

**Hampton Bays
Citizens Advisory Committee Meeting**

Date: Thursday, February 16, 2023 (1st meeting of 2023)

Location: Hampton Bays Middle School Library (In-person only)

Time: 7:00 PM

Committee Members Present: Colvin Cumberbatch, Victoria Firemark, Margaret Friedlander, Gayle Lombardi, James Mackin, Daria Roulett, John Roulett, Gail Shepard, Christine Taylor

Committee Members Absent: Amy Schmersal-Paradise, Geraldine Spinella, Michael McCullough

Elected Officials Present: Southampton Town Councilperson Rick Martel

Other Officials Present: None

Other Attendees Present: various

Call to Order, Introduction & Organization

- ❖ Councilperson Rick Martel called the meeting to order.
- ❖ Acting Chairperson Margaret Friedlander introduced the agenda.
- ❖ Acting Chairperson Margaret Friedlander called the membership roll.
- ❖ Attendees (committee members, elected official, and other attendees) briefly introduced themselves.
- ❖ Committee members confirmed receipt and review of the CAC Rules of Operations and the Standards of Conduct previously distributed to committee members via email.
 - A query for clarity was raised by James Mackin regarding the definition(s) in the Standards of Conduct as it relates to CAC committee members.
 - James Mackin and Margaret Friedlander will follow up with Councilperson Rick Martel via email and apprise the committee members of the answer to the query.
- ❖ Committee members unanimously agreed to review and approve minutes via email.
- ❖ Committee members unanimously agreed that the meetings can be audio taped solely for use to prepare the minutes.
- ❖ Discussion of meeting form (in-person, remote/zoom, or hybrid)
 - Committee members unanimously preferred hybrid.
 - Councilperson Rick Martel reported that most facilities do not have the capability for hybrid meetings.

- Margaret Friedlander will explore options with Councilperson Martel and Legislative Aide Paula Godfrey and apprise the committee members.
- Margaret Friedlander and Christine Taylor will explore capability at the Hampton Bays Library and apprise the committee members.
- Committee members secondarily preferred remote/zoom
 - Margaret Friedlander will follow up with Legislative Aide Paula Godfrey to access the Town's zoom capability.

❖ Discussion of monthly meeting day

- Councilperson Martel reported that he and Councilperson McNamara are the liaisons for other hamlet CAC's and may have conflicts. He suggested that the meeting remain the 3rd Thursday of the month.
- The next scheduled meeting would be Thursday, March 16, 2023 subject to change depending on location and zoom availability.
- Margaret Friedlander will arrange location and/or zoom with Legislative Aide Paula Godfrey and Councilperson Martel and notify committee members.

Election of Officers

❖ Election of Chairperson

- Gayle Lombardi nominated Margaret Friedlander, seconded by Gail Shepard, unanimously approved.

❖ Election of Secretary

- Gail Shepard nominated Gayle Lombardi, seconded by John Roulett, unanimously approved.

❖ Election of Co-Chairperson

- Margaret Friedlander introduced the role of a Co-Chairperson to facilitate meetings when the Chairperson is unavailable and to assist the Chairperson in general.
- James Mackin moved to table this until the next meeting, seconded by Gayle Lombardi, unanimously approved.

Community Outreach/Coordination with other Community Groups

- ❖ Members discussed the importance of contact with the Hampton Bays community and community groups.
- ❖ James Mackin volunteered to apprise the CAC of issues related to the Coast Guard and other water-related activity.
- ❖ The following members volunteered to apprise the CAC of the activities of the respective organizations:

- Hampton Bays Chamber of Commerce – Christine Taylor
- Hampton Bays Civic Association – John Roulett
- Hampton Bays Beautification Association - Colvin Cumberbatch, Victoria Firemark
- Hampton Bays School District – Gayle Lombardi **(contact Superintendent Lars Clemensen each month)
- Friends of the Peconic – no volunteers – tabled until next month
- Friends of the Library – Christine Taylor
- Other – to be determined – tabled until next meeting

CAC Input on Issues before the Town Board(s)

- ❖ Committee members discussed that the CAC should be aware of the various Town boards' agenda items that may impact Hampton Bays. The following members volunteered to review the agendas and apprise the committee members of any agenda items related to Hampton Bays:
 - Town Board - no volunteers – tabled until next month
 - Planning Board – Daria Roulett
 - Zoning Board of Appeals – Gail Shepard
 - Landmarks – no volunteers – tabled until next month
 - Conservation/Water Quality – James Mackin
 - Trustees – no volunteers – tabled until next month
 - Other – to be determined – tabled until next month

Report of Councilperson Rick Martel

- ❖ Councilperson Martel discussed the 2023 legislative/liaison assignments. He reported that he is still the HB CAC liaison as well as the liaison for other CAC's, community groups, and Town departments. He will provide the chart for legislative assignments.
- ❖ Councilperson Martel reported that there are ongoing efforts to continue the sidewalks from Montauk Highway to reach Ponquogue Beach, but he stated that it is very complicated.
- ❖ Councilperson Martel reported that the bridge over the LIRR east of the King Kullen Shopping Center on Montauk Highway is scheduled to be replaced in the winter of 2024-2025.
- ❖ Councilperson Martel briefly presented the two (2) options for the Bel-Aire redevelopment which were presented and discussed at the Town Board work session earlier in the day (summary handouts attached). He stated that it is the position of the Town that these will be the only two options discussed further.
 - The attendees briefly discussed the two proposals. Several attendees raised other options such as open space or potential sale to the Station Bar next to the site. Further discussion tabled until the next meeting.
- ❖ Councilperson Martel reported that the Town Board approved the Notice of Public Hearing to Consider Amending Various Sections of the Town Code in Connection with Retail Cannabis Dispensaries within the Town of Southampton. Councilperson Martel was not sure if the date was before the next Hampton Bays CAC meeting but would apprise the HB CAC of the date.
 - The attendees briefly discussed the zoning. Further discussion was tabled until the next meeting or via a special meeting or email depending on the date of the public hearing.

- ❖ Councilperson Martel reported that the Commissioners of the Hampton Bays Water District (the Town Board members) will hold a community meeting in Hampton Bays to apprise the community of the progress of the Capital Improvement Plan.

2023 CAC priorities

- ❖ The committee members agreed that the immediate action items identified based on the Town agendas available as of the date of the CAC meeting are as follows:
 - If possible, submit written comment for the site plan before the Planning Board related to the laundromat at 134 W. Montauk Highway. (The Public Hearing was February 9, 2023 with a 10-day write in period ending February 19, 2023.)
 - Submit comments to the Town Board related to the Public Hearing to Consider Amending Various Sections of the Town Code in Connection with Retail Cannabis Dispensaries within the Town of Southampton. (This may require a special meeting or discussion via email if the date of the public hearing is prior to the March 2023 meeting.)
- ❖ The committee agreed that the following agenda item should be discussed and comments from the CAC should be formulated and submitted to the Town Board:
 - The Bel-Aire Redevelopment
- ❖ Other priorities and discussion/action items were tabled until the next meeting:
 - Discussion and input to the Downtown Revitalization survey conducted by the Town.
 - Potential recommendations for a NYS Downtown Revitalization Initiative (DRI) Plan.
 - Potential recommendations for a Sewer District or Sewage Treatment Plant specific to the downtown or a hamlet-wide initiative.

