

"I wanted another name... and the Lord gave me Truth, because I was to declare the truth to the people."

Sojourner Truth (1863)
Quote extracted from
Town of Esopus Comprehensive Plan
Adopted July 9, 2019

Our goal is to create resilient, inclusive and sustainable communities.

The New Hamlet
289 BROADWAY, ULSTER PARK, NY 12487

REVISIONS:

3/30/2021	Sketch Plan to Town Board
4/12/2021	Sketch Plan to Town Board Rev 1 Sect

IMPERVIOUS AREA CALCULATIONS (SQ FT)

ALL MAIN STRUCTURES	11,450
DRIVEWAY	19,646
SIDEWALKS & PATIOS	11,758
TOWN HOUSE PATIOS	1,368
TOTAL IMPERVIOUS AREAS	44,222
TOTAL %	46%

PERVIOUS AREA CALCULATIONS (SQ FT)

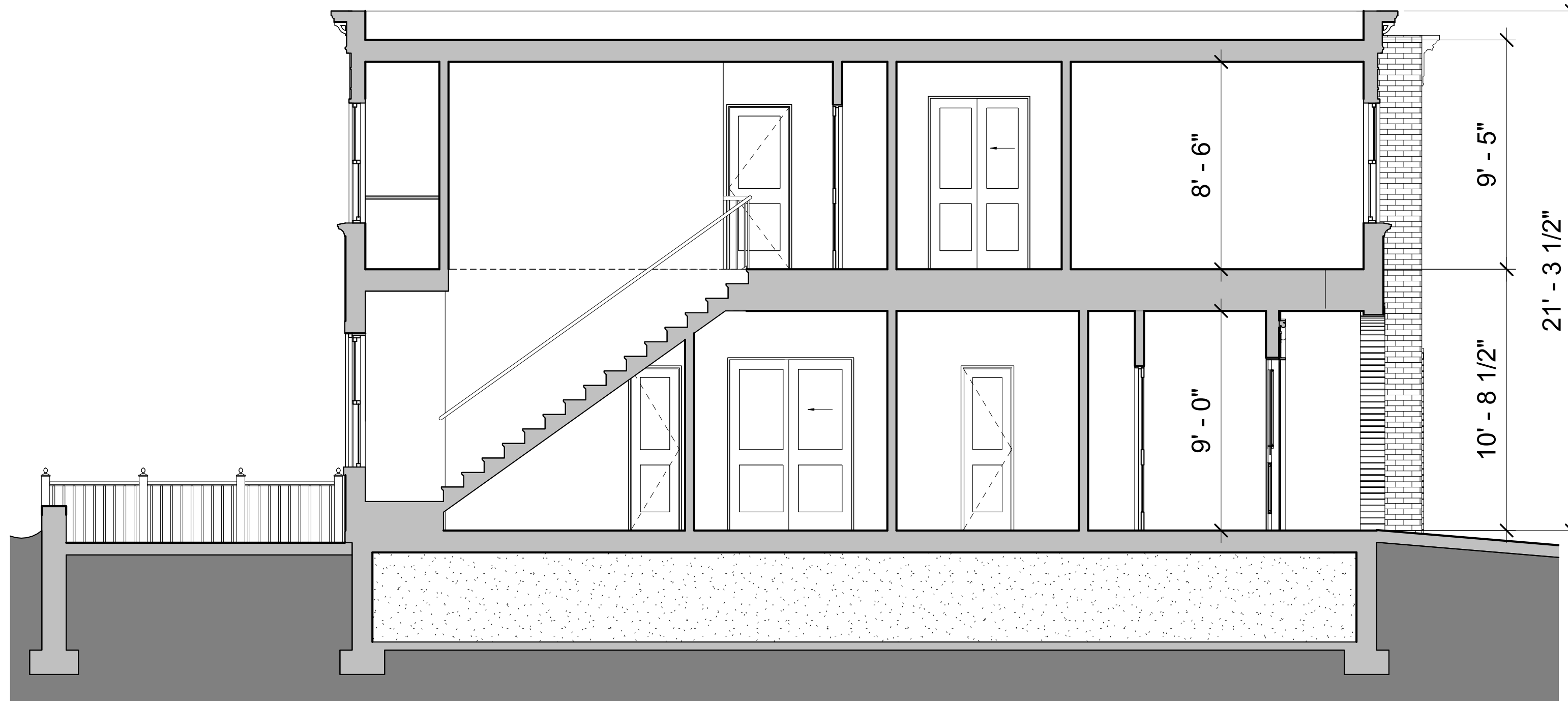
PERVIOUS PARKING	7,965
GREEN AREAS + DIRT ROAD	43,776
TOTAL PERVIOUS AREAS	51,741
TOTAL %	54%

