

N/F  
ROGER A. BATZEL  
LISA A. BATZEL  
L. 2060 P. 113  
REC. FEB. 04, 2004  
TM# 162.15-2-9.2  
68 FRANCES ST.

N/F  
5 IRVING AVENUE, LLC  
L. 2572 P. 37  
REC. OCT. 15, 2018  
TM# 162.15-2-9.111  
5 IRVING AVE.

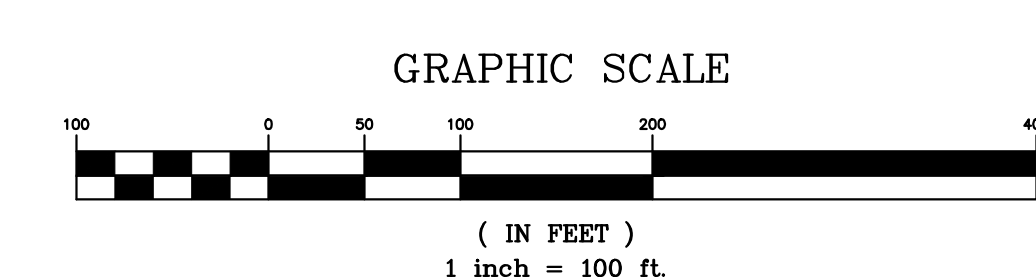
N/F  
5 IRVING AVENUE, LLC  
L. 2572 P. 37  
REC. OCT. 15, 2018  
TM# 162.15-2-9.111  
5 IRVING AVE.

N/F  
DAVID A. SIMMS AND  
BRENDA E. SIMMS  
L. 2078 P. 259  
REC. AUG. 03, 2004  
TM# 162.15-2-25  
48 WILLIAM ST.

N/F  
LEANNA M. ALLEN  
GARY M. ALLEN  
L. 2078 P. 259  
REC. AUG. 03, 2004  
TM# 162.15-2-25  
48 WILLIAM ST.

N/F  
STEPHEN RICHMOND  
KATHLEEN W. RICHMOND  
L. 2561 P. 586  
REC. JULY 03, 2018  
TM# 162.15-2-10  
98 FRANCES ST.

N/F  
KIRKWOOD WAREHOUSE  
INVESTORS, LLC  
L. 2463 P. 371  
REC. JUNE 03, 2015  
TM# 162.15-2-12  
925 NYS ROUTE 11



**ZONING NOTES**

BUSINESS 1 (B-1): INCLUDES RESIDENTIAL MULTIFAMILY (R-M)  
TM#162.15-2-11 (PARCEL 1) AND TM#162.16-1-18 (PARCEL 2)

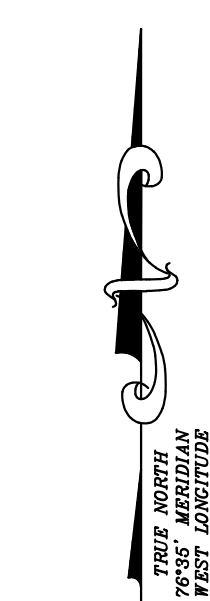
PLANNED UNIT DEVELOPMENT (PUD):  
TM#162.16-1-18 (PARCEL 3, 4 AND 5)

(WITH PUBLIC WATER AND SEWER)

	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	13,400 SF	1,783,468 SF (40.94±AC)
MINIMUM LOT FRONTAGE:	134 LF	933.7 LF
MAXIMUM LOT COVERAGE:	35%	12%
MINIMUM YARD DIMENSIONS:		
PRINCIPAL:		
FRONT:	35 LF	41.9 LF
REAR:	15 LF	93.1 LF
SIDE:	35 LF	16.2 LF
MAXIMUM BUILDING HEIGHT:	45 FT	45 & 35 FT
OFF STREET PARKING:		
2/DWELLING UNIT:		
1 BEDROOM UNITS =	176	
2 BEDROOM UNITS =	233	
3 BEDROOM UNITS =	140	
TOTAL =	549 UNITS	1098
		918

**DENSITY TABLE**

UNIT (BR)	NUMBER UNITS	NUMBER BEDS	ESTIMATED # OF OCCUPANTS	FHA PERMITTED OCCUPANTS
1	176	176	264	528
2	233	466	699	1,165
3	140	420	560	980
TOTAL	549	1,062	1,523	2,673



**NOT FOR CONSTRUCTION**

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystonecomp.com  
www.keystonecomp.com

**KEYSTONE ASSOCIATES**  
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

**KIRKWOOD MULTI-FAMILY DEVELOPMENT**  
FRANCES STREET  
TOWN OF KIRKWOOD BROMO COUNTY, NY  
**FEASIBILITY LAYOUT PLAN**

SHEET NO.  
**C100**

PROJECT NO.  
2410.30921

DATE:  
10/09/2023

SDI FILE NO.: 241030921-SITE

WARNING:  
This is a preliminary drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all information and dimensions before construction.

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