

BUTTERFIELD REDEVELOPMENTSITE PLAN REVIEW CHECKLIST			
SUPPLEMENTAL REQUIREMENTS UNDER B-4A ZONING			
SEE ALSO §§ 134-15A (A) – (E)			
Date: 3-27-15			
ZONING	Applies (Y or N)	Confirmed Compliance	NOTES
I. Requirements for Senior Housing Under B-4A Zoning			
§§ 134-16B, 134-16E,134-16G(3)(a)and (b) [as modified by §134-15A(B) (4)]			
§ 134-16B	Y	Y	
§134-16E (1)	Y	Y	
§134-16E (2)	Y	Y	
§134-16E (3)	Y	Y	
§134-16E (4)	N/A		Relates to PB authority
§134-16E (5)	Y	Y	
§134-16G(3)(a&b)	Y	Y	
II. Supplemental Regulations follow below:			
(§134-15A (F))(1)	Y	Y	
(§134-15A (F))(2)	Y	Y	
(§134-15A (F))(3)	Y	Y	
(§134-15A (F))(4)	Y	Y	
(§134-15A (F))(5)	Y	Y	
(§134-15A (F))(6)	Y	Y	
(§134-15A (F))(6)(a)	Y	Y	Will also be in By-Laws
(§134-15A (F))(6)(b)	Y	Y	Will also be in By-Laws
(§134-15A (F))(6)(C)	Y	Y	Will also be in By-Laws
(§134-15A (F))(6) (d)	Y	Y	
(§134-15A (F))(7)	Y	Y	
(§134-15A (F))(8)	Y	Y	
(§134-15A (F))(9)	Y	Y	
III. Additional Supplementary Regulations under B-4A (Zoning Code §§134-17 and 134-18)			
§ 134-17A(1)	N/A		Relates to Accessory Building
§ 134-17A(1)(a)	N/A		Relates to Accessory Building
§ 134-17A(1)(b)	N/A		Relates to Accessory Building
§ 134-17A(1) (C)	N/A		Relates to Accessory Building
§ 134-17A(2)	N/A		Relates to Accessory Building
§ 134-17A(3)	N/A		Relates to Accessory Building
§ 134-17B(1)	Y	Y	
§ 134-17B(2)	Y	Y	
§ 134-17C(1)	N/A		
§ 134-17D(1)	N/A		
§ 134-17D(2)	N/A		
§ 134-17D(3)	N/A		
§ 134-17E	N/A		

§ 134-18A

Y

Y

Butterfield Parking Schedule

Building	Land Use	Parking Code Standard	Code Required Parking Spaces	Required parking spaces w/ full 20% reduction waiver applied	Conforming parking spaces provided	Total spaces provided, including non-conforming* spaces
1	Retail (6,000 SF) -Ground Floor	1 Space per 150 SF	40	32	55	63
	Office (9,000 SF) -Upper 2nd and 3rd floor levels	1 Space per 300 SF	30	24		
2	Retail (6,000 SF) -Ground Floor	1 Space per 150 SF	40	32	59	67
	Office (10,000 SF) -Upper 2nd and 3rd floor levels	1 Space per 300 SF	33	27		
Lahey Pavilion	Existing	----	35	35*	35	35
3 - (25 units)	Senior Housing	1 space per unit	25	20	25	25
4, 5, & 6 -(30 units)	Senior Housing	1 space per unit	30	24	33	38
Total Parking			233	194	207 Represents a 11.2% reduction waiver applied	228

* No parking reduction waiver taken for Lahey Pavillion.

** Non-conforming spaces consist of 5 Perpendicular Spaces @ 9' x 16' and 16 parallel spaces @ 7' x 21'

There is a total of 6 parking spaces provided for the 3 separate single-family homes (2 per lot), which is in full compliance with the code. These spaces are not included in the total count above.