Close

Margaret Friedlander moved to close the meeting, seconded by Colvin Cumberbatch, unanimously passed.

Respectfully submitted,



Gayle Lombardi

2023 HB CAC Secretary

Dated: 3-5-2023

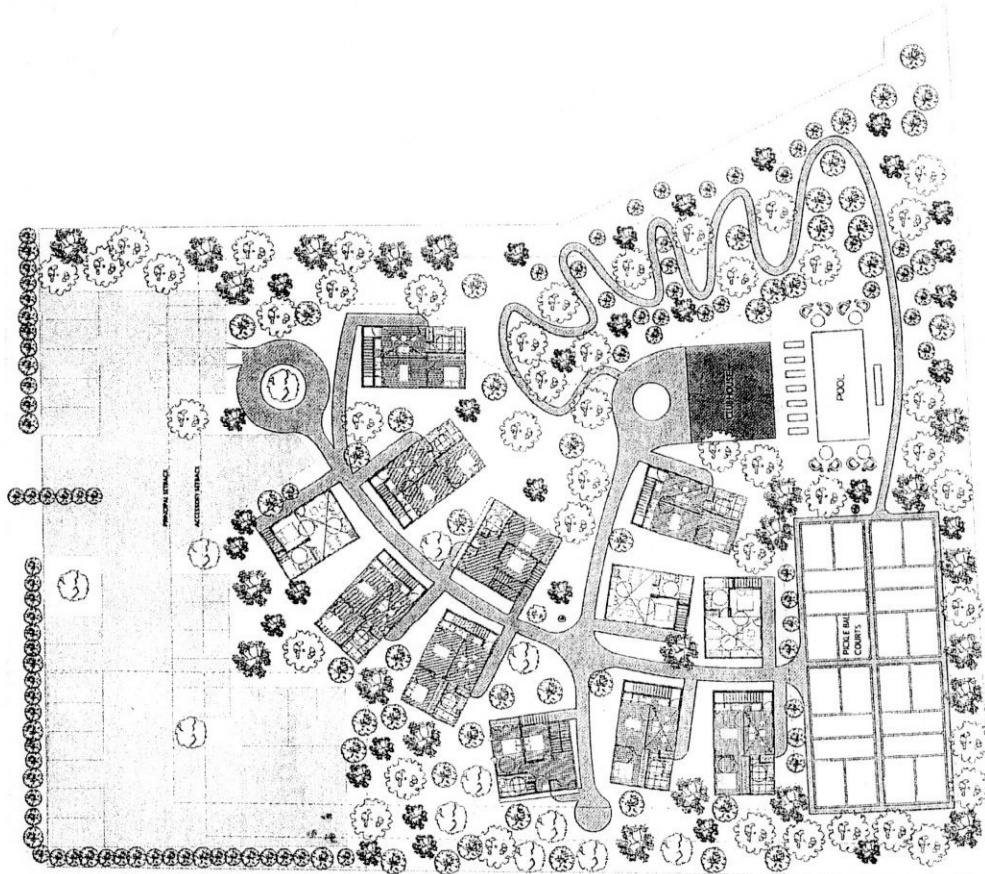
Approved via email



20 Shinnecock Road

Proposed Hotel Condominium

Town Board Work Session Presentation
February 16, 2023

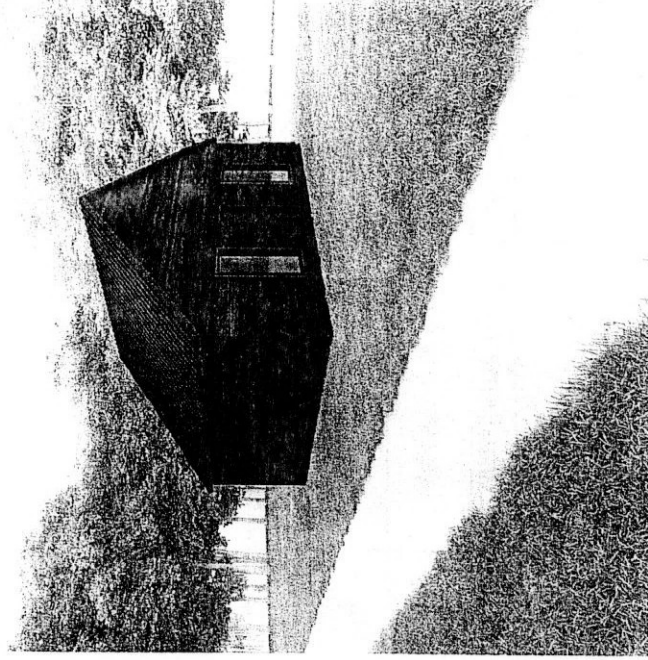
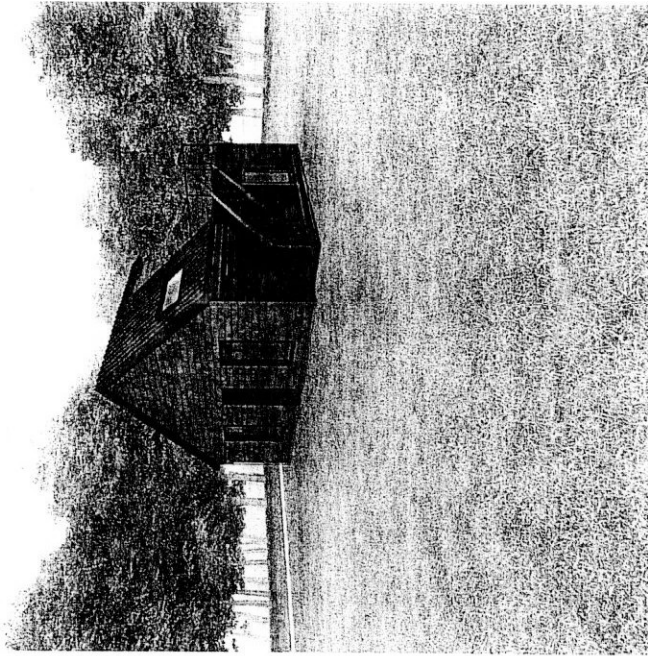


