

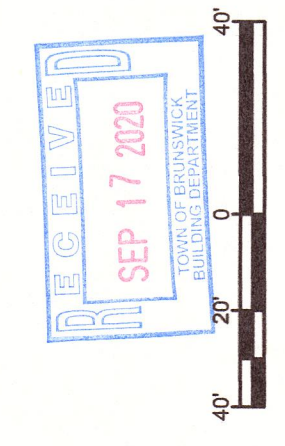


ZONING ANALYSIS TABLE

B-15-COMMERCIAL DISTRICT & R-9-RESIDENTIAL 0.000 DISTRICT - USE PERMITTED WITH SITE PLAN APPROVAL

| ZONING DISTRICT | REQUIRED | PROPOSED-LOT 1 | PROPOSED-LOT 2 | PROPOSED-LOT 3 | PROPOSED-LOT 4 | VARIANCE |
|---|----------------|-------------------------|--------------------------|---------------------------|------------------------|------------------------|
| MINIMUM LOT AREA - B-15 | 15,000 SF | 34,202 SF / 0.79± ACRES | 219,209 SF / 5.03± ACRES | - | - | 254,410 ACRES 5.02± NO |
| MINIMUM LOT AREA - R-9 | 9,000 SF | 33,711 SF / 0.77± ACRES | - | - | 1,520 SF / 0.03± ACRES | 35,231 SF / 0.81± NO |
| MINIMUM LOT AREA - R-25 | 25,000 SF | - | - | 688,754 SF / 15.35± ACRES | - | 688,754 SF / 15.35± NO |
| TOTAL LOT AREA | - | 67,913 SF / 1.56± ACRES | 219,209 SF / 5.03± ACRES | 1,520 SF / 0.03± ACRES | 1,520 SF / 0.03± ACRES | 897,396 SF / 21.98± NO |
| MINIMUM LOT WIDTH - B-15 | 75' | 115.0±' | 516.7±' | - | - | 531.7± NO |
| MAX. TOTAL BUILDING COVERAGE-B-15 | 40% | 2.9% (1,985 SF) | 17.1% (37,449 SF) | - | - | 15.6% (39,434 SF) NO |
| MIN. FRONT SETBACK - B-15 & R-9 | 30' | 129'± | 34'± | - | - | 34'± NO |
| MIN. SIDE SETBACK - B-15 & R-9 | 10' (SEE CITY) | 14.75±' | 10'± | - | - | 10'± NO |
| MIN. REAR SETBACK - B-15 & R-9 | 30' | 65.75±' | 63'± | - | - | 63'± NO |
| MIN. FRONT PARKING SETBACK | 10' | 10' | 3.6' | - | - | 3.6' YES |
| MIN. SIDE & REAR PARKING SETBACK | 7' | 13.75' | 7' | - | - | 7' NO |
| RESIDENTIAL DISTRICT PARKING SEPARATION | 20' | 0' | 4.3' | - | - | 0' YES |
| MIN. BUILDING HEIGHT - B-15 | 30' | 27'-4" | 29'-10" | - | - | 29'-10" NO |
| MIN. BUILDING FLOOR AREA - B-15 | 1,000 SF | 1,895 SF | 37,449 SF | - | - | 39,434 SF NO |
| GREEN SPACE - OVERALL | - | 60.0% (40,748 SF) | 29.2% (63,931 SF) | 98.7% (646,614 SF) | - | 79.0% (79,704 SF) NO |
| PARKING SPACES | 220 | 52 | 179 | - | - | 231 NO |

REMARKS: PLOT FOOTPRINT (MINIMUM) PER SQ. FOOTPRINT TO PARKING = 62 SF PER 100 SQ. FEET. PLOT FOOTPRINT PER SQ. FOOTPRINT TO PARKING = 62 SF PER 100 SQ. FEET. PLOT FOOTPRINT PER SQ. FOOTPRINT TO PARKING = 62 SF PER 100 SQ. FEET. PLOT FOOTPRINT PER SQ. FOOTPRINT TO PARKING = 62 SF PER 100 SQ. FEET. PLOT FOOTPRINT PER SQ. FOOTPRINT TO PARKING = 62 SF PER 100 SQ. FEET.



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|---|-----------|---|--------------|--------------|--------------|------|---|-----------|--|-----|-----|--|---|----------------|-----|-----------------|-----|--------------|-----|-----------|-----|-------------|-----|
| SCALE: 1"=40' CONTRACT NO.: NJ PROJ. NO.: NJ 972.06-1 DATE: JUNE 2020 | | C-1 | | | | | | | | | | | | | | | | | | | | | |
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| THE ALTERATION OF THIS MATERIAL ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL (I.E. ARCHITECT FOR AN ARCHITECTURAL PLAN OR AN ENGINEER OR SURVEYOR FOR A SURVEYING PLAN), SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER OR SURVEYOR AND IS A CLASS A MISDEMEANOR. | | DATE DATE DATE | | | | | | | | | | | | | | | | | | | | | |
| SUBMITTAL / REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>TDE COMMENTS</th> <th>BY</th> <th>REVIEWED BY:</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/28/2020</td> <td></td> <td>JWE</td> <td>JWE</td> <td></td> </tr> </tbody> </table> | No. | DATE | TDE COMMENTS | BY | REVIEWED BY: | DATE | 1 | 8/28/2020 | | JWE | JWE | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>PROJ. MANAGER:</td> <td>JWE</td> </tr> <tr> <td>CHIEF DESIGNER:</td> <td>JWE</td> </tr> <tr> <td>DESIGNED BY:</td> <td>JWE</td> </tr> <tr> <td>DRAWN BY:</td> <td>ADY</td> </tr> <tr> <td>CHECKED BY:</td> <td>JWE</td> </tr> </tbody> </table> | PROJ. MANAGER: | JWE | CHIEF DESIGNER: | JWE | DESIGNED BY: | JWE | DRAWN BY: | ADY | CHECKED BY: | JWE |
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