§ 134-18A(1)

Y

Y

§ 134-18A(2)(a)

Y

W

Will comply - Building signage

§ 134-18A(2)(b)

Y

W

Will comply - Building signage

§ 134-18A(1)(C)

Y

W

Will comply - Building signage

§ 134-18A(1)(d)

Y

W

Will comply - Building signage

§ 134-18A(1)(e)

Y

W

Will comply - Building signage

§ 134-18A(1) (f)

Y

W

Will comply - Building signage

§ 134-18B(1)

N/A

§ 134-18C(1)

N/A

§ 134-18C(1)(a)

N/A

§ 134-18C(1)(b)

N/A

§ 134-18C(1)(b)[1]

N/A

§ 134-18C(1)(b)[2]

N/A

§ 134-18C(1)(b)[3]

N/A

§ 134-18C(2)(a)

N/A

§ 134-18C(2)(b)

N/A

§ 134-18D

N/A

§ 134-18E

N/A

§ 134-18E(1) - Includes 14 unlabeled categories.

Y

Y/NA

N/A or where applies then complies

§ 134-18E(2)

Y

Y

§ 134-18E(3)

Y

Y

§ 134-18E(4)

Y

Y

§ 134-18E(5)

Y

Y

§ 134-18E(6)

Y

Y

§ 134-18E(7)(a)

N/A

§ 134-18E(7)(b)

N/A

§ 134-18E(1) (C)

N/A

§ 134-18E(1) (d)

N/A

§ 134-18F	Y	W	Relates to fees and VB authority
§ 134-18G	N/A		
§ 134-18H	N/A		
§ 134-18I	Y	Y	
§ 134-18I(1)	N/A		No Formula Business
§ 134-18I(2)	N/A		No Formula Restaurants
§ 134-18I(3)	N/A		No Drive Thru

ZONING SCHEDULE: LOTS 1,2, &3

ZONING DISTRICT: R-1, SINGLE FAMILY RESIDENTIAL					
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:					
MINIMUM LOT AREA:	7,600 SF.	7,600 SF.	7,600 SF.	7,600 SF.	NONE
MINIMUM LOT WIDTH:	75 FT.	80 FT.	80 FT.	80 FT.	NONE
MINIMUM LOT DEPTH:	75 FT.	95 FT.	95 FT.	95 FT.	NONE
MINIMUM YARD DIMENSIONS:					
PRINCIPAL BUILDING:					
FRONT YARD SETBACK:	25 FT.	25+ FT.	25+ FT.	25+ FT.	NONE
REAR YARD SETBACK:	20 FT.	20+ FT.	20+ FT.	20+ FT.	NONE
ONE SIDE YARD SETBACK:	10 FT.	10+ FT.	10+ FT.	10+ FT.	NONE
COMBINED SIDE YARD SETBACK:	NONE	NONE	NONE	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:					
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	26.6 % OF LOT AREA	26.6 % OF LOT AREA	26.6 % OF LOT AREA	NONE
MAXIMUM HEIGHT:					
PRINCIPAL BUILDING - FEET:	35 FEET	35FT MAX	35 FT MAX	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	2 1/2 MAX	2 1/2 MAX	NONE

ZONING SCHEDULE: MIXED USE LOT 4

ZONING DISTRICT: B-4A DISTRICT, MEDICAL AND HEALTH CARE FACILITY MIXED USE			
DIMENSIONAL REGULATIONS:	REQUIRED	MIXED USE PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	120,000 SF.	225,434 SF.	NONE
MINIMUM LOT WIDTH:	200 FT.	590 FT.	NONE
MINIMUM LOT DEPTH:	200 FT.	355 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:*	0 FT.	5 FT.	NONE
REAR YARD SETBACK:	10 FT.	29 FT.	NONE
ONE SIDE YARD SETBACK:	10 FT.	10+ FT.	NONE
COMBINED SIDE YARD SETBACK:	25 FT.	< 25 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	25% OF LOT AREA	23.4% OF LOT AREA	NONE
OPEN SPACE:	15 %	47 %	
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

* FRONTAGE ON NYS HIGHWAY

The final site plan complies with the footnotes in section section 134-4 & Concept plan dated 5/6/13

Certified to the information above:

Legal Items: Steve Barshov, Sive, Paget&Riesel, P.C. -

Butterfield Realty, LLC - Matthew Moran , Dir Oper&Eng -

Matthew Moran, P.O.O.