



# BROOKER ENGINEERING PLLC

August 11, 2022

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

Attn: Orangetown Supervisor Kenny and Members of the Orangetown Town Board

Re: Gatto Lane Site Plan, Section 68.07, Block 2, Lot 1  
Narrative Response, Concept Plans dated 08/11/2022 (Revision 3)  
BE #20231

Dear Supervisor Kenny and Members of the Town Board:

Attached is the updated concept Site Plan for the Gatto Lane PAC senior housing, Revision 3 dated August 11, 2022. The plans have been revised as per comments received from the Town Board members at the July 12, 2022 Town Board meeting. For this revision, the density has been reduced from 38 units to 36 units. The density is now 3.56 units per acre where 4.0 units per acre is allowed. This reduction also eliminates the need for a variance for floor area ratio. Furthermore, as per Town Board comment, a pickle ball court is shown schematically along the northern side of the property, outside of the required buffer.

Very truly yours,

**BROOKER ENGINEERING, P.L.L.C.**  
Kenneth DeGennaro, P.E.  
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NJ OFFICE  
22 Paris Avenue, Suite 105 201.750.3527 Tel  
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TOWN OF ORANGETOWN

2022 AUG 12 P 4:19

TOWN CLERK'S OFFICE

RECEIVED

AUG 15 2022

SUPERVISOR'S OFFICE

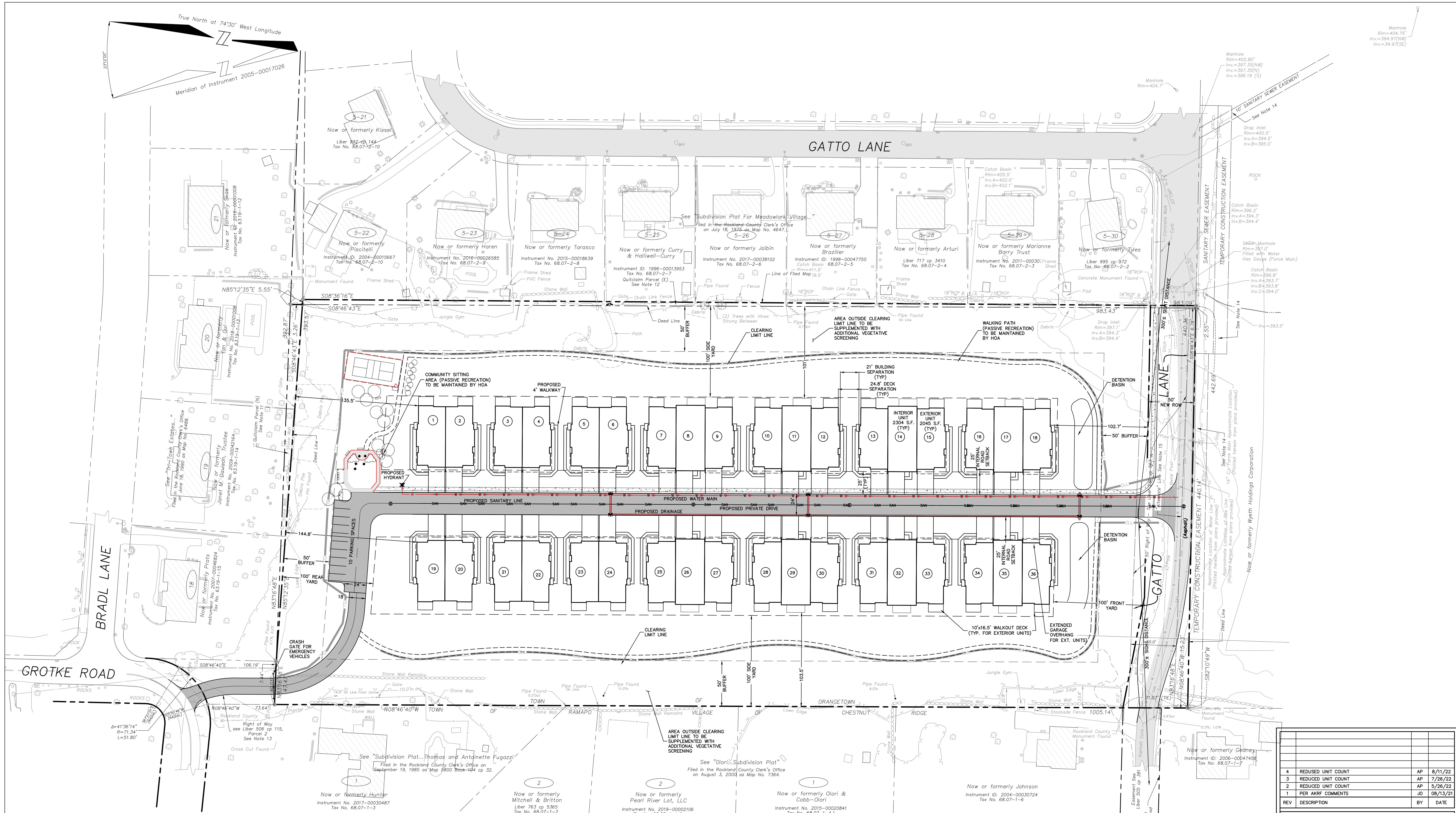
DISTR: T/B, TA, Jane Slavik  
(Building)

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.

