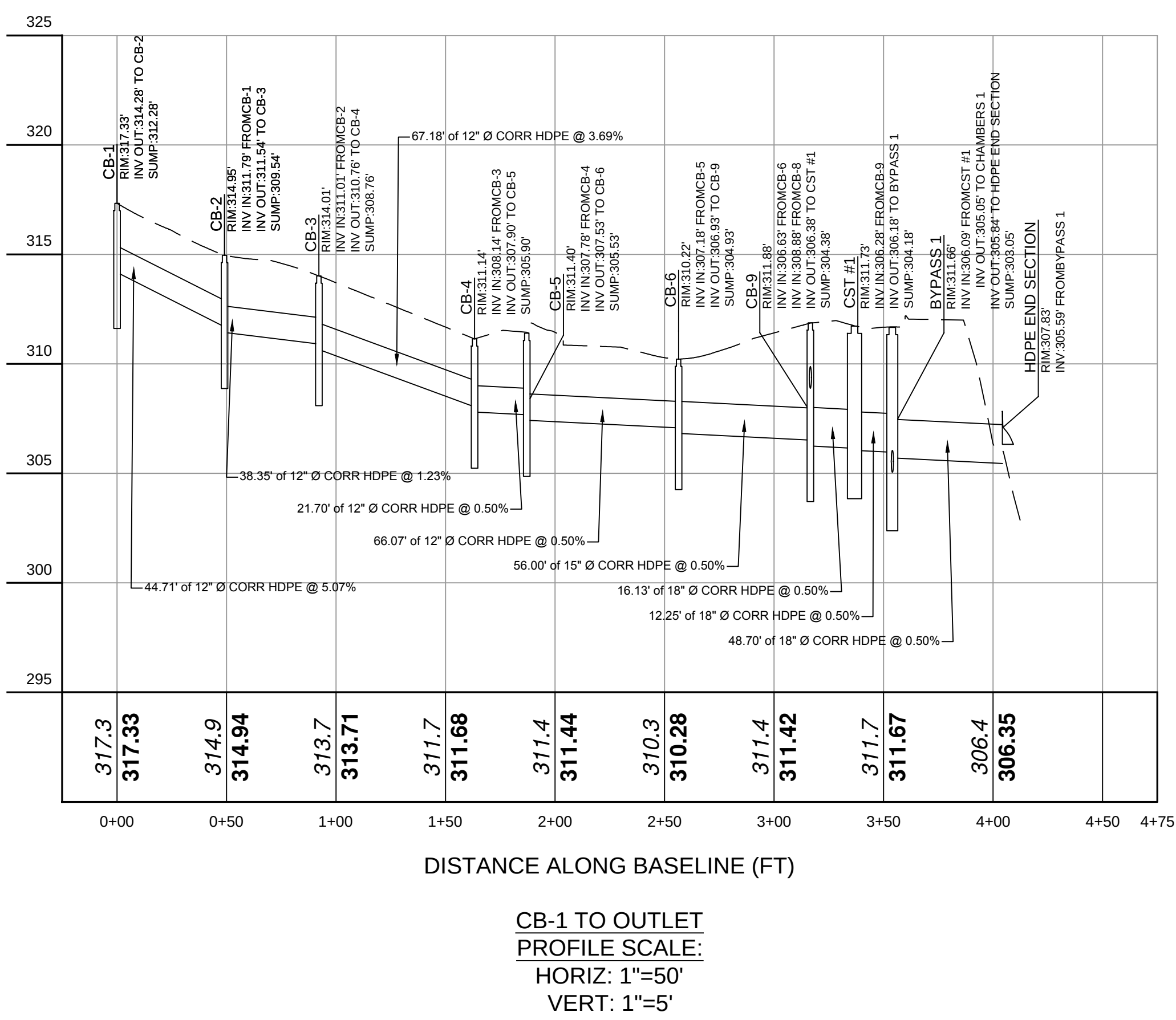
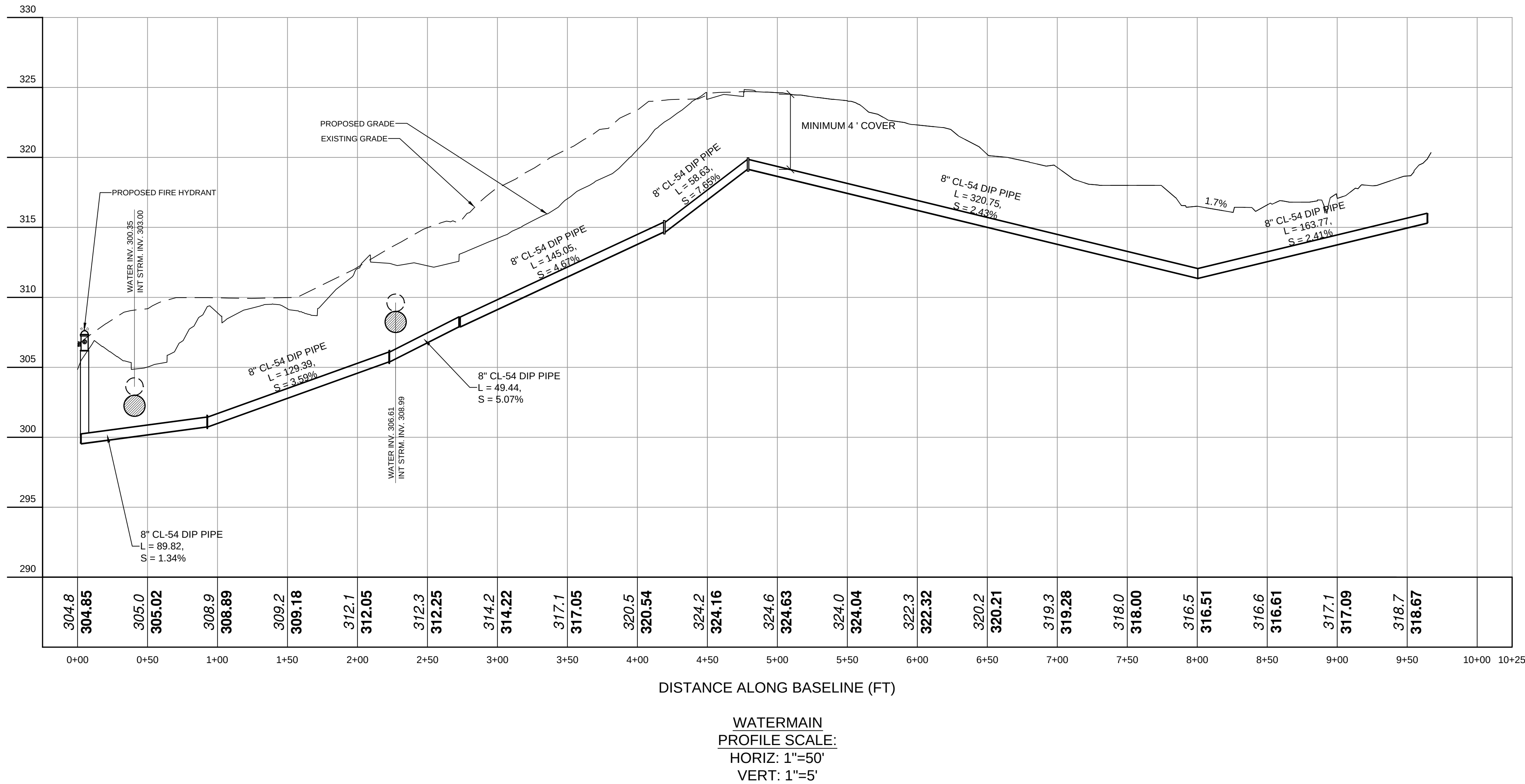
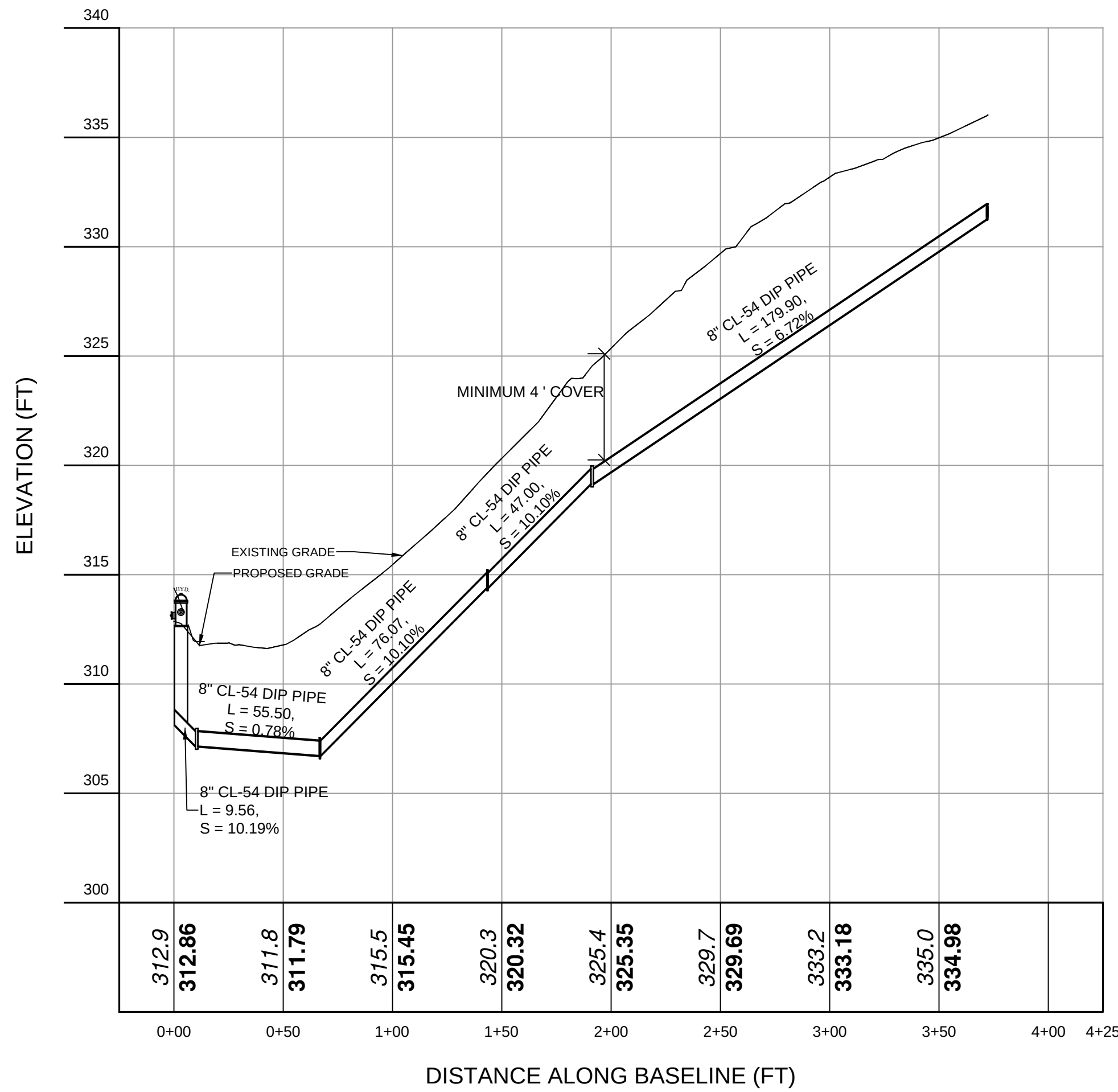
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SITE PLAN
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87 HAWKES AVENUE

Westchester County, NY

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