Septic Flow Analysis

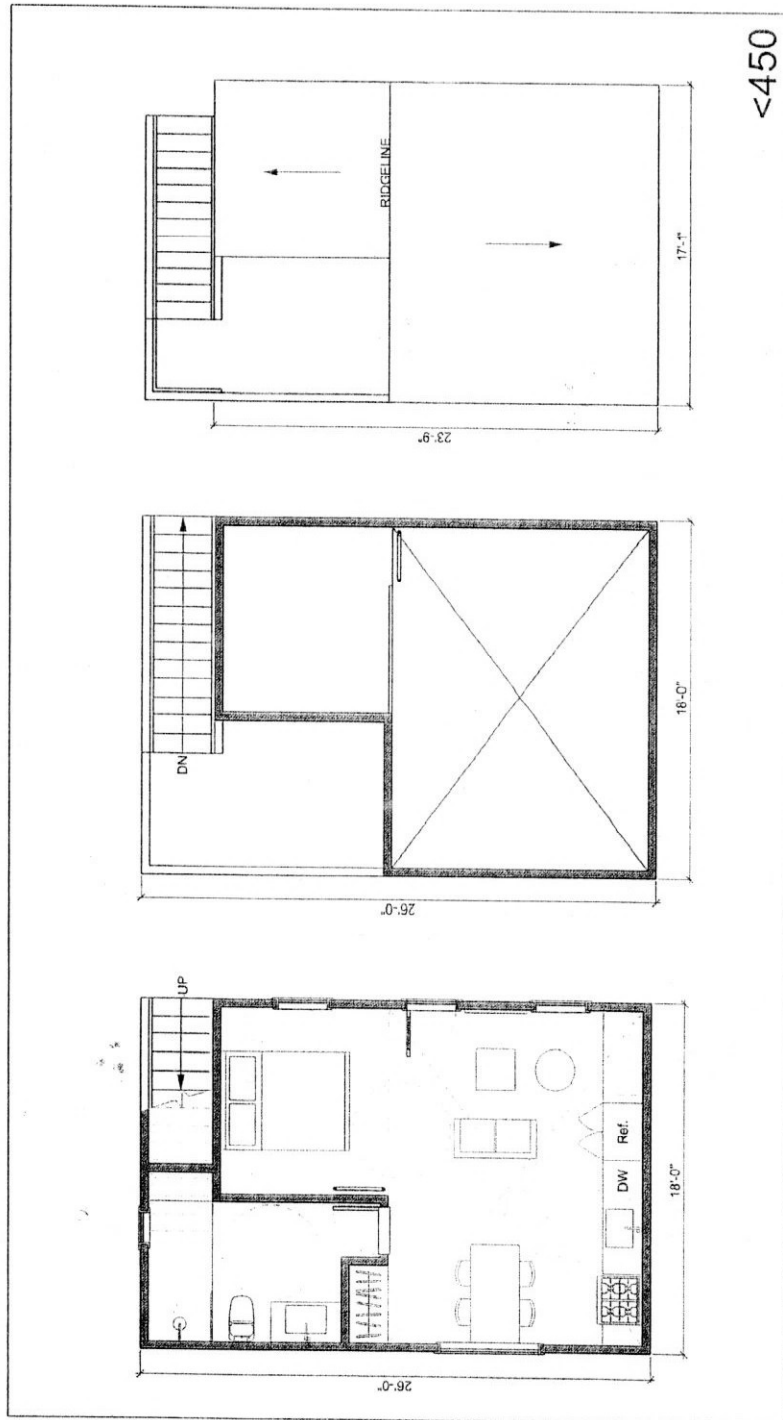
Suffolk County Health Department Flow Requirements				
Unit Type	Min SF	Max SF	Req'd Flow Each (GPD)	
2 Bed / 2 Bath Residential SFR	0	0	300	
Motel Hotel, No Kitchenette	0	400	100	
Motel Hotel, No Kitchenette (1 bed max)	400	0	150	
Motel Hotel, Housing Unit, With Kitchenette	0	450	110	
Motel Hotel, Housing Unit, With Kitchenette	451	600	150	
Motel Hotel, Housing Unit, With Kitchenette	601	1200	225	
Motel Hotel, Housing Unit, With Kitchenette	1201	0	300	
PRC Unit	0	600	100	
PRC Unit	601	1600	150	
PRC Unit	1601	2000	225	
PRC Unit	2001	0	300	

Proposed Unit Mix			
Unit Type	Qty	GPD Required Each	GPD Required Total
Less than 450 Sf	3	110	330
451 - 600 SF	7	150	1050
601 - 1200 SF	2	225	450
Totals	12		1830
GPD Permitted Per SCDHS Approval			1850

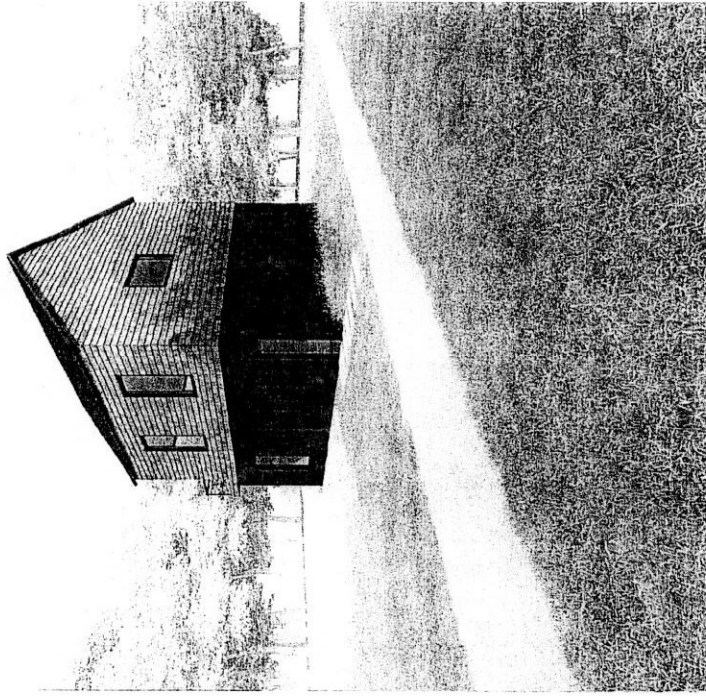
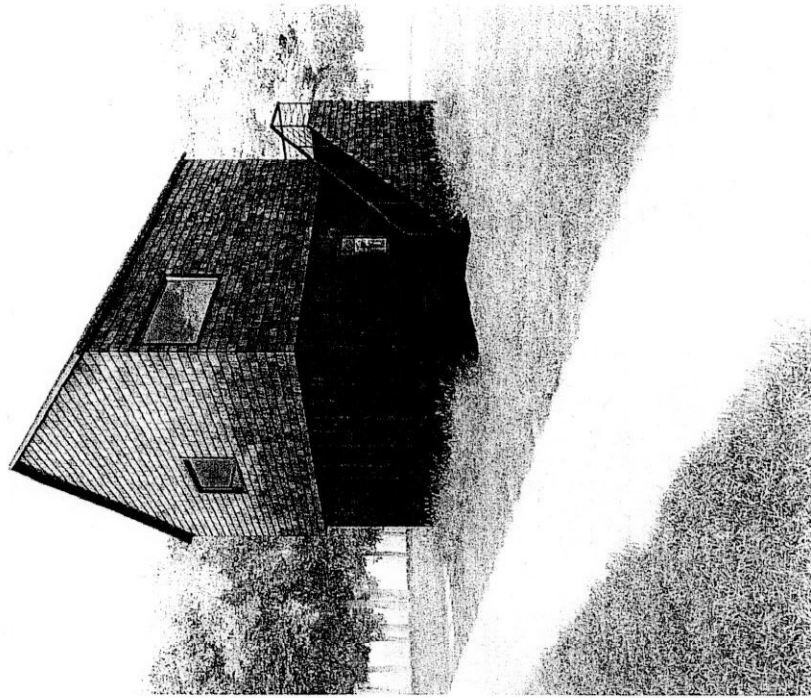
Unit Type A – 1 Bedroom, Less than 450 SF



