

Section 8.0 Parking

Total anticipated parking requirements

The number and location of the proposed parking spaces are provided based on anticipated use of the proposed buildings. All parking meets the town standard dimensioning for standard spaces and NYS Building Code for ADA parking.

Parking for the proposed apartment building is based on 1.5 spaces per unit. For the proposed 68 units of apartments 102 spaces would be required by code. The current layout of the project provides for 103 spaces, with 61 interior spaces and 42 exterior spaces. It is anticipated that 30 of the exterior spaces will be shared with the proposed senior center. It is expected that the timing of use of the spaces will not overlap between the apartment use (primarily during the evening) and the senior center (daytime use). The excess spaces provide a cushion for any overlap.

It is proposed to include 8,100 sf of retail space in the new apartment building. Code requires that four spaces be provided for every 1,000 sf of floor space. This results in a requirement of 33 spaces.

Condominium parking is based on 1.5 spaces per unit. For the 32 proposed condominium units, a total of 48 spaces would be required. The current site plan provides for 48 spaces, with 36 interior spaces plus 16 tandem spaces not included in the 48 and 12 exterior spaces.

The parking for the proposed townhouse units is based on 2 spaces per unit. For 48 townhouse units a total of 96 spaces would be required; the site plan provides for 192 spaces in garage and driveway parking.

The existing Underhill house will be converted to office/retail use and will likely support a small restaurant. Parking for up to 5,500 sf of office/retail requires 4 parking spaces per 1,000 sf of floor space or a total of 22 spaces. The 2,000 sf restaurant use requires 1 space for every 50 sf of restaurant patron space and 1 space for every 100 sf of non-patron space. This results in a total parking requirement of 57 spaces where 48 is provided for this building. This 11-space deficit will vary the required amount by 20% which can be justified by considering non-conflicting overlapping uses. Also, there is available offsite parking within 500' of the site at the Caremount, Coldwell Banker, and the public commuter lot.

The following table summarizes the proposed parking space allotment:

Parking Requirements and Proposal Underhill Farms EAF					
Expected Use	Location	Code Requirement	#Units or SF of Retail/Office	Spaces Required by Code	Spaces Provided
Apartments	Apartment Building	1.5 spaces per unit	68 units	102	103*
Retail	Apartment Building	4 spaces per 1,000 sf	8,100 sf	33	33
Condominium	Condo Building	1.5 spaces per unit	32 units	48	48*
Townhomes	Townhouse Buildings	2 spaces per unit	48 units	96	192
Office/retail	Underhill Building	4 spaces per 1,000 sf	5,500 sf	57	46*
Restaurant	Underhill Building	1 space per 50 sf	2,000 sf		
*30 spaces provided in the new apartment building will be shared with the senior center. 16 additional tandem parking spaces are provided in the condominium building. 8 additional spaces are provided for visitors/public use. A 20% reduction is available for overlapping uses. Additional offsite parking may be provided on adjacent properties within 500 feet.					

Senior Center / Parks and Recreation Office Parking

Up to 30 spaces will be available in the exterior parking area provided for the apartment building for use by patrons of the proposed Town Senior Center / Parks and Recreation Offices. Since the parking for these uses are expected to be needed during the daytime hours, and apartment use peaks during the evening, it is anticipated that there will be adequate coverage of parking for the Center during the busiest times.

Visitor parking

Eight spaces for visitors are provided in the center of the site across from the proposed condominium building.