TABLE OF LAND USE

Parameter	Proposed Zoning Amendment	Existing	Provided
Permitted Principle Use	Assisted Living Facility	Office	Assisted Living Facility
Min. Lot Area (S.F. / Acres)	261,360/6.0	350,907/8.06	350,907/8.06
Site Capacity/ Max. Dwelling Units (Units per Acre) [2]	20 [2]	N/A	19.5 [2]
Min. Lot Width (Feet)	400	±438	±438
Min. Lot Depth (Feet)	600	±839	±839
Min. Distance Between Building (Feet)	25	74	30
Max. Building Coverage (Percent)	25	3.3	21.6
Maximum Building Height (Feet) [3]	45 [3]	-	48 [3]
Min. Yards for Building (feet)			
Existing Building A			
Front	150	±9	-
Side	30	±43	-
Rear	100	±828	-
Existing Building B			
Front	150	±448	-
Side	30	±3	-
Rear	100	±302	-
Existing Building C			
Front	150	±558	-
Side	30	±1	-
Rear	100	±205	-
Existing Building D			
Front	150	±426	-
Side	30	±79	-
Rear	100	±339	-
Proposed Building			
Front	150	-	309
Side	30	-	70
Rear	100	-	232
Off-Street Parking [4]			
Standard	-	-	104
Handicaped	-	-	5
Total Parking	-	-	109

NOTES:

1. EXISTING NON-CONFORMING.
2. NO MORE THAN 20 UNITS PER ACRE (BASED ON THE GROSS LOT AREA) SHALL BE PERMITTED. FOR PURPOSES OF THIS SUBSECTION, "UNITS" SHALL INCLUDE ANY MIX OF INDEPENDENT LIVING, ASSISTED LIVING AND/OR MEMORY CARE UNITS.
3. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 35 FEET, EXCEPT THAT, FOR EVERY 50 FEET SAID BUILDING IS LOCATED BEYOND THE MINIMUM FRONT YARD SETBACK (I.E., 150 FEET) AN ADDITIONAL 5 FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING. IN NO EVENT SHALL ANY BUILDING SUBJECT TO THIS HEIGHT BONUS EXCEED 48 FEET. FOR THE PURPOSES OF THIS SECTION, THE HEIGHT OF A BUILDING SHALL BE MEASURED FROM THE FINISHED GRADE OF THE FIRST FLOOR TO THE HIGHEST POINT OF THE BUILDING, AND THE FOLLOWING ELEMENTS SHALL BE EXCLUDED FROM THE TERM "HIGHEST POINT OF THE BUILDING:" CHIMNEYS, SANITARY SEWER VENT PIPES, ANTENNAS, ELEVATOR HOUSING, AND/OR HEATING, VENTILATING OR AIR CONDITIONING EQUIPMENT. SUCH ELEMENTS SHALL BE NO HIGHER THAN TEN (10) FEET, AND MAY OCCUPY NO MORE THAN A TOTAL OF TWENTY (20%) PERCENT OF THE ROOF AREA.
4. AT LEAST 1 PARKING SPACE FOR EVERY 2 UNITS SHALL BE PROVIDED ON-SITE. PARKING SPACES MAY BE LOCATED WITHIN REQUIRED REAR AND SIDE YARDS, PROVIDED THAT SUCH SPACES ARE SET BACK AT LEAST 10 FEET FROM ANY PROPERTY LINE. PARKING SPACES MAY NOT BE LOCATED WITHIN THE FRONT YARD SETBACK.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

NO.	REVISION	DATE	BY

Previous Editions Obsolete

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SITE LAYOUT PLAN
(WITH LANDSCAPING)

BRIGHTVIEW SENIOR LIVING
88 NORTH BROADWAY
VILLAGE OF IRVINGTON, NY 10533

PROGRESS PLOTTING
Drawing: 14128-MCOLOR.dwg
Date: 03/02/2015
Time:

DRAWN: RR	APPROVED: RR
SCALE: 1" = 40'	
DATE: 12/23/2014	
PROJECT No: 14128	
FILENAME: 14128-MCOLOR-dp	PLOT: MCOLOR
STYLE: LANDSCAPE	
DRAWING No: SP-7	

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