



VICINITY MAP  
1"=200'

#### DWELLING UNIT ANALYSIS:

DMU ZONE: 50 UNITS PER ACRE  
16,701 SF = .3834 ACRES  
.3834 ACRES x 50 = 19.17 UNITS

#### DENSITY BONUS INCENTIVES

LIST OF AMENITIES: (EACH AMENITY INCREASES UNIT TOTAL BY 10%, TO A MAXIMUM OF 40%)

- ENERGY EFFICIENCY
- PROVISION OF SOLAR COLLECTOR PANELS
- REPURPOSING OF EXISTING MATERIALS.

AFFORDABLE HOUSING BONUS 8.33%

19.17 UNITS x .3 = 5.75 UNITS

19.17 UNITS + 5.75 UNITS = 24.92

UNITS PROPOSED = 24

AFFORDABLE HOUSING UNITS REQUIRED:

24x10% = 2.4 UNITS

UNITS PROPOSED = 2

INCENTIVE FOR AFFORDABLE HOUSING = 8.33%

24 UNITS x .833 = 1.99, 2 UNITS

TOTAL UNITS PROPOSED = 26

#### AFFORDABLE HOUSING

AS PER NYACK VILLAGE CODE §120-1 C.(1)(i)[1], 10% OF DIANA PLACE'S UNITS (24 UNITS x 10% = 2.4, OR 2 UNITS) WILL BE DESIGNATED AS AFFORDABLE AS DEFINED BY THAT CHAPTER, OR A CONTRIBUTION MADE TO THE VILLAGE OF NYACK'S AFFORDABLE HOUSING BUYOUT FUND AS PER NYACK VILLAGE CODE §120-1 C.(3), PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT. ACCORDING TO NYACK VILLAGE CODE §120-1 C.(2)(b), WHEN A MULTIFAMILY DEVELOPMENT CONTAINS 10% OR MORE AFFORDABLE/WORKFORCE UNITS, THE VILLAGE BOARD, PLANNING BOARD AND/OR ZONING BOARD MAY CONSIDER INCREASED ZONING DENSITIES IN MULTIFAMILY ZONES UP TO BUT NOT TO EXCEED 10% OF OTHERWISE ALLOWABLE HOUSING UNITS. ON THAT BASIS, WE RESPECTFULLY REQUEST THAT THE VILLAGE GRANT AN 8.33% INCREASE IN DENSITY FOR COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER; GRANTING THIS DENSITY INCREASE WILL RESULT IN AN INCREASE OF 2 UNITS (24 UNITS x 8.33%), FOR A GRAND TOTAL OF 26 DWELLING UNITS.

