

ZONING

249 Attachment 2

Town of Wallkill

Conservation Subdivision Lot Count Worksheet

[Added 12-9-2009 by L.L. No. 8-2009]

Part 1. Project data: Fill in the project data information in the boxes below.

1	Project Data		
	Project name:		
	Total property size (acres)	Zoning district(s)	
	Unbuildable land (acres)	Net buildable land (acres)	
Unbuildable land is calculated as the sum acres of all land area covered by water bodies, watercourses, wetlands, areas subject to flooding and ponding, areas which have slopes of over 20%, easements and setbacks.			

Part 2. Determining minimum lot area and maximum number of lots: Refer to the chart below to determine how lots are calculated for each zoning district. If instructed to use the soils formula, see Part 3.

2	Calculate Minimum Lot Area				
		Minimum Lot Area			But cannot be less than:
	District	Water and Sewer	Sewer Only	No Water or Sewer	
	R-2	32,670 s.f.	32,670 s.f.	Use Soils Formula	
	RA	Use soils formula			2 acres
RA-1	Use soils formula			3 acres	
Water and sewer = lots served by both public water and sewer systems; Sewer only = lots served by public sewage system, but not public water system; No water or sewer = lots not served by either a public sewer or water system.					

Part 3. Calculating the soils formula: For each soil group found within the buildable land on the property, multiply the number of acres of that soil times the corresponding environmental factor. Refer to Table One for a listing of what soil types correspond to which soil groups. Refer to Table Two for a listing of the environmental factors for each soil group. Soils found in areas which are classified as unbuildable in Part 1 above should not be included in these calculations.

3	Calculate Soils Formula						
	Soil Type	Soil Group	Acres	x	Environmental Factor	=	Number of Lots
	Example: 78c	XI	13.4		0.17		2.27
Total buildable acres:				Total number of lots:			
Soil Maps of the Town of Wallkill are on file at the Town Hall. Total buildable acres should match the net buildable land listed above in Part 1. Fractional results for the total number of lots should be rounded down to the next whole number.							

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Part 4. Determine minimum lot size: Refer to Table Two, under Conservation Subdivisions for the appropriate zoning district. The minimum lot size is determined by which soil group the proposed septic systems would be placed on.

Minimum Lot Size			
4	Soil Group	Number of septic systems or lots served	Minimum Lot Size Permitted

If the septic system is placed on two or more different soil types, the most restrictive soil type governs.

Part 5. Summary: Fill out the calculated values and minimum requirements listed below. The conventional site plan layout used to determine the maximum number of lots should use these lot standards. If less than the maximum number of lots can actually be accommodated on the conventional site layout, then this lower number becomes the allowable number of lots for the conservation subdivision. After the conventional layout is completed, fill in the actual number of lots accommodated in the last line.

Conventional Layout Plan — Lot Standards		
5	Maximum number of lots	
	Minimum lot size	
	Minimum lot width	
	Minimum lot depth	
	Required front yard	
	Required rear yard	
	Required side yard(s)	
	Required lot frontage	
	Actual number of lots accommodated on conventional site layout:	

See individual zoning district sections for required lot width, depth and yard size information.