

**SITE STATISTICS**  
ZONING : MU-VC MIXED-USE VILLAGE CENTER DISTRICT

PROPOSED USES  
DWELLING, MULTI-FAMILY PERMITTED  
BREWERY/BREW PUB PERMITTED

	REQUIRED	PROPOSED	VARIANCE
LOT SIZE	10,000 SF	287,564± SF/6.6± AC	NO
LOT WIDTH	75' MIN.	737'±	NO
LOT COVERAGE	40% MAX.	±67.8%	YES
<b>BUILDING SETBACKS</b>			
FRONT (FT)	25'	98.5'±	NO
SIDE (FT)	15'	82.75'±	NO
REAR (FT)	15'	7.7'±	YES
<b>PARKING SETBACKS</b>			
FRONT (FT)	10'	10'	NO
SIDE (FT)	3'	3'	NO
REAR (FT)	3'	3'	NO

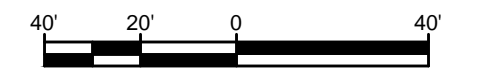
**PARKING DEMAND**

DWELLING MULTI-FAMILY	= 1.5 STALLS PER UNIT x 186 UNITS=	279 PARKING STALLS
RESTAURANT	= 1 STALL PER 100 SF (4,800 SF/100)=	48 PARKING STALLS
TOTAL=		327 PARKING STALLS
PROPOSED=		327 PARKING STALLS
(26 SPACES BANKED FOR FUTURE)		YES

ADA CODE: 2 STALLS FOR RESTAURANT (1 PER 25 STALLS IS REQUIRED)  
7 STALLS FOR PARKING BETWEEN 200-300 STALLS  
TOTAL REQUIRED: 9 STALLS  
TOTAL PROPOSED: 10 STALLS

**ZONING NOTES:**  
AREA VARIANCES AS OBTAINED FROM THE VILLAGE OF VICTORY ZONING BOARD OF APPEALS ON AUGUST 19, 2019 ARE AS FOLLOWS:

1. DEVIATION FROM 40% LOT COVERAGE (67.8% PROPOSED)
2. DEVIATION FROM 15' REAR BUILDING SETBACK (7.7' PROPOSED)
3. DEVIATION FROM MINIMUM NUMBER OF PARKING STALLS (REDUCTION OF 41 SPACES)



PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

File Name: F:\m972972.32 Victory Mills\Fall Zone Revision.dwg Date: Wed, Jul 22, 2020, 11:17 AM (Name: diabare)

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER: JWJE  
CHIEF DESIGNER: JWJE  
DESIGNED BY: JWJE  
DRAWN BY: APY  
CHECKED BY: JWJE


THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

**Engineering and Land Surveying, P.C.**  
1533 Crescent Road - Clifton Park, NY 12065

REGAN DEVELOPMENT  
**CONCEPT PLAN**  
42 GATES AVE  
VILLAGE OF VICTORY NEW YORK

SCALE: 1" = 40'  
CONTRACT No.: MJ PROJ. No.: 972.32  
DATE: MAY 10, 2019  
**C-1**