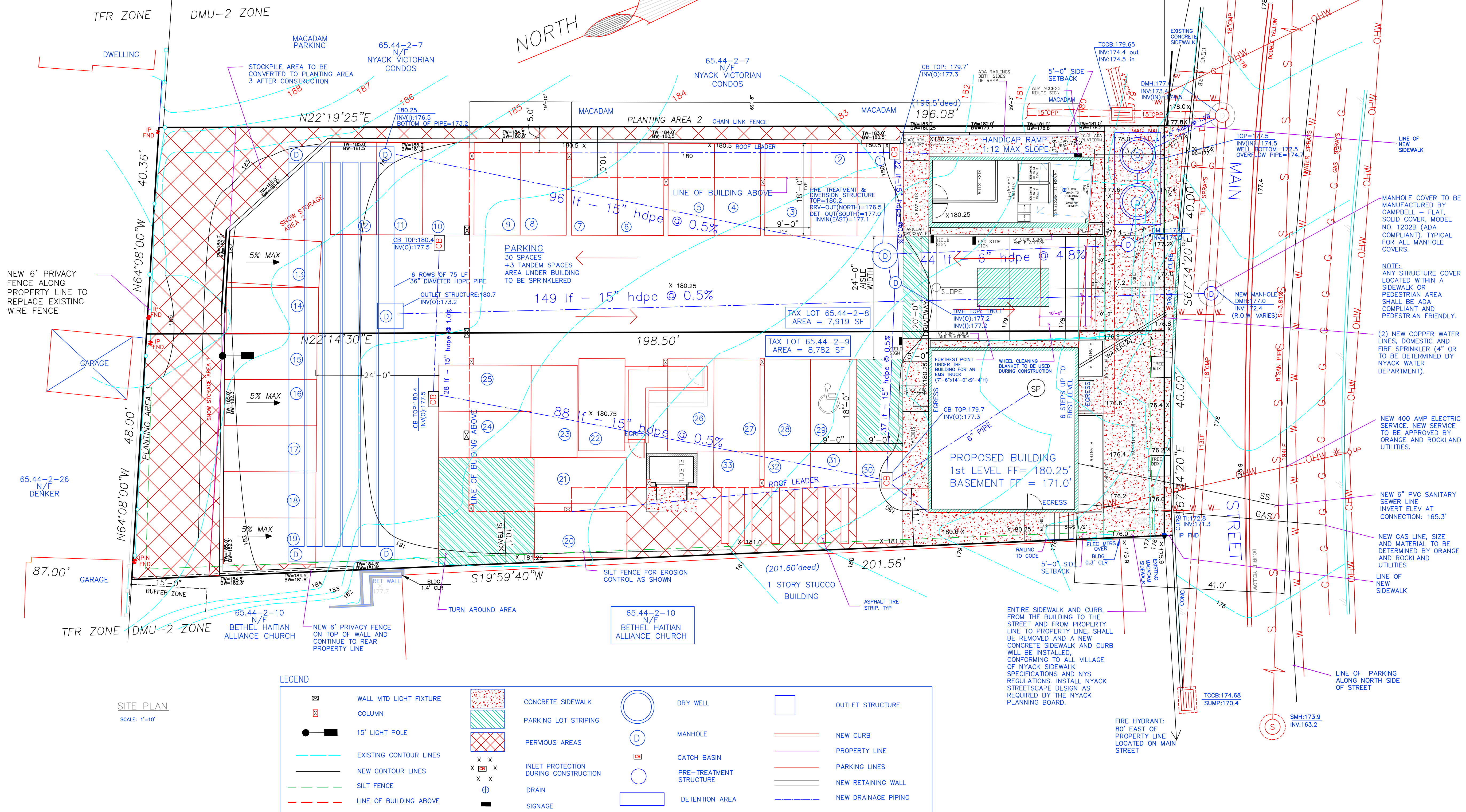
#### PARKING REQUIREMENT

PER ARTICLE IV VON 360-4.5B (3), THE PARKING SPACES REQUIRED IN THE DMU ZONE ARE: 0.85 PER EFFICIENCY, 1.25 PER ONE-BEDROOM, 1.7 PER TWO-BEDROOM OR GREATER AND 1 PER 400SF OF OFFICE SPACE. THE PROPOSED DEVELOPMENT REQUIRES:  
(5x0.85 = 4.25) FOR EFFICIENCIES  
(17x1.25 = 21.25) FOR ONE-BEDROOMS  
(4x1.7 = 6.8) FOR TWO-BEDROOMS  
TOTALING (32.3) SPACES, REQUIRED 32 SPACES  
THE EXISTING USES REQUIRE:  
(1x2.0 = 2.0) FOR A SINGLE-FAMILY HOME  
(1x1.25 = 1.25) FOR ONE-BEDROOMS  
(2x1.7 = 3.4) FOR TWO-BEDROOMS  
(800SF OFFICE SPACE = 2) FOR A TOTAL OF (7) SPACES.  
THE REQUIRED PARKING SPACES ARE (32-7 = 25)  
PROVIDED PARKING SPACES: 30  
THERE WILL ALSO BE AN ADDITIONAL (3) TANDEM SPACES THAT WILL BE USED BY APARTMENT DWELLERS THAT HAVE MORE THAN ONE CAR.  
PARKING REQUIREMENTS ARE DEEMED TO BE MET.

#### DIMENSIONAL STANDARDS FOR DMU AND TFR ZONES AS PER TABLE 4-1 OF THE VILLAGE OF NYACK ZONING CODE

	DMU ZONE	REQUIRED	PROPOSED
MINIMUM LOT AREA	-----	16,701 SF	
MINIMUM LOT WIDTH	-----	80.0'	
MINIMUM STREET FRONTAGE	-----	80.0'	
MINIMUM LOT DEPTH	-----	201.56'	
MINIMUM FRONT SETBACK	-----	13.7'	
MINIMUM SIDE SETBACK (ONE SIDE)	-----	5.0'	
MINIMUM SIDE SETBACK (BOTH SIDES)	-----	10.0'	
MINIMUM REAR SETBACK	-----	15.0'	
BUILDING HEIGHT (STORIES)	-----	3	
BUILDING HEIGHT (FEET)	-----	40'	
MAXIMUM FLOOR AREA RATIO	-----	2.0	
MINIMUM DWELLING UNIT EFFICIENCY	-----	450 SF	
MINIMUM DWELLING UNIT ONE BEDROOM	-----	600 SF	

\* VARIANCE REQUIRED: GRANTED VIA ZBA  
RESOLUTION ON 7/29/19



#### LEGEND

	WALL MTD LIGHT FIXTURE		CONCRETE SIDEWALK		DRY WELL		OUTLET STRUCTURE
	COLUMN		PARKING LOT STRIPING		MANHOLE		NEW CURB
	15' LIGHT POLE		PERVIOUS AREAS		CATCH BASIN		PROPERTY LINE
	EXISTING CONTOUR LINES		INLET PROTECTION DURING CONSTRUCTION		PRE-TREATMENT STRUCTURE		PARKING LINES
	NEW CONTOUR LINES		DRAIN		DETENTION AREA		NEW RETAINING WALL
	SILT FENCE		SIGNAGE				NEW DRAINAGE PIPING
	LINE OF BUILDING ABOVE						

SITE PLAN  
SCALE: 1"=10'

DO NOT SCALE PRINTS

DATE:	16 APRIL 2020
DATE:	17 APRIL 2020
DATE:	15 APRIL 2020
DATE:	16 APRIL 2020
DATE:	17 APRIL 2020
DATE:	14 MAY 2020

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SCALE:	AS NOTED
SHEET:	SP-1

DIANA PLACE	249-259 MAIN STREET NYACK, NEW YORK 10960 TAX LOT NO. 65.44-2-8 TAX LOT NO. 65.44-2-9
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SITE PLAN LAYOUT PLAN BULK CHART LEGEND
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NY'S LIC #070545 PLANS VALID ONLY IF SEALED
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