

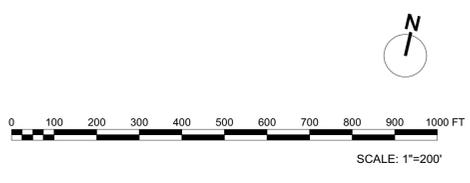


**320 ROUTE 208,
NEW PALTZ, NY**

GREEN 208 LLC
3/8/17

PPBS SKETCH PLAN SUBMISSION

- DRAWING LEGEND:**
- PROPOSED BUILDINGS
 - WETLANDS
 - "RAISED" SEPTIC SYSTEM
 - EXISTING APPLE ORCHARDS
 - TREES OVER 15'Ø
 - TREE LINE
 - PARKING



Zoning Summary

The application is for 53 dwelling units which are permitted under the Town of Gardiner Zoning Law as follows: the parcel is 114 acres total, less constrained land of 20.867 acres, multiplied by Development Loss Factor of 0.85, divided by Maximum Base Density of 2 acres per dwelling unit, uplifted by 40% for increasing Open Space 40% beyond required 50% and capped by 1.5 "net" acres per dwelling unit.

Title	Info	Zoning Law Reference	Compliance
PROJECT INFO			
Address	320 New York 208, Gardiner, NY 12561		
Lot Area (acres)	113.923		
Zoning	RA		
Section	94.1		
Liber/Book	1414		
Lot	10.1		
County	Ulster		
Page	246		
Block	2		
City	Gardiner		
LAND USE (220-10)			
Multifamily dwelling (new)	Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 220-65 through 220-68). Only permitted in an open space development (see § 220-20).	220-10-B	Complies
DENSITY AND DIMENSIONAL REGULATIONS (220-11)			
Maximum base density (open space) (acres/du)	2 (Not including bonuses, which may increase density. See Article V, "ac/du" means "acres per dwelling unit.")	220-11-B-5	
Setback in open space development	See § 220-20E	220-11-B-5	Complies
Maximum impervious surface coverage	10%	220-11-B-5	Complies
Maximum height (feet)	35'	220-11-B-5	Complies
STANDARDS FOR OPEN SPACE DEVELOPMENT (220-20-A)			
At least 50% of the total acreage shall be preserved by conservation easement (acres)	56.9615	220-20-11	Complies
CALCULATION OF PERMITTED NUMBER OF DWELLING UNITS (220-20-B)			
Total Wetland Acreage as of 11-22-16	11.577		
Slopes over 20%	9.29		
Total Constrained Land	20.867	220-20-B-1(a)	
Un-Constrained Land	93.056	220-20-B-1(a)	
Development Loss Factor	0.85	220-20-B-1(b)	
Un-Constrained Land * Development Loss Factor (acres)	79.0976		Complies
Maximum Base Number of Units Permitted (acres per dwelling unit)	2	220-11-B	
Total Maximum Base Number of Units Permitted	40	220-20-B-1(c)	
Open Space will be increased by 40% beyond required 50% to increase permitted number of Dwelling Units by 40%.	55	220-B-2a	
Maximum Base Number of Units Permitted - "Net acres" Cap	53	220-20-B-3/4	
Number of Proposed Structures	7		
Total Number of Dwelling Units Requested	53		
MINIMUM PARKING			
Minimum Parking (for multi-family dwellings) 1.5 spaces per dwelling	79	220-38-A-2	Complies