

**SITE INFORMATION**

EXISTING ZONING DISTRICT: R-40  
 LOT AREA: 940,961 SF = 21.6 ACRES  
 EXISTING FLOOR AREA: 96,500 SF  
 PROPOSED FLOOR AREA: 78,652 SF  
 TOTAL PROPOSED FLOOR AREA: 175,152 SF

**PROPOSED M F R ZONING**

	REQUIRED	PROPOSED
MIN. LOT AREA	40,000 SF	940,961 SF
MIN. LOT WIDTH	150	>400
MIN. STREET FRONTAGE	100	300 +/-
MIN. FRONT YARD	50	100
MIN. SIDE YARD	50	50
MIN. TOTAL SIDE YARD	100	100
MIN. REAR YARD	50	50
MAX. F.A.R.	.40	.186
UNITS / ACRE (MAX.)	4.8 (2BR)	2.45
PARKING SPACES / UNIT	1.25	2.0

53 TWO BEDROOM SENIOR HOUSING UNITS WITH GARAGES.  
 ONE STORY BUILDINGS  
 APPROX. 1,200 SF / UNIT PLUS GARAGE



**CONCEPTUAL SITE PLAN – SCHEME 2**



**Esplanade at Palisades Senior Housing  
 Palisades, NY**

15 October 2025