1 SITE
1" = 20'-0"

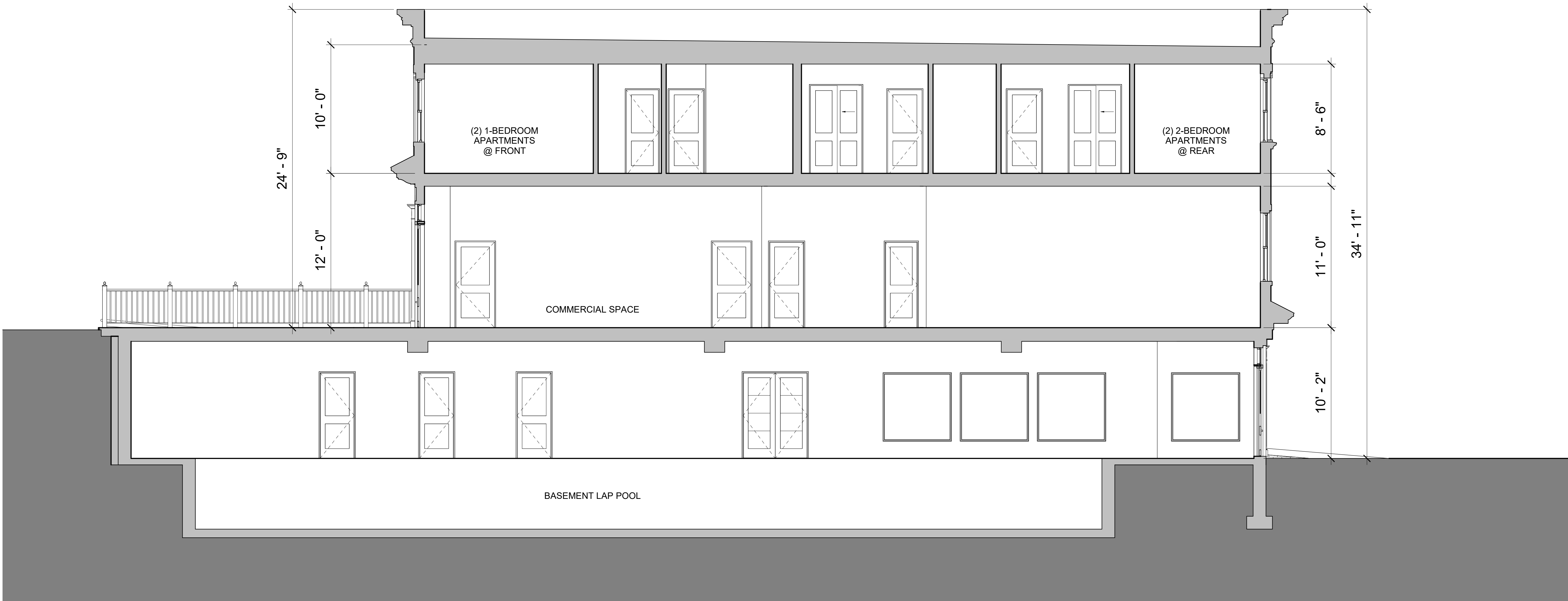
<p>GENERAL INFORMATION</p> <p>OWNER: BLUE STONE REALTY, LLC MANAGING MEMBER: ANDREW WRIGHT ADDRESS: 289 BROADWAY/ROUTE 9W, TOWN OF ESOPUS BLOCK: 56 LOT: 76 SECTION NUMBER: 1-16 DEED BOOK: 4064 PAGE: 71</p> <p>APPLICATION REPRESENTATIVE: WRIGHT ARCHITECTS, PLLC SONIA LEMUS-WRIGHT</p> <p>EXISTING ZONING DISTRICT: GENERAL COMMERCIAL (GC)</p>	<p>PARKING CALCULATIONS</p> <p>3,200 SF COMMERCIAL 1 PARKING/200 SF 16 PARKING SPACES</p> <p>16 RESIDENTIAL UNITS (2) PARKING PER UNIT 32 PARKING SPACES</p> <p>PROPOSED 40 PARKING SPACES (125% OF 32 PARKING SPACES THROUGH WAIVER)</p> <p>WILL REQUEST WAIVER 123.24 (2) (g) [2]</p>	<p>REQUESTED NUMBER OF DWELLINGS = 16 UNITS</p> <p>GC DISTRICT MFZ ALLOWS (6) UNITS/ACRE ALLOWED # UNITS 13</p> <p>BONUS 20% PEDESTRIAN CONNECTIONS BETWEEN PUBLIC SIDEWALKS & PARKING AREAS, BIKE RACKS, POCKET PARK & MIXED-USE BUILDING PLAZA</p> <p>BONUS 10% TWO EV CHARGING STATIONS 30% OF 13 UNITS 4 UNITS</p>	<p>ZONING REQUIREMENTS GC DISTRICT</p> <p>AREA (SQ FT) 40,000 WIDTH (FT) 150 DEPTH (FT) 150 FRONT (FT) 40 SIDE (FT) 20 REAR (FT) 50 MAXIMUM HEIGHT (FT) 35 MAXIMUM COVERAGE (% OF SITE AREA) 20</p>	<p>ZONING REQUIREMENTS MFZ FOR THE GC DISTRICT</p> <p>AREA (SQ FT) WIDTH (FT) DEPTH (FT) FRONT (FT) 10 to 30 SIDE (FT) MAY BE REDUCED TO 5 REAR (FT) MAXIMUM HEIGHT (FT) MINIMUM OF TWO STORIES MAXIMUM COVERAGE (% OF SITE AREA) 50</p>	<p>PROPOSED ZONING REQUIREMENTS</p> <p>AREA (SQ FT) 95,963 WIDTH (FT) 390 AVERAGE DEPTH (FT) 250 +/- FRONT (FT) 30.8 SIDE (FT) 18 REAR (FT) 164 MAXIMUM HEIGHT (FT) 35 MAXIMUM COVERAGE (% OF SITE AREA) 12 PERVIOUS AREA (SQ FT) IMPERVIOUS AREA (SQ FT)</p>
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SKETCH PLAN

