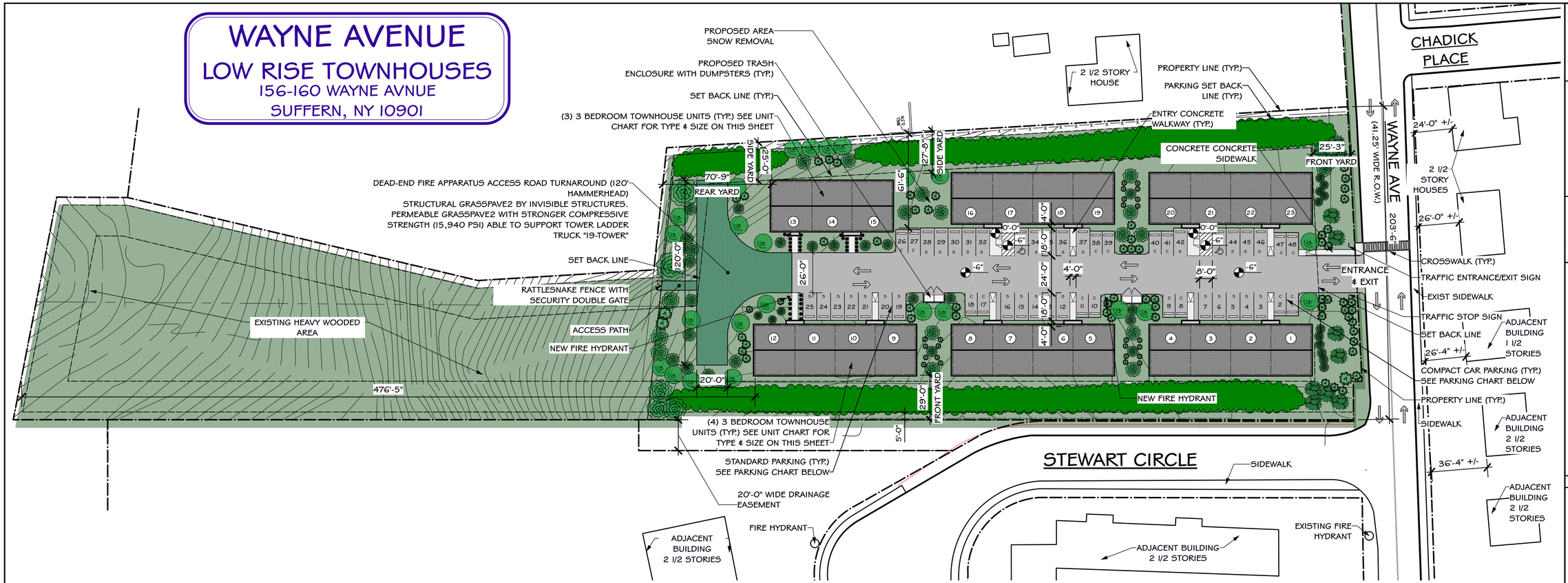
WAYNE AVENUE
LOW RISE TOWNHOUSES
156-160 WAYNE AVNUE
SUFFERN, NY 10901



1 SITE PLAN
Scale: 1/32" = 1'-0"

	DRAWING LIST	
1	T-100	SITE PLAN, ZONING ANALYSIS & PROJECT DATA
2	A-001	SURVEY
3	A-100	BASEMENT FLOOR PLAN
4	A-101	1ST FLOOR PLAN
5	A-102	2ND FLOOR PLAN
6	A-103	ROOF PLAN
7	A-104	TYPICAL UNIT FLOOR PLANS
8	A-105	PROPOSED ELEVATION
9	A-106	PROPOSED ELEVATIONS
10	A-200	PROPOSED SITE SECTIONS

EXISTING LOT AREA: 132,177 S.F.

SLOPE REDUCTION ANALYSIS (CODE § 266-15)

	EXISTING SLOPES	EXISTING LOT SQ. FT.	% OF REDUCTION	S.F. AFTER REDUCTION
A	0%-30% SLOPES	95,218 S.F.	NO REDUCTION	95,218 S.F.
B	30%-50% SLOPES	32,381 S.F.	NO REDUCTION (AREA NOT DISTURBED)	32,381 S.F.
	50%-100% SLOPES	4,578 S.F.	100% REDUCTION	0 S.F.
	TOTAL LOT AREA	132,177 S.F.		
	TOTAL LOT AREA WITH SLOPE REDUCTION			127,599 S.F.

NOTE: BEDROCK OUTCROPPING INCLUDED IN SLOPES

PROJECT DATA

ADDRESS	156-160 WAYNE AVENUE SUFFERN, NEW YORK 10901
ZONING DISTRICT	MR-15 - MULTIPLE DWELLING (LOW RISE) - TOWNHOUSES
PARCEL	48.69-1
BLOCK:	1, 1.1 & 1.2
USE	RESIDENTIAL
OCCUPANCY	R-2
LOT AREA	132,177 SQ. FT. +/-

PROPOSED PARKING

PROPOSED/PROVIDED=	48 TOTAL PARKING SPACES		
	COMPACT CARS (C)=	16 SPACE	(8'-0" X 15'-0")
	STANDARD CARS (S)=	32 SPACES	(9'-0" X 18'-0")
	ADA SPACE=	2 SPACES	(9'-0" X 18'-0")
	ADA AISLE WIDTH=	2 AISLES	(8'-0" X 18'-0")