Anthony Riggi, P.E. Benjamin Levitz, P.E. Cheng-Yu Ku, P.L.S. Dennis Rocks, P.E., C.F.M. Elvia Baca, P.E. Hillary Chadwick, P.E. John Bezuyen, P.L.S.  
Joseph J. Moran, P.E. Joseph Nyitray, P.E. Matthew Trainor, P.E. Nestor Celiz, P.E. Shardul Patel, P.E. Vincent Kane, P.E.





**BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY**

CURRENT ZONE - R-40  
 PROPOSED ZONE - R-15 WITH PAC OVERLAY  
 PROPOSED USE GROUP: ATTACHED ADULT RESIDENCE

	BASE DENSITY, UNITS PER ACRE	BONUS DENSITY, UNITS PER ACRE	MAXIMUM FLOOR AREA RATIO	MAXIMUM BUILDING COVERAGE, %	MINIMUM OPEN SPACE, %	MINIMUM LOT AREA, SF/AC	STREET FRONTAGE, FT	MINIMUM FRONT YARD, FT	MINIMUM SIDE YARD, FT	TOTAL SIDE YARD, FT	MINIMUM REAR YARD, FT	MINIMUM BUILDING SETBACK FROM INTERNAL ROAD, FT	MINIMUM PERIMETER BUFFER, FT	MINIMUM BUILDING SEPARATION, FT	MAXIMUM BUILDING HEIGHT	RECREATION SPACE	OFFSTREET PARKING
PAC REQUIRED (SECTION 4.69, TABLE 1, "OTHER SITES")	4	1	0.35	40	40	435,600/10.0	100	100	100	200	100	25	50	25 FOR BUILDING, 15 FOR DECK	2 STORY / 35 FT	250 SF/UNIT X 36 UNITS = 9,000 SF	1.75 SPACES/UNIT = 1.75x36 = 63 SPACES
PROPOSED	3.58 <sup>1</sup>	0	0.35 <sup>2</sup>	17.3 <sup>5</sup>	60.7	437,865/10.052	440	100	101	203.5	135.5	25	50	21, 15 <sup>3</sup>	2 STORY	19,130 SF*	82 SPACES (36 GARAGE, 36 DRIVEWAY, 10 OVERFLOW SPACES)

- BASE DENSITY CALCULATIONS**  
 REQUIRED: 4 UNITS PER 1 ACRE (MINIMUM 75% - TWO BEDROOM UNITS, ZERO THREE BEDROOM UNITS)  
 PROVIDED: 36 UNITS / 10.05 AC = 3.58 UNITS PER ACRE
- FLOOR AREA RATIO:**  
 28 UNITS X 2,045 SF PER UNIT = 57,260 SF  
 8 UNITS X 2,304 SF PER UNIT = 18,432 SF  
 TOTAL = 75,692 SF (FIRST FLOOR)  
 SECOND FLOOR = 151,384 SF  
 TOTAL BUILDINGS = 151,384 SF  
 151,384 SF / 437,865 SF = 0.35
- NOTE:** FLOOR AREA RATIO CALCULATED USING GROSS FOOTPRINT SQUARE FOOTAGE & SAMPLE ARCHITECTURAL PLANS WITH TWO STORIES OF LIVING SPACE, SUBJECT TO CHANGE WITH UPDATED ARCHITECTURAL PLANS.
- \*25 FEET, BETWEEN BUILDINGS OTHERWISE SPECIFIED BY THE TOWN BOARD AS PART OF PAC APPROVAL, BUT NOT LESS THAN 15 FEET,\* AS PER TOWN OF ORANGETOWN ZONING SECTION 4.69A.**

- RECREATION SPACES CALCULATIONS**  
 WALKING TRAIL LOOP: 5 WIDE X 1,800 LF = 9,000 SF  
 COMMUNITY GATHERING SPACE: 4,730 SF  
 PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNIT = 5,400 SF  
 TOTAL RECREATION SPACE AREA = 19,130 SF
- BUILDING COVERAGE:**  
 28 UNITS X 2,045 SF (FOOTPRINT) PER UNIT = 57,260 SF  
 8 UNITS X 2,304 SF (FOOTPRINT) PER UNIT = 18,432 SF  
 TOTAL = 75,692 SF  
 75,692 SF / 437,865 SF X 100% = 17.3%