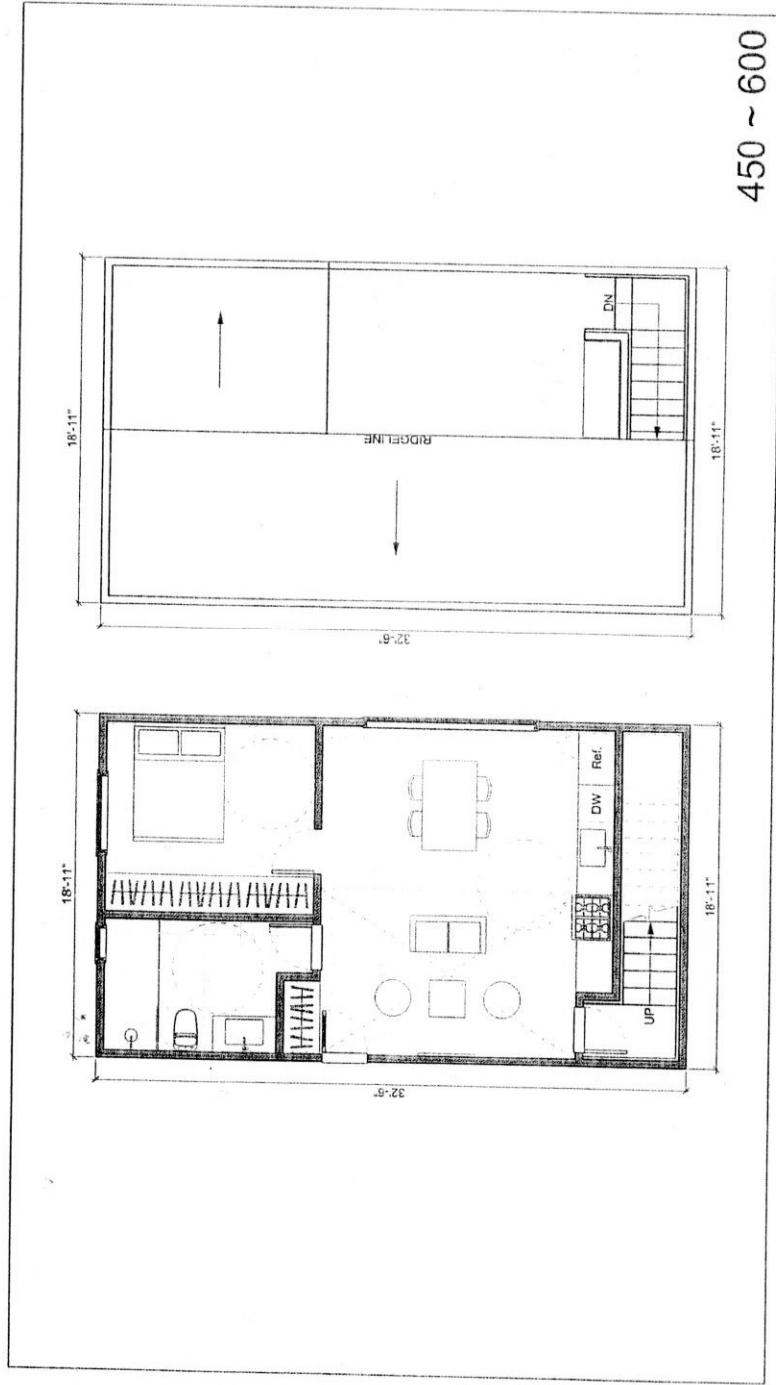
Unit Type A – 1 Bedroom, Less than 450 SF



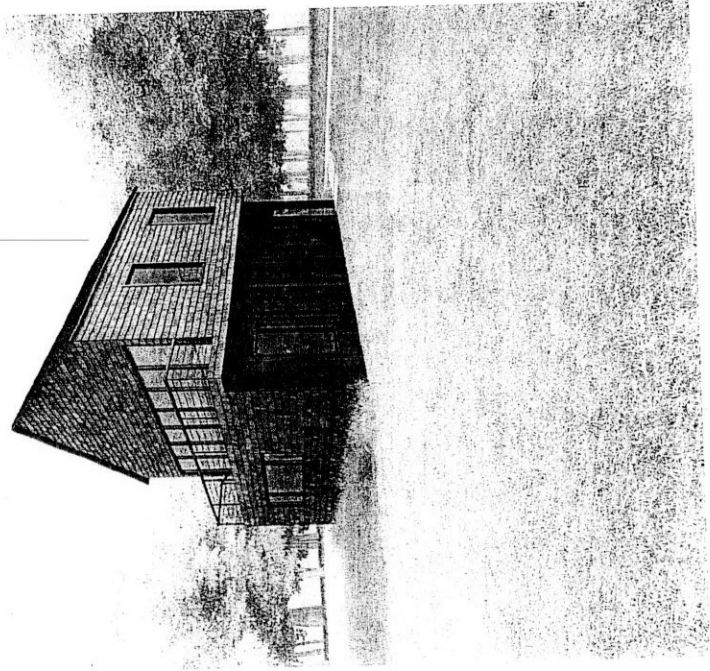
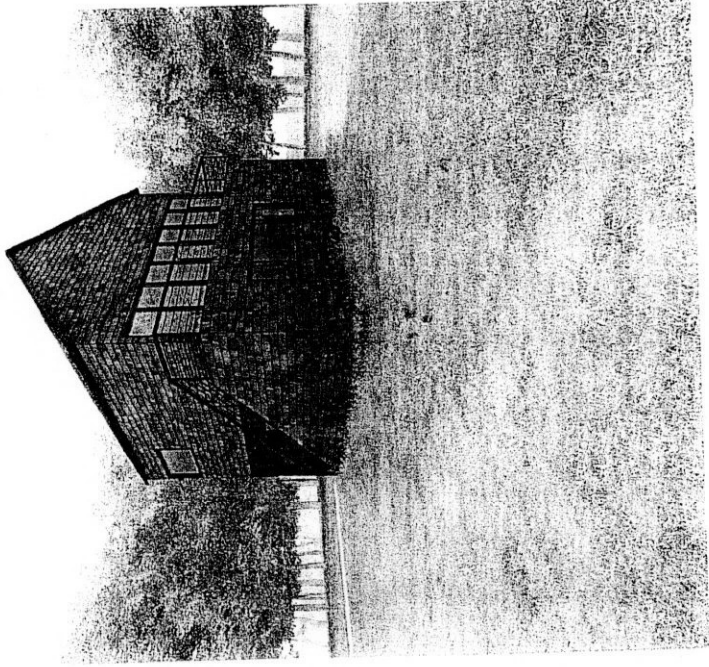
Unit Type B – 1 Bedroom, 450-600 SF



