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PROJECT LOCATION:									
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TOWNHOUSE DEVELOPMENT

TAX MAP: 69

PERIN

DATE XX/XX/2026

APPROVED: MED

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PERMISSION OF L&L LAND DESIGN, LLC IS AUTHORIZED.

REVISION RESONITE

1. PROPERTY LOCATION: BLOCK 1, LOT 1.22
2. PROPERTY ADDRESS: 291 ROUTE 17K, TOWN OF NEWBURGH, NY 12550
3. ZONE: RESIDENTIAL (R-1)
4. EXISTING USE: UNDEVELOPED
5. PROPOSED USE: TOWNHOUSES
6. LOT AREA: 1,257,620.76 SF (28.871 ACRES.)

R-1 DISTRICT SINGLE-FAMILY DWELLINGS	PERMITTED	PROPOSED	VARIANCE
LOT AREA (Sq. Ft.)	40,000 Sq. Ft.	1,257,620.76 Sq. Ft.	NO
LOT WIDTH (Ft.)	150 Ft.	1,392.55 Ft.	NO
LOT DEPTH (Ft.)	150 Ft.	1,389.78 Ft.	NO
FRONT YARD (Ft.)	50 Ft.	50.94 Ft.	NO
REAR YARD (Ft.)	40 Ft.	53.68 Ft.	NO
1 SIDE YARD (Ft.)	30 Ft.	104.74 Ft.	NO
BOTH SIDE YARDS (Ft.)	80 Ft.	1,088.26 Ft.	NO
HABITABLE FLOOR AREA PER DWELLING UNIT (Sq. Ft.)	1,500 Ft.	TBD	NO
MAXIMUM LOT BUILDING COVERAGE (%)	10	1.9%	NO
BUILDING HEIGHT	35	TBD	NO
LOT SURFACE COVERAGE (%)	20	4.6%	NO

1. \$185.25(8)(b) - THE MAXIMUM NUMBER OF DWELLING UNITS THAT MAY BE APPROVED IN A TOWNHOUSE OR MULTIPLE-DWELLING DEVELOPMENT OTHER THAN A CLUSTER DEVELOPMENT SHALL BE COMPUTED BY MULTIPLYING THE USABLE AREA OF THE SITE, IN ACRES, BY THE APPROPRIATE MAXIMUM NUMBER OF DWELLING UNITS PER ACRE FOR THE DISTRICT IN WHICH THE SITE IS LOCATED, AS PROVIDED IN ARTICLE IV, SCHEDULES OF DISTRICT REGULATIONS, OF THIS CHAPTER.
2. \$185.48(5)(c) - THE MAXIMUM NUMBER OF DWELLING UNITS THAT MAY BE APPROVED IN DEVELOPMENTS OF SINGLE-FAMILY DETACHED HOMES SHALL BE COMPUTED BY MULTIPLYING THE USABLE AREA OF THE SITE BY THE APPROPRIATE MAXIMUM NUMBER OF DWELLING UNITS PER ACRE FOR THE DISTRICT IN WHICH THE SITE IS LOCATED BY THE APPLICABLE USABLE AREA DETERMINED BASED ON THE CALCULATIONS PROVIDED IN THE FOLLOWING TABLE:
 3. USABLE AREA CALCULATION:
 - 3.1. TOTAL LOT AREA - (TOTAL PROTECTED WETLAND AREA + TOTAL SLEEP SLOPE AREA)
 - 3.2. $1,257,620.76 - (249,888.68 \text{ SF} + 79,251.00 \text{ SF}) = 928,481.08 \text{ SF}$
 4. TOTAL ALLOWED DWELLING UNITS CALCULATION:
 - 4.1. TOTAL LOT AREA / MINIMUM LOT AREA PER SINGLE-FAMILY DWELLING
 - 4.2. $928,481.08 \text{ SF} / 40,000 = 23.21 = 23 \text{ DWELLING UNITS}$
5. PER §185.3: BUILDING HEIGHT IS DEFINED AS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE SURFACE GRADE ALONG THE FRONT OF THE STRUCTURE FRONTING ON THE NEAREST STREET TO THE HIGHEST POINT OF SUCH STRUCTURE.