REV	DESCRIPTION	BY	DATE
4	REDUCED UNIT COUNT	AP	8/11/22
3	REDUCED UNIT COUNT	AP	7/26/22
2	REDUCED UNIT COUNT	AP	5/26/22
1	PER AKIF COMMENTS	JD	08/13/21

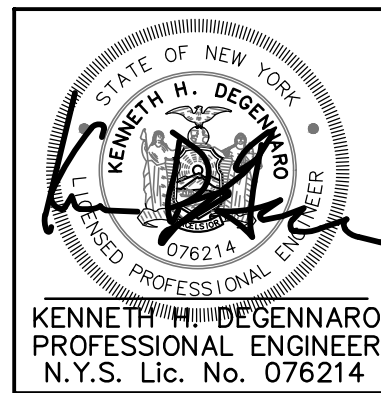
DISCLAIMER:  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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PROJECT: **GATTO LANE**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK

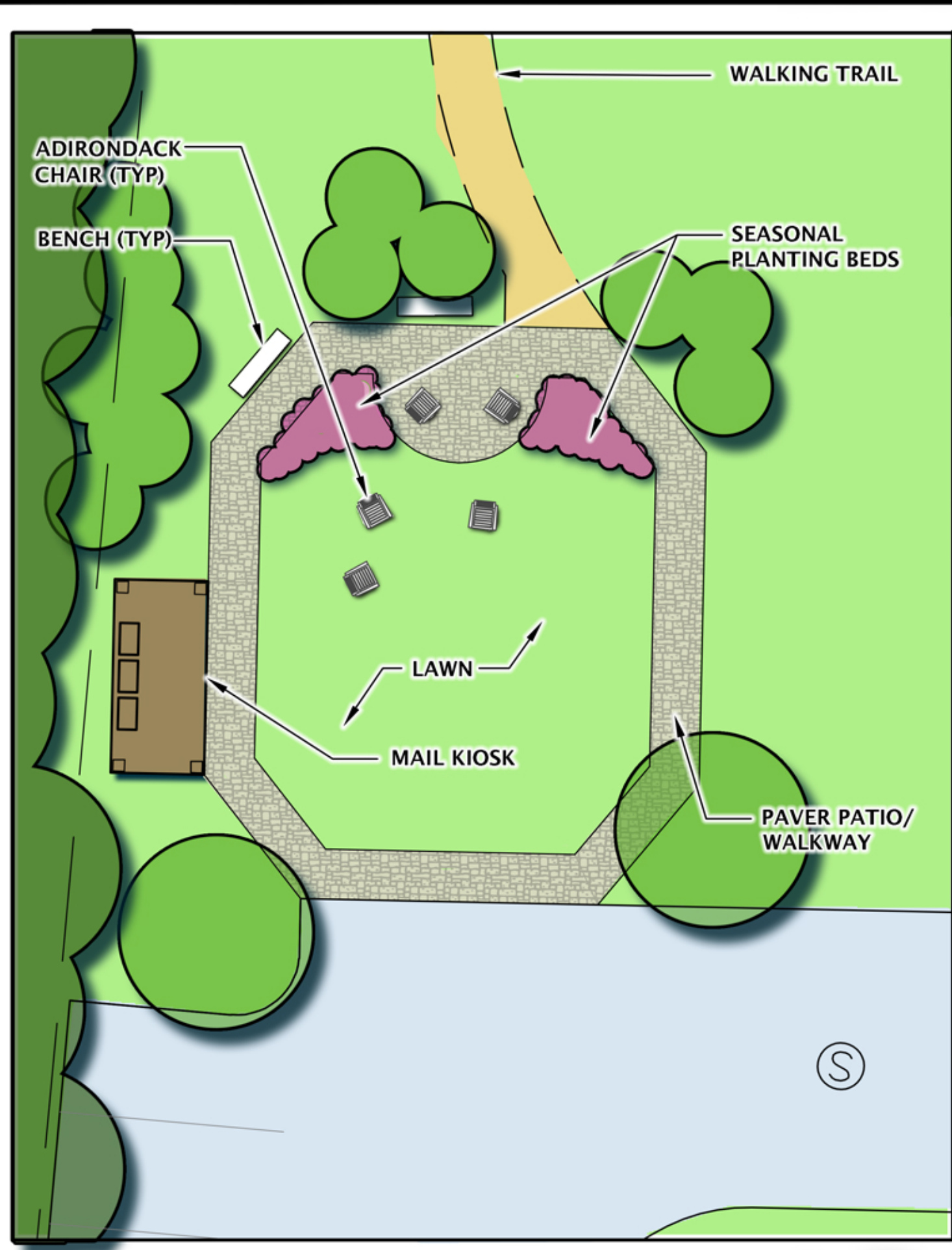
TITLE: **CONCEPT SITE PLAN**

PROJECT NO: 20231 | DRAWN: JO | CHECKED: KD  
 SCALE: 1" = 40'  
 GRAPHIC SCALE: 0' 40' 80'  
 DATE: 12/21/20 | DRAWING NO: H