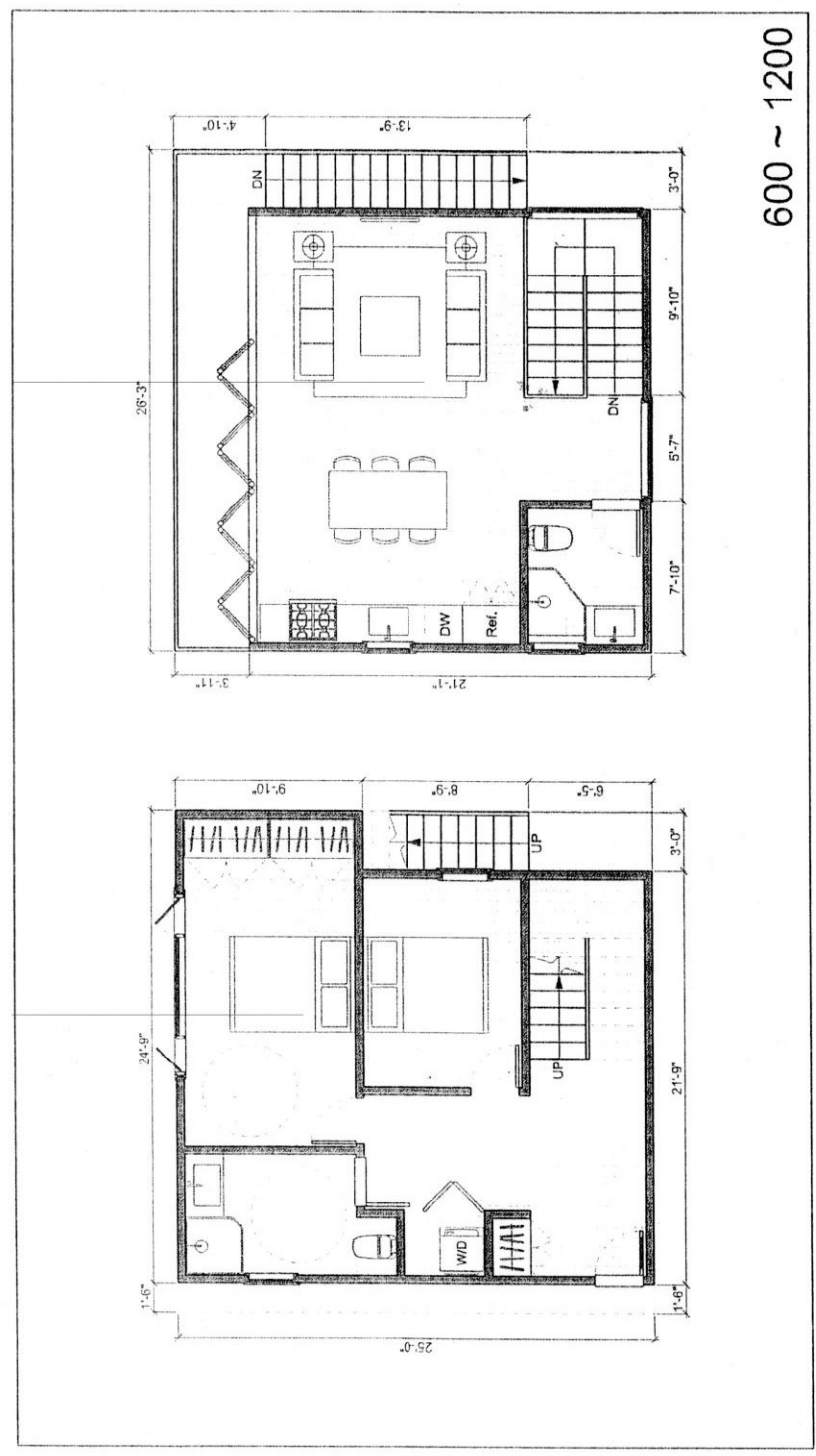
Unit Type B – 1 Bedroom, 450-600 SF



Unit Type C – 2 Bedroom, 600-1200 SF

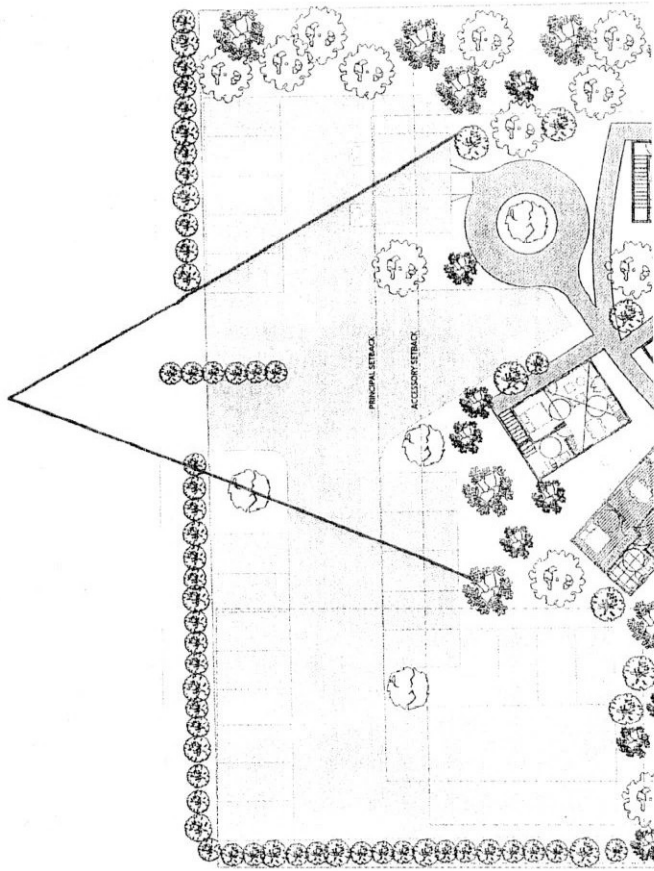
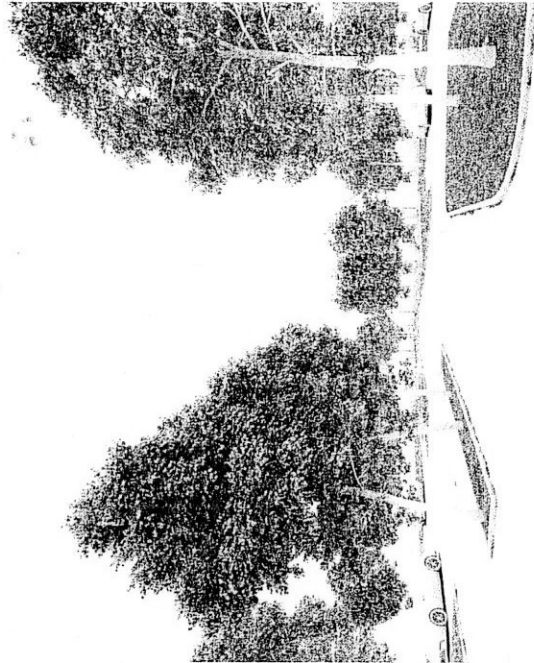


Unit Type C – 2 Bedroom, 600-1200 SF

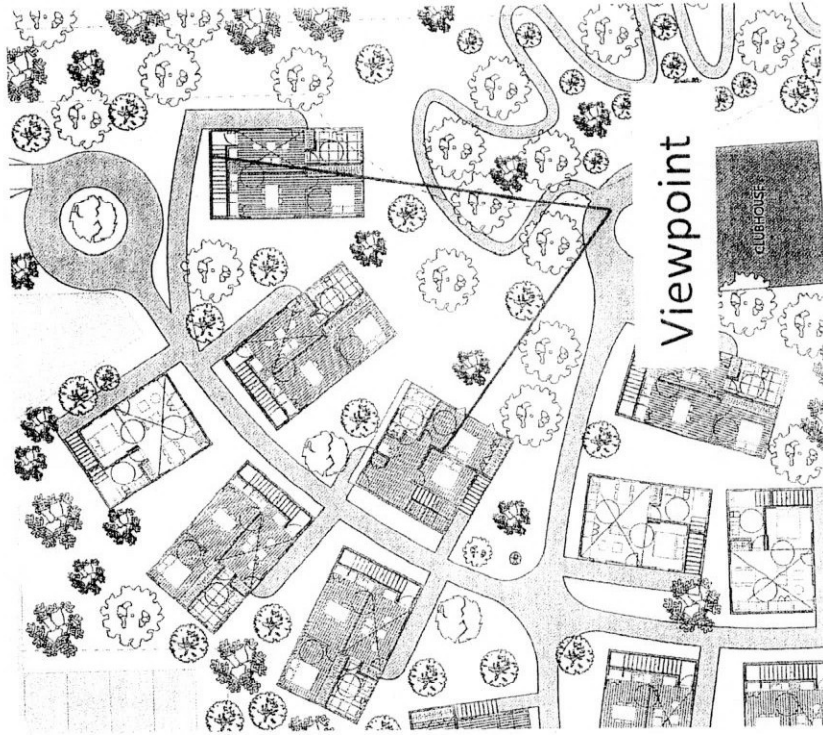
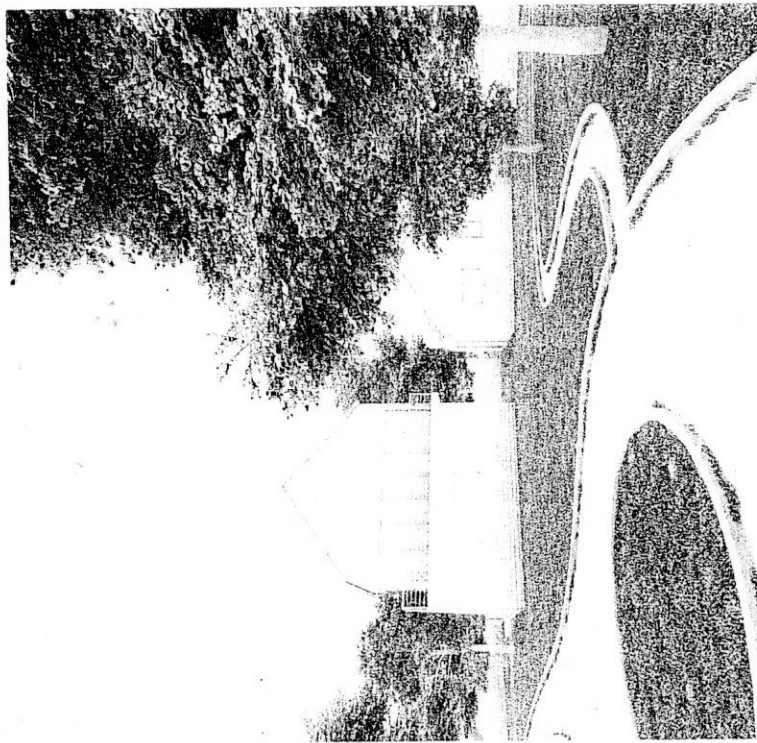