UNIT INFORMATION

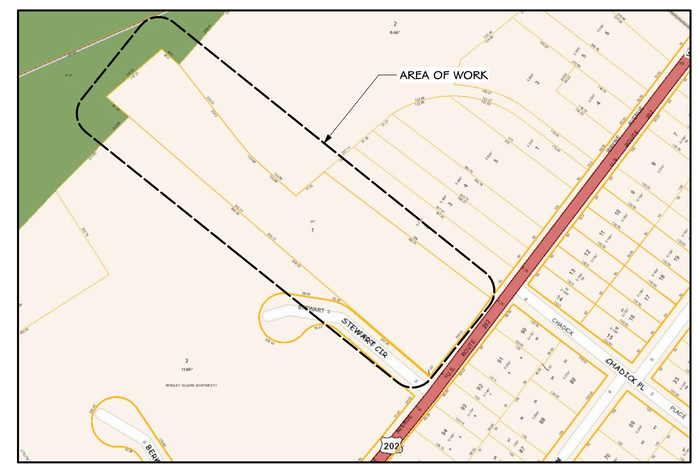
UNIT	UNIT TYPE	SQ. FT. PER UNIT
1	3 BEDROOM TOWN HOUSE	1732
2	3 BEDROOM TOWN HOUSE	1732
3	3 BEDROOM TOWN HOUSE	1732
4	2 BEDROOM TOWN HOUSE	1620
5	2 BEDROOM TOWN HOUSE	1620
6	2 BEDROOM TOWN HOUSE	1620
7	2 BEDROOM TOWN HOUSE	1620
8	2 BEDROOM TOWN HOUSE	1620
9	2 BEDROOM TOWN HOUSE	1620
10	2 BEDROOM TOWN HOUSE	1620
11	2 BEDROOM TOWN HOUSE	1620
12	2 BEDROOM TOWN HOUSE	1620
13	2 BEDROOM TOWN HOUSE	1620
14	2 BEDROOM TOWN HOUSE	1620
15	2 BEDROOM TOWN HOUSE	1620
16	2 BEDROOM TOWN HOUSE	1620
17	2 BEDROOM TOWN HOUSE	1620
18	2 BEDROOM TOWN HOUSE	1620
19	2 BEDROOM TOWN HOUSE	1620
20	2 BEDROOM TOWN HOUSE	1620
21	2 BEDROOM TOWN HOUSE	1620
22	2 BEDROOM TOWN HOUSE	1620
23	2 BEDROOM TOWN HOUSE	1620

DWELLING UNIT CHART

DWELLING UNIT TYPE	TOTAL DWELLING UNITS
ATTACHED DWELLING UNIT (TOWNHOUSES)	23 TOWNHOUSES
TOTAL	23 TOWNHOUSES

ZONING ANALYSIS

SCHEDULE OF DIMENSIONAL REGULATIONS	REQUIRED	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA (SQ. FT.) NOTES: 1. SEE SLOPE REDUCTION ANALYSIS CHART FOR MORE INFORMATION 2. SEE UNITS CHART FOR MORE INFORMATION.	(AS PER CODE § 266-23) 40,000 SQ., PLUS THE FOLLOWING MINIMUM AREAS: (3,700 PER TWO BEDROOM + DEN/OFFICE) (4,200 PER THREE BEDROOM) =MINIMUM LOT AREA	127,599 S.F. 40,000 SQ., PLUS THE FOLLOWING MINIMUM AREA: (3,700 x 20 2BD=74,000) (4,200 x 3 3BD=12,600) 86,660 + 40,000= 126,600 S.F.	NO 126,600 -127,599 =999 S.F.)
MINIMUM LOT WIDTH (FEET)	100'-0"	203'-6"	NO
MAXIMUM DEVELOPMENT COVERAGE (%)	30%	29.27% 20,774 SF. (BUILDING) + 309 SF. (SIDEWALK) + 17,597 (PAVEMENT) / 132,177 (LOT AREA)=29.27%	NO
MINIMUM FRONT YARD (FEET)	25'-0"	25'-3" / 29'-0"	NO
MINIMUM SIDE YARD (FEET)	25'-0"	25'-0"	NO
MINIMUM TOTAL SIDE YARD (FEET)	50'-0"	N/A	NO
MINIMUM REAR YARD (FEET)	30'-0"	70'-9" / 476'-5"	NO
MINIMUM OFF-STREET PARKING FOR SIDE & REAR YARDS	5'-0"	61'-6"	NO
MAXIMUM HEIGHT (STORIES / FEET)	2-1/2 STORIES (35'-0")	2 STORIES (24'-6")	NO
MINIMUM OFF-STREET PARKING (LOW-RISE MULTIPLE DWELLING: 2 SPACES PER DWELLING UNIT, PLUS 1/2 SPACE PER BEDROOM FOR UNITS WITH 3 OR MORE BEDROOMS)	(20) 2 BEDROOM TWNHS * 2 SPACES + (3) 3 BEDROOM TWNHS * 2.5 SPACES = 48 PARKING SPACES	48 PARKING SPACES (2 OF WHICH ARE HANDICAP) NOTE: SEE PROPOSED PARKING CHART ON THIS SHEET	NO



2 LOCATION MAP
N.T.S.

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No.	Date	Revisions / Submissions
1	02-05-25	PLANNING BOARD SUBMISSION
2	04-14-25	PLANNING BOARD SUBMISSION

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Project Title
WAYNE AVENUE LOW RISE TOWNHOUSES
156-160 WAYNE AVENUE
SUFFERN, NY 10901

Sheet Title
SITE PLAN, ZONING ANALYSIS & PROJECT DATA

Date: 04/14/25
Project ID: 2104
Drawn By: PFG
Checked By: PFG
Scale: AS NOTED

Sign and Seal: REGISTERED ARCHITECT PETER FRANCIS GAITO 032882 STATE OF NEW YORK

Sheet No.
T-100
1 of 10

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