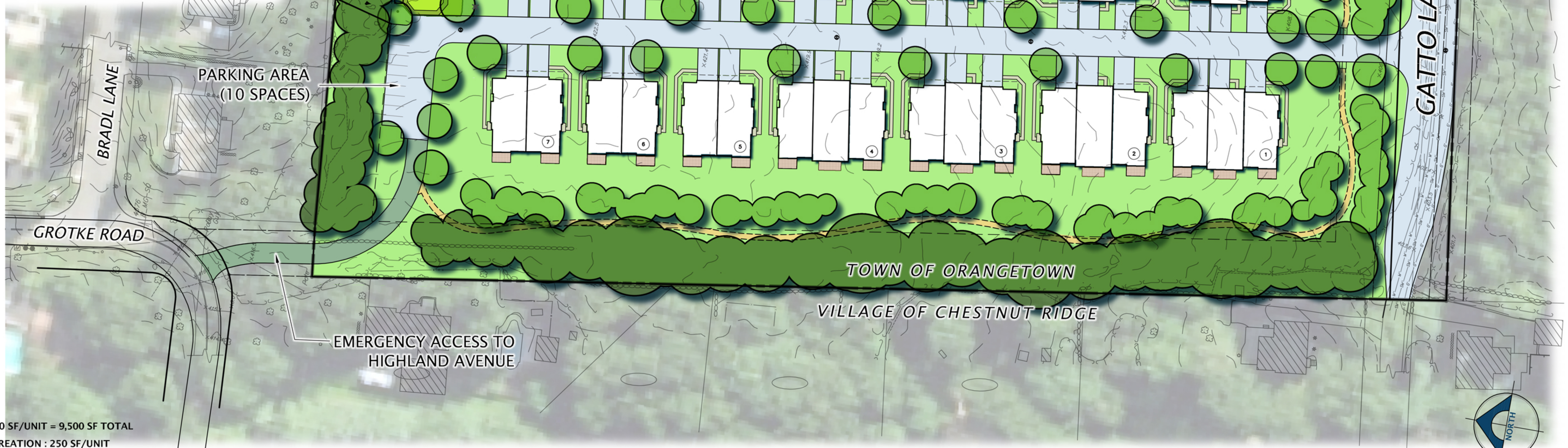
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COMMUNITY GATHERING SPACE DETAIL

SCALE: 1"=10'



- REQUIRED INDOOR/  
OUTDOOR RECREATION : 250 SF/UNIT = 9,500 SF TOTAL
- COMMUNITY OUTDOOR RECREATION : 250 SF/UNIT
- WALKING TRAIL LOOP  
4'-5' WIDE @ 2,070 LF @ 4 FT. = ±9,315 SF
  - COMMUNITY GATHERING SPACE: 8,525 SF  
AND PICKLEBALL COURT
- PRIVATE DWELLING OUTDOOR RECREATION SPACE: ±150 SF/UNIT
- PRIVATE PATIO AREAS 36 DU X150 SF = 5,400 SF

TOTAL PROVIDED OUTDOOR RECREATION : ±529 SF/UNIT = ±23,240 SF TOTAL



WALKING TRAIL LOOP: TO BE COORDINATED WITH EXISTING AND PROPOSED VEGETATION AROUND PROPERTY PERIMETER BUFFER



COMMUNITY MAIL KIOSK



GATHERING SPACE LAWN AREA WITH PAVER WALKWAY



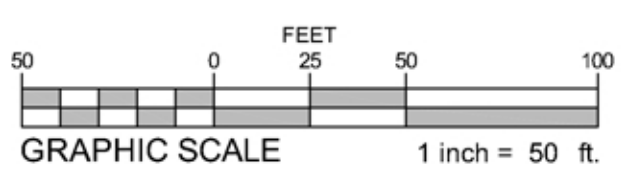
MOVABLE SEATING FOR FLEXIBILITY



BENCH SEATING & PERENNIAL PLANTINGS



PICKLEBALL COURT



OPEN SPACE & RECREATIONAL AMENITIES PLAN

GATTO LANE

TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY

