



ITEM	REQUIRED	PROP. SENIOR HOUSING (RENTAL/OWNED)	PROP. SINGLE & MULTIFAMILY (RENTAL/OWNED)
LOT AREA (S.F.)	30,000	8,500/4,250	28,000/15,000
FRONTAGE (FT.)	125	100/50	200/60
FRONT YARD SETBACK (FT.)	40	10	15
SIDE YARD SETBACK (FT.)	30	MIN. 5	25
REAR YARD SETBACK (FT.)	75	25	25
BUILDING (STORIES)	2.5	2	2
BUILDING HEIGHT (FT.)	35	20	30/35
LOT COVERAGE (%)	25	<25	<25

HOUSING TYPE	DESCRIPTION	NUMBER OF LOTS
RS	2 FAMILY RENTAL SENIOR HOUSING	12
RF	4 FAMILY RENTAL FAMILY HOUSING	3
OS	OWNER OCCUPIED SENIOR HOUSING	35
OF	OWNER OCCUPIED FAMILY HOUSING	69

MAP REFERENCES:
 1. TOPOGRAPHIC AND PLANIMETRIC SITE INFORMATION OBTAINED FROM A DIGITAL PLAN (copake.dwg) BY: COL-EAST, INC., DATED MARCH 2, 2005.
 2. PROPERTY SURVEY AND ADDITIONAL PLANIMETRIC SITE INFORMATION OBTAINED FROM A DIGITAL PLAN (COPAKE VILLAGE LLC.dwg) SURVEY OF PROPERTY OF COPAKE VILLAGE, LLC, TOWN OF COPAKE, COLUMBIA COUNTY, NY BY: ALVIN B. HUEHNEL NYSLS LIC. NO. 48356 491 MARTINDALE ROAD CRARYVILLE, NY 12521 TEL: (518) 851-5834 DATED: FEBRUARY 24, 2005.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY
1.	06-09-06	ADDITIONAL BUFFERS	GMT
		DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER:	EB	SEAL	
CHIEF DESIGNER:	GMT	SEAL	
REVIEWED BY:	DATE		
	EB		

ARCHITECTURAL BUREAU
JOE IUVIENE AIA
 P.O. BOX 238 - 29 MAIN STREET
 CHATHAM NEW YORK 12037
 (518) - 392 - 3650

SCALE:	HORIZ.: 1" = 100'
	VERT.: N/A
DATUM:	HORIZ.: NAD83
	VERT.: NAVD88
GRAPHIC SCALE	

FUSS & O'NEILL
 of New York, pc
 80 WASHINGTON STREET SUITE 301, POUGHKEEPSIE, NY 12601
 845.452.6801 www.FandO.com

HOUSING RESOURCES OF COLUMBIA COUNTY
 SKETCH PLAN
 COPAKE GREEN
 COPAKE COLUMBIA COUNTY, NEW YORK

PROJ. No.: 20040402.A3N
 DATE: APRIL 3, 2006
C2.1