600 ~ 1200

Viewpoint on Shinnecock Road



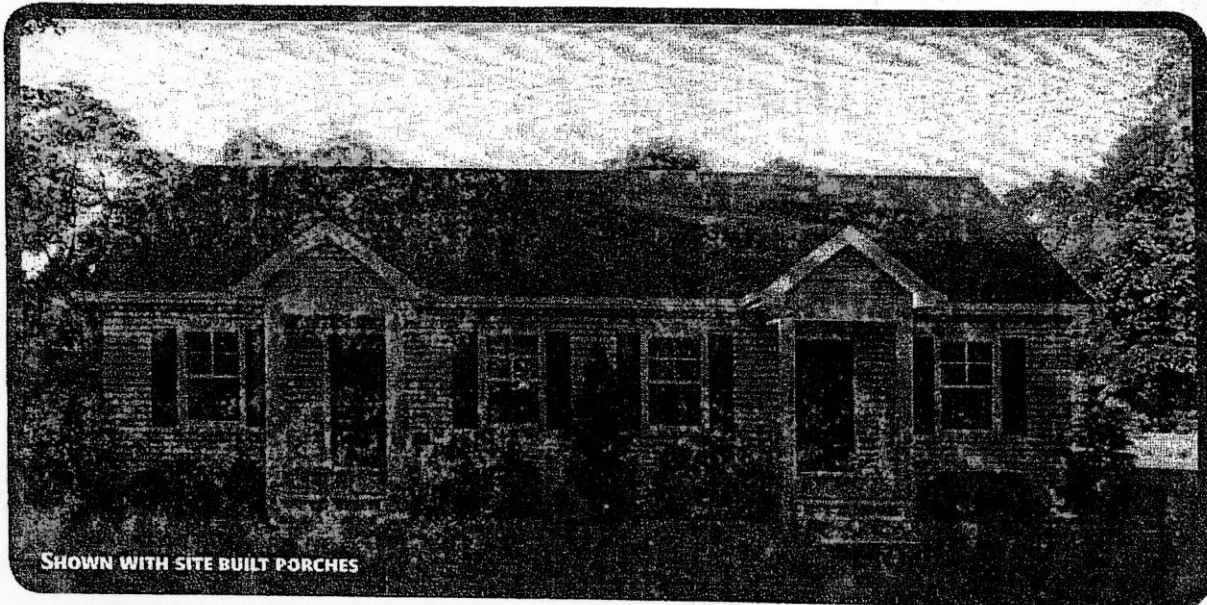
Internal View



MULTIFAMILY COLLECTION

MILLINGTON RANCH DUPLEX

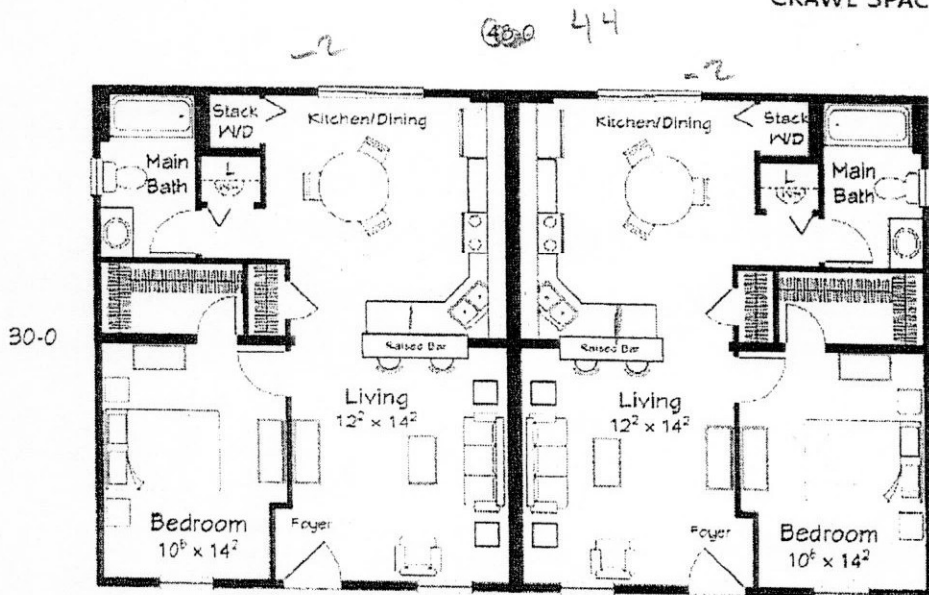
C. 1221



SHOWN WITH SITE BUILT PORCHES

2 Apartments each with 1 bedroom and 1 bath
 1,440 SQ. FT. (TOTAL BUILDING)
 720-SQ. FT. (EACH APT)
 CRAWL SPACE PLAN

20' x 30' x 4'
 12' x 30' x 6"
 6' x 0'



Artists renderings depict buildings as can be built on a typical site. Rendering may include optional or site installed features. Refer to Ritz-Craft's Multifamily Series Specifications for standard included features.



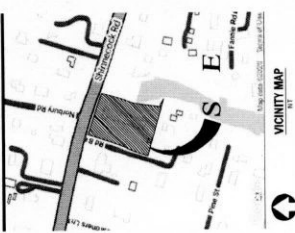
Ritz-Craft Engineering Print Request

Confirm #: 2795322 Start with #: MILLINGTON
Builder: GMRC MODULAR Retail: duplex#1 State/Co: NY
Series: HOMESTEAD Plan/Size: 30x44 Wind Zone: _____
Special Instructions: MILLINGTON -4FT

Sales Rep: JUDD Date Requested: 12-8-22
Coordinator: Connie Date Need by: _____ (NEED APPROVAL IF REQUESTED BEFORE STD TIME FRAMES)

<input checked="" type="checkbox"/> Prelim	<input type="checkbox"/> MASS STRETCH CODE	<input type="checkbox"/> ENERGY STAR 3.0	<input type="checkbox"/> HERS RATING
<input type="checkbox"/> Confirm	<input type="checkbox"/> COPY OF CHECK		
<input checked="" type="checkbox"/> Elevations	Roof pitch: _____	Ceiling height: _____	Shutters: _____
<input type="checkbox"/> Electrical			Grids: _____
<input type="checkbox"/> Foundation	(TYPE OF FOUNDATION AND WALL THICKNESS)		
<input type="checkbox"/> HVAC- Heat	Opt #: _____	Sing / Ind Returns: _____	HWBB: _____ Elec. BB: _____
<input type="checkbox"/> Res-Check			
<input type="checkbox"/> Stamps	(COMPLETE SITE ADDRESS)		

Special Instructions: _____



PROJECT DATA

CONCEPT: []
 DATE: []
 SCALE: []
 PROJECT NUMBER: []
 DRAWING BY: []
 CHECKED BY: []
 APPROVED BY: []
 SEAL & SIGNATURE: []

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT
2			ISSUED FOR PERMIT
3			ISSUED FOR PERMIT
4			ISSUED FOR PERMIT
5			ISSUED FOR PERMIT
6			ISSUED FOR PERMIT
7			ISSUED FOR PERMIT
8			ISSUED FOR PERMIT
9			ISSUED FOR PERMIT
10			ISSUED FOR PERMIT

KEY ENGINEERING
 CIVIL ENGINEERING
 664 BLUE POINT ROAD, UNIT 8
 HOLTSPRING, NY 11742
 www.keyengineering.com

PROPOSED REDEVELOPMENT
 HAMPSHIRE COUNTY
 TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK
 DISTRICT: 800, SECT: 02, BLOCK: 1, LOT: 4
 DEDICATED TITLE

CONCEPT PLAN 1

DATE: 07/23/2008
SCALE: 1" = 20'
PROJECT NUMBER: 200703
DRAWING BY: LC
CHECKED BY: GP
APPROVED BY: []
SEAL & SIGNATURE: []

DRIVING INSTRUCTIONS:
 FROM [] TO []

REFERENCES:
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BULK ZONING TABLE
 DEVELOPMENT TYPE: []

PROPOSED USE	PERMITTED USE	PERMITTED USE	PERMITTED USE
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY
RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY
RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY
RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY
RESIDENTIAL SIX-FAMILY	RESIDENTIAL SIX-FAMILY	RESIDENTIAL SIX-FAMILY	RESIDENTIAL SIX-FAMILY
RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL SEVEN-FAMILY
RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL EIGHT-FAMILY
RESIDENTIAL NINE-FAMILY	RESIDENTIAL NINE-FAMILY	RESIDENTIAL NINE-FAMILY	RESIDENTIAL NINE-FAMILY
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RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY

BULK ZONING TABLE
 PROPOSED ZONING DISTRICT: []

