



TABLE OF BULK REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	20,000	7,130	7,130
LOT WIDTH (FT.)	100	89.16	89.16
FRONT SETBACK (FT.) (HOWE STREET)	35	14.8	14.8
FRONT YARD (FT.)	35	14.8	14.8
FRONT SETBACK (FT.) (FACTORY STREET)	35	24.5	24.5
FRONT YARD (FT.)	35	24.5	24.5
SIDE SETBACK (FT.)	20	14.9	14.9
REAR SETBACK (FT.)	35	38.2	38.2
REAR YARD (FT.)	35	38.2	38.2
STREET FRONTAGE (FT.)	80	74.94	74.94
MAX. HEIGHT (FT.)	35	24.5	24.5
DEVELOPMENT COVERAGE (%)	35	15.1	15.1
FLOOR AREA RATIO	0.25	0.26	0.26
LOT DEPTH (FT.)	125	94.6	94.6
LIVABLE FLOOR AREA / DWELLING UNIT	1,250	1,677	1,677
SHED SETBACK	10'	5.5'	*3'

\*VARIANCE REQUEST: SHED SETBACK BE REDUCED FROM 10' TO 3' AT SIDE AND REAR YARDS

PROPOSED SITE PLAN BASED ON SURVEY PERFORMED BY MARGARET M. HILLRIEGEL, LICENSED LAND SURVEYOR, PINE BUSH, NEW YORK, N.Y. LIC. # 50253 CERTIFIED TO MARY WARRENER, ESTATE OF DOROTHY L. FREEMAN, LAWYER'S TITLE INSURANCE COMPANY, AND ULSTER SAVINGS BANK.

SECTION 210 BLOCK 14 LOT 13 USE GROUP B

JONES SHED

24 HOWE STREET  
WARWICK, NY 10990

DATE: 05/13/2025

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