

### Zoning Summary Chart

Zoning District(S):	Residential (R)	
Proposed Use(S):	Residential Cluster Development	
Zoning Regulation Requirements	Required <sup>1</sup>	Provided
MINIMUM LOT AREA <sup>2</sup>	7,500 SF (0.17 Acres)	25.0 Acres
FRONT YARD SETBACK	10 Feet	78.37 Feet
SIDE YARD SETBACK (ONE/BOTH)	10 Feet / 25 Feet	21.09 Feet
REAR YARD SETBACK	20 Feet	60.96 Feet
MINIMUM LOT WIDTH	75 Feet	1,839 Feet
MINIMUM LOT DEPTH	100 Feet	559 Feet
MAXIMUM BUILDING HEIGHT	2 ½ Stories / 35 Feet	2 ½ Stories / 35 Feet
MAXIMUM BUILDING COVERAGE	30.0 %	14.0 %

<sup>1</sup> Zoning regulation requirements as specified in "Code of the Town of Marlborough" adopted through April 12, 2021.

<sup>2</sup> Minimum lot area with public water and sewer and natural gas.

### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	162 SF (MIN.)	9x18 (162 SF)	154*	206**
VISITOR PARKING SPACES *	162 SF (MIN.)	9x18 (162 SF)	14	46
STANDARD ACCESSIBLE SPACES ***	8x19 (MIN.)	9x20	2	2
TOTAL SPACES			170**	254

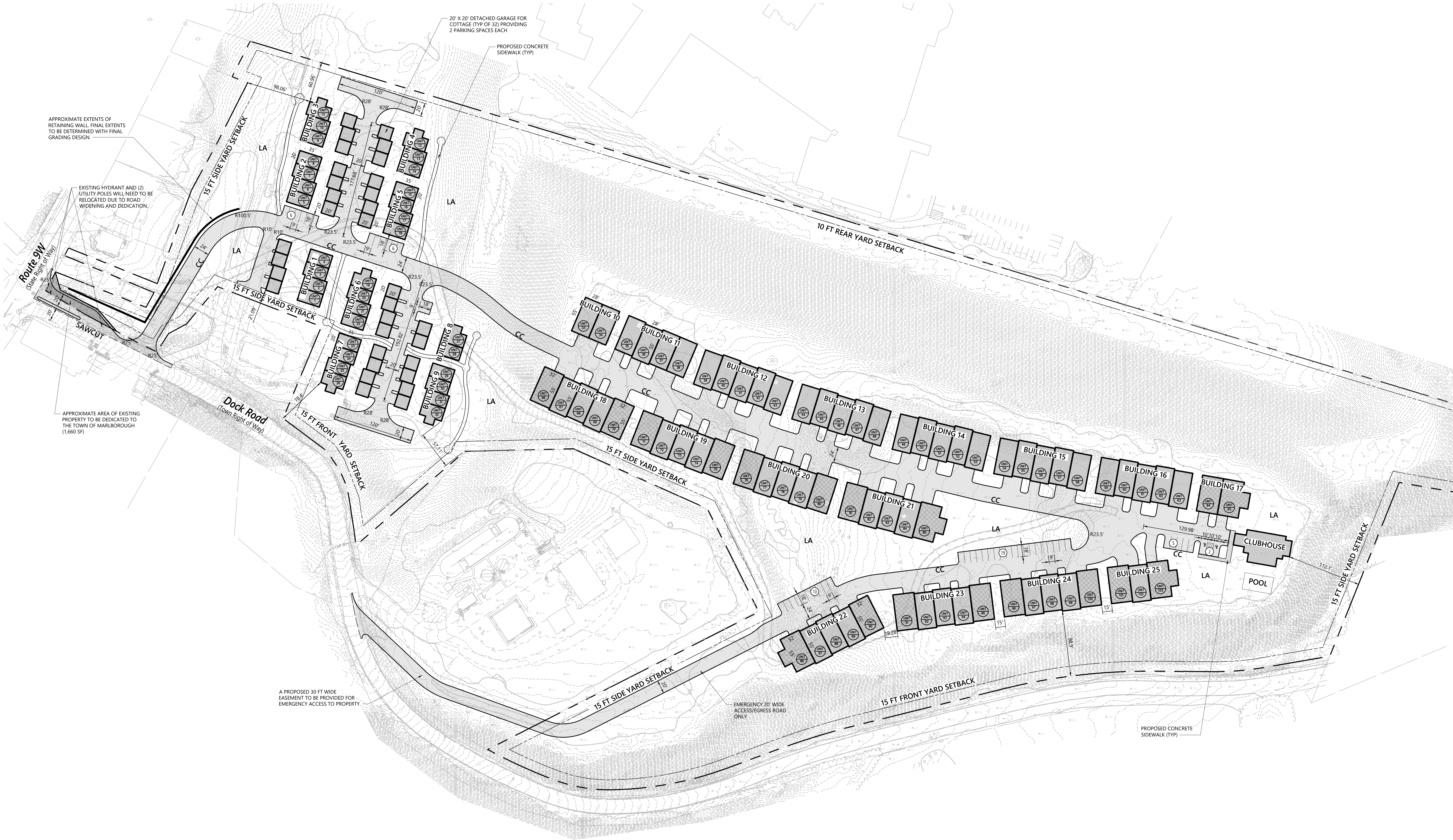
\* BASED ON SECTION 155-27 (TABLE 1) OF THE TOWN CODE, RESIDENTIAL CLUSTER USES ARE REQUIRED TO PROVIDE 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER), PLUS 10% OF ALL OFF-STREET PARKING FOR VISITOR PARKING

\*\* EACH DWELLING UNIT HAS A PERSONAL ENCLOSED GARAGE PROVIDING TWO STANDARD PARKING SPACES

\*\*\* 2 ADA STALLS REQUIRED FOR 26-50 TOTAL PARKING STALLS PROVIDED (ONLY APPLIED TO SURFACE VISITOR PARKING)

### Unit Mix Breakdown Chart

Unit Type	Total
TYPE "A" (32 x 55)	18
TYPE "B" (28 x 55)	53
COTTAGES WITH DETACHED GARAGES	32
PROPERTY TOTAL	103
CLUBHOUSE	+3,215 SF (FOOTPRINT)



0 30 60 Feet

### Proposed Development

Dock Road  
Marlboro, New York

No. Revision Date Appd.

Designed by JML Checked by KPW  
Issued for Date

Conceptual Site Plan February 23, 2024

Not Approved For Construction

Concept Plan

Drawing Title

CP-1.0

Sheet 1 of 1

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number  
20578.00