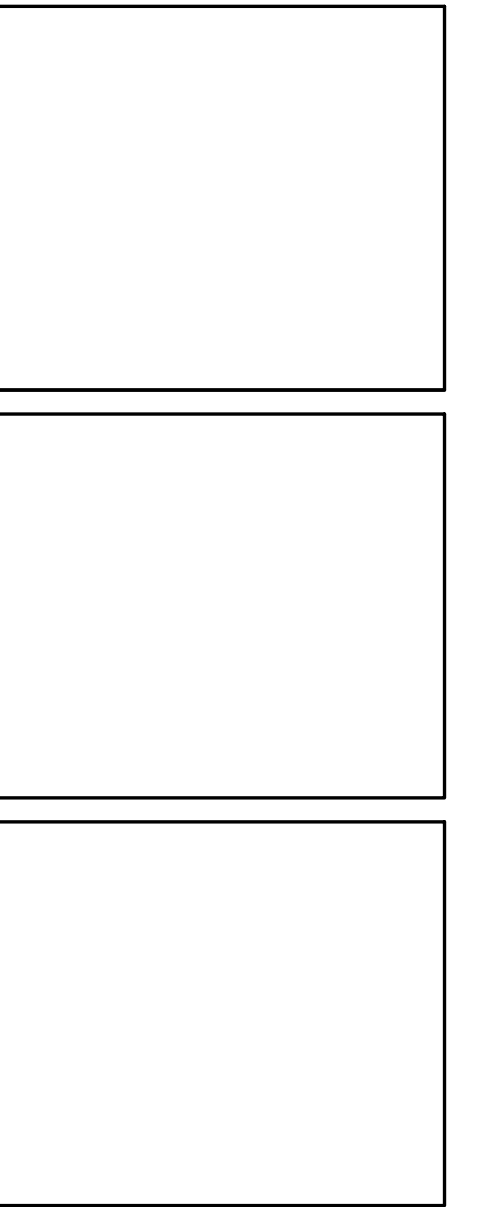
JOB # RFP 3929 01/07/2021
DOB B-SCAN SHEET NUMBER
V101.00



① TH SECTION
1/4" = 1'-0"



② MIXED-USE BUILDING SECTION
1/4" = 1'-0"



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SECTIONS

JOB # RFP 3929	01/07/2021
DOB B-SCAN SHEET NUMBER	
A-300-00	