



SITE DATA

- TAX ACCOUNT NUMBER: 084-03-37.0, 084-03-38.0, 084-03-39.0, 084-03-40.0, 084-03-02.0, 084-03-03.0
- PARCEL ADDRESS: 1641, 1631, 1623 and 1617-16 SALINA STREET S. AND 104 AND 106 KENNEDY STREET E.
- TOTAL PARCEL AREA: 1.36 ACRES
- EXISTING ZONING: RESIDENTIAL CLASS B (RB) AND RESIDENTIAL CLASS AA (RAA)
- PROPOSED ZONING: RESIDENTIAL CLASS B (RB)
- EXISTING USE: VACANT LAND AND DWELLINGS
- PROPOSED USE: MULTIFAMILY DWELLING
- AREA REQUIREMENTS:

ZONING REQUIREMENTS - (RB) ZONING DISTRICT			
	REQUIRED (RB-1)	REQUIRED (MX-1)	PROPOSED
<u>LOT</u>			
WIDTH	50'	40'	130
DEPTH	N/A	N/A	152
AREA	1,000 SQ. FT./DU	1,000 SQ. FT./DU	(59,241 SQ.FT. / 71 UNITS) = 834 SQ. FT./DU
MAX. BLDG COVERAGE	30%	60%	28%
<u>SETBACK</u>			
FRONT	10'	20'	20'
SIDE	4' + 2' FOR EACH STORY > 2 (APPLIES HIGHER THAN 2ND STORY) = 12'	4'	21.5
REAR	20' + 2' FOR EACH STORY > 2 OR 15% OF LOT DEPTH WHICHEVER IS GREATER (APPLIES HIGHER THAN 2ND STORY) = 28'	20'	33.4'
<u>BUILDING</u>			
HEIGHT	N/A	N/A	4 STORIES
SPACING	N/A	N/A	N/A
DENSITY	N/A	N/A	52 UNITS PER ACRES
<u>PARKING</u>			
REQUIRED STALLS	1 STALL PER UNIT (71 UNITS = 71 STALLS)	1 STALL PER UNIT (71 UNITS = 71 STALLS)	35 STALLS
STALL SIZE	8.5' X 18' MIN	8.5' X 18' MIN	9' X 18'
AISLE SPACING	SUFFICIENT IN WIDTH TO PERMIT FREE MOVEMENT	SUFFICIENT IN WIDTH TO PERMIT FREE MOVEMENT	26'
MAX. PARKING SPACE COVERAGE	40%	40%	27%

- THERE ARE NOT FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE US FISH AND WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY
- THERE ARE NOT STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE NYSDEC WETLAND INVENTORY
- THERE IS NOT A FLOOD PLAIN ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY
- PUBLIC WATER WILL BE PROVIDED BY XXXXXXXX.
- ELECTRIC SERVICE WILL BE SUPPLIED BY XXXXXXXX.
- GAS SERVICE WILL BE SUPPLIED BY XXXXXXXX.
- SANITARY SEWER WILL BE PROVIDED BY XXXXXXXX.
- STORM SEWER AND DRAINAGE FACILITIES WILL BE PUBLIC/PRIVATE AND MAINTAINED BY THE OWNER
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

