



MANHATTAN AVEN N/o/F HOME LINE PROPERTIES OF OAKDALE LLC DWLG PUBLIC WATER CARLETONN79°46'30"E 200.00 N07°41'00" W 2 STORY HOUSE W/GARAGE FF ELEV.- 38.4' GF ELEV.-36.0' **(6)** A VENUE 100.00 TO BE REMOVED PROP. CONC DRIVEWAY S79°46'30"W STOCKADE FENCE 200.00 N/o/F OPTIONS FOR COMMUNITY LIVING INC DWLG

PUBLIC WATER

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

SITE CRITERIA

| SITE DATA | | | | |
|--|--|-------------------|--------|--|
| SITE AREA 0.46 ACRES | | 20,000 | SQ.FT. | |
| EXISTING BUILDINGS AREA | | 2,276 | SQ.FT. | |
| PROPOSED BUILDINGS AREA | | 0 | SQ.FT. | |
| TOTAL BUILDINGS AREA | | 586.8 | SQ.FT. | |
| EXIST. F.A.R. | | 11.3 | % | |
| PARKING REQUIRED | | 8 | STALLS | |
| PARKING PROVIDED w/ LANDBANKED | | 8 | STALLS | |
| DATUM | | NAV'D 1988 | | |
| ZONE | | CAA | | |
| USE | | 4 Family Dwelling | | |
| The state of the s | | | | |

CAA ZONING REQUIREMENTS

| SETBACK | REQ. | EXIST. | PROP. | |
|-----------------------|----------|--------|-------|------|
| MINIMUM LOT AREA | 15,000 | 20,000 | | SQ.F |
| MINIMUM ROAD FRONTAGE | 100 | 100 | | FEE |
| FRONT YARD SETBACK | 25 | 51.7 | | FEE |
| REAR YARD SETBACK | 25 | 94.7 | | FEE |
| SIDE YARD SETBACK | 15 | 23.4 | | FEE |
| MAXIMUM F.A.R. | 25% MAX. | 11.3 | | % |
| FRONT YARD OPEN AREA | 65 | 46.1 | 60.6 | % |
| REAR YARD OPEN AREA | 15 | 29.3 | 7.1 | % |
| | | | | |

PARKING CALCULATIONS

| (2) STALL PER DWELLING | 8 | STALLS |
|------------------------|---|--------|
| TOTAL PARKING REQUIRED | 8 | STALLS |
| TOTAL PARKING PROVIDED | 8 | STALLS |
| RELAXATION REQUIRED | 0 | % |

SANITARY CALCULATIONS

 $\underline{\mathsf{LOT}\ 1}$ SITE WITHIN GROUNDWATER MANAGEMENT ZONE VII = 600 GPD/ACR 2- FAMILY GRANDFATHER = 600 GPD

PROPOSED 4 FAMILY DWELIING 1,200 REQ, 600 PROV. - SEWER CAPACITY AVAILABLE.

SPECIAL PERMITS/ VARIANCES REQUIRED

LABCREW ENGINEERING, P.C offe deband, Plankersky, on, Engleshy



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CARLETON AVENUE **PRELIMINARY**

| 10. | DATE | REVISION | | | |
|------------|---------|----------------------|--|--|--|
| 1 | 8/18/22 | PLANNING COMMENTS | | | |
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| ROJECT NO. | | 21-102 | | | |
| RAWN BY | | J.A. | | | |
| HECKED BY | | C.L. | | | |
| ATE | | JAN, 2022 | | | |

SHEET NO. 1 OF 1

SCTM# 0500 - 273.00- 02.00 - 006.000