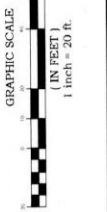
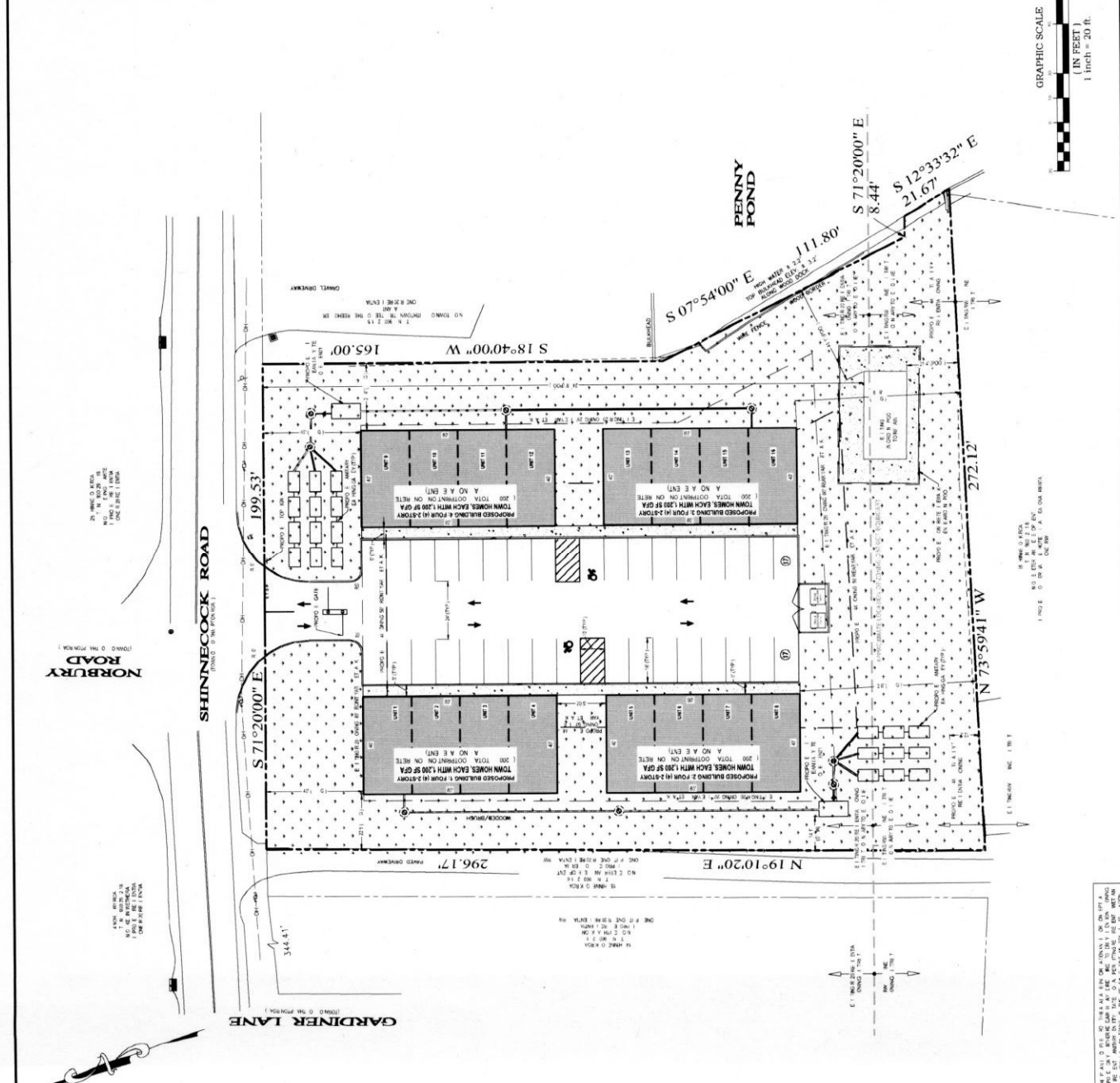
PROPOSED USE	PERMITTED USE	PERMITTED USE	PERMITTED USE
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY
RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY
RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY
RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY
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RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL EIGHTEEN-FAMILY
RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL NINETEEN-FAMILY
RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY

PARKING CALCULATIONS

ITEM	SECTION	PERMITTED USE	PERMITTED USE
1	1	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
2	2	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY
3	3	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY
4	4	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY
5	5	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY
6	6	RESIDENTIAL SIX-FAMILY	RESIDENTIAL SIX-FAMILY
7	7	RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL SEVEN-FAMILY
8	8	RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL EIGHT-FAMILY
9	9	RESIDENTIAL NINE-FAMILY	RESIDENTIAL NINE-FAMILY
10	10	RESIDENTIAL TEN-FAMILY	RESIDENTIAL TEN-FAMILY
11	11	RESIDENTIAL ELEVEN-FAMILY	RESIDENTIAL ELEVEN-FAMILY
12	12	RESIDENTIAL TWELVE-FAMILY	RESIDENTIAL TWELVE-FAMILY
13	13	RESIDENTIAL THIRTEEN-FAMILY	RESIDENTIAL THIRTEEN-FAMILY
14	14	RESIDENTIAL FOURTEEN-FAMILY	RESIDENTIAL FOURTEEN-FAMILY
15	15	RESIDENTIAL FIFTEEN-FAMILY	RESIDENTIAL FIFTEEN-FAMILY
16	16	RESIDENTIAL SIXTEEN-FAMILY	RESIDENTIAL SIXTEEN-FAMILY
17	17	RESIDENTIAL SEVENTEEN-FAMILY	RESIDENTIAL SEVENTEEN-FAMILY
18	18	RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL EIGHTEEN-FAMILY
19	19	RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL NINETEEN-FAMILY
20	20	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY

SANITARY DENSITY CALCULATIONS

ITEM	SECTION	PERMITTED USE	PERMITTED USE
1	1	RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
2	2	RESIDENTIAL TWO-FAMILY	RESIDENTIAL TWO-FAMILY
3	3	RESIDENTIAL THREE-FAMILY	RESIDENTIAL THREE-FAMILY
4	4	RESIDENTIAL FOUR-FAMILY	RESIDENTIAL FOUR-FAMILY
5	5	RESIDENTIAL FIVE-FAMILY	RESIDENTIAL FIVE-FAMILY
6	6	RESIDENTIAL SIX-FAMILY	RESIDENTIAL SIX-FAMILY
7	7	RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL SEVEN-FAMILY
8	8	RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL EIGHT-FAMILY
9	9	RESIDENTIAL NINE-FAMILY	RESIDENTIAL NINE-FAMILY
10	10	RESIDENTIAL TEN-FAMILY	RESIDENTIAL TEN-FAMILY
11	11	RESIDENTIAL ELEVEN-FAMILY	RESIDENTIAL ELEVEN-FAMILY
12	12	RESIDENTIAL TWELVE-FAMILY	RESIDENTIAL TWELVE-FAMILY
13	13	RESIDENTIAL THIRTEEN-FAMILY	RESIDENTIAL THIRTEEN-FAMILY
14	14	RESIDENTIAL FOURTEEN-FAMILY	RESIDENTIAL FOURTEEN-FAMILY
15	15	RESIDENTIAL FIFTEEN-FAMILY	RESIDENTIAL FIFTEEN-FAMILY
16	16	RESIDENTIAL SIXTEEN-FAMILY	RESIDENTIAL SIXTEEN-FAMILY
17	17	RESIDENTIAL SEVENTEEN-FAMILY	RESIDENTIAL SEVENTEEN-FAMILY
18	18	RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL EIGHTEEN-FAMILY
19	19	RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL NINETEEN-FAMILY
20	20	RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL TWENTY-FAMILY



GRAPHIC SCALE
 1 INCH = 20 FEET

REFERENCES:
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PROPOSED BUILDING & TOWN HOME SCHEDULE
 TOWN HOMES EACH WITH 1,200 SF GFA
 1,200 TOTAL COVERAGE ON NET
 A NO E ENT

PROPOSED BUILDING & TOWN HOME SCHEDULE
 TOWN HOMES EACH WITH 1,200 SF GFA
 1,200 TOTAL COVERAGE ON NET
 A NO E ENT

PROPOSED BUILDING & TOWN HOME SCHEDULE
 TOWN HOMES EACH WITH 1,200 SF GFA
 1,200 TOTAL COVERAGE ON NET
 A NO E ENT

PROPOSED BUILDING & TOWN HOME SCHEDULE
 TOWN HOMES EACH WITH 1,200 SF GFA
 1,200 TOTAL COVERAGE ON NET
 A NO E ENT

