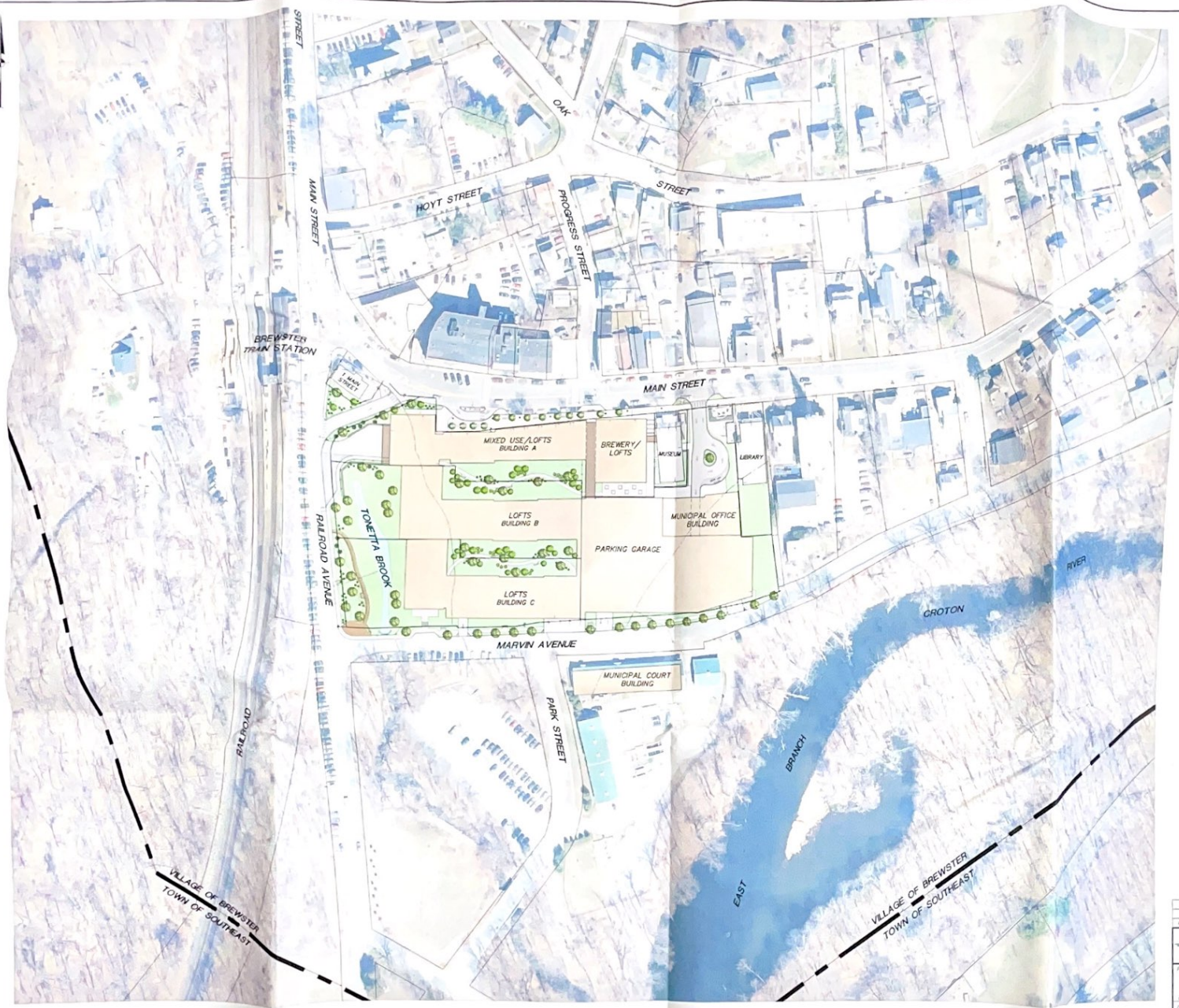

LOCATION MAP

SCALE: 1" = 500'±

APPLICANT:

Lifark Brewster LLC
445 West Putnam Avenue
Greenwich, CT 06830

SITE DATA:

Zone: B1 (Business)
Total Acreage: 5.4 AC ±
Tax Map No.: Refer to Application Package
Proposed Use: Municipal, Commercial, Residential T.O.D.

GENERAL NOTES:

1. Property lines shown hereon are taken from Village of Brewster Tax Maps.
2. Aerial photography shown hereon are taken from NYS GIS Geoimagerie, dated April 2016.

B1 ZONE REQUIREMENTS:

	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area	3,500 s.f.	5.44 AC ± (237,017 s.f. ±)
Minimum Lot Width	30'	690' ±
Minimum Yards		
Minimum Front Depth	0'	1' ±
Minimum Side Yard	0'	1' ±
Minimum Side Yard Abutting a street on Corner Lot	0'	N/A
Minimum Rear Depth	0'	N/A
Maximum Lot Coverage	50%	50% *
Maximum FAR	3.0 **	2.63
Residential Density	100 Bedrooms/acre ***	99 Bedrooms/acre
Maximum Building Height	6 Stories/75' ****	5 Stories/64'(Main Street) 6 Stories/72'(Marvin Street)*

* Refer to §26.3-9.K of the Village of Brewster Zoning Code pertaining to incentives that would allow the Village Board to provide adjustments to bulk height and setback requirements set forth in the B1 Zoning District for plans that specifically advance the Village's objectives for downtown revitalization and transit-oriented development, as set forth in the Comprehensive Plan.

** Per §26.3-9.G of the Village of Brewster Zoning Code within the B1 District, the floor area ratio (FAR) shall not exceed 3.0 if extra height is provided as per §26.3-9.E.

*** Per §26.3-9.H of the Village of Brewster Zoning Code, the residential density shall not exceed 100 bedrooms per acre if extra height is provided as per §26.3-9.E.

**** Per §26.3-9.E of the Village of Brewster Zoning Code, maximum building height fronting Main Street and Marvin Street shall not exceed 6 stories or 75' if self contained parking within a structure is provided, or if a public plaza or other publicly accessible open space, outdoor dining, or commuter parking is provided in accordance with §26.3-9.K.

RECEIVED
FEB 18 2022
VILLAGE OF BREWSTER

NO	DATE	REVISION	BY
2	2-14-22	REVISED FOR VILLAGE BOARD OF TRUSTEES SUBMISSION	MEU
1	11-3-21	REVISED FOR PLANNING BOARD SUBMISSION	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-8690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER CROSSING
MAIN STREET, VILLAGE OF BREWSTER, PUTNAM COUNTY, NEW YORK

DRAWING:
OVERALL PLAN

PROJECT NUMBER	21186.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	9-15-21	DRAWN BY	M.E.U.	OP-1	1/9
SCALE	1" = 60'	CHECKED BY	J.L.L.		

GRAPHIC SCALE
1 IN FEET
1 inch = 60 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.