



1.

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
2.

PARCEL ADDRESS: 1641, 1631, 1623 and 1617-16 SALINA STREET S. AND 104 AND 106 KENNEDY STREET E.
3.

TOTAL PARCEL AREA: 1.36 ACRES
4.

EXISTING ZONING: RESIDENTIAL CLASS B (RB) AND RESIDENTIAL CLASS AA (RAA)  
PROPOSED ZONING: RESIDENTIAL CLASS B (RB)
5.

EXISTING USE: VACANT LAND AND DWELLINGS  
PROPOSED USE: MULTIFAMILY DWELLING
6.

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 ACES
<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%
7.

THERE ARE NOT FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE US FISH AND WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY
8.

THERE ARE NOT STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE NYSDEC WETLAND INVENTORY
9.

THERE IS NOT A FLOOD PLAIN ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY
10.

PUBLIC WATER WILL BE PROVIDED BY XXXXXXXXXX.
11.

ELECTRIC SERVICE WILL BE SUPPLIED BY XXXXXXXX.
12.

GAS SERVICE WILL BE SUPPLIED BY XXXXXXXXXX.
13.

SANITARY SEWER WILL BE PROVIDED BY XXXXXXXX.
14.

STORM SEWER AND DRAINAGE FACILITES WILL BE PUBLIC/PRIVATE AND MAINTAINED BY THE OWNER
15.

ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

