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Fairway Mews Narrative Summary

This Project is located in the 2R-15 zone located on the west side of Station Road and the north side of Pomona Road. The zoning designation was recently changed under the new Master Plan.

It consists of 59,916 square feet. With the required road widening and easement to the Town of Ramapo (one half credit), and sewer easement the net lot area equals 55,788 square feet for zoning purposes.

The owner wishes to subdivide this parcel into three lots. Each lot will have one two family dwelling per lot, for a total of six residential units. Each unit will have a floor area of 2,720 square feet.

Each lot will have one access from Station Road and each unit will have their own two garage. The garages are located in the lower (basement) level at the rear of the homes.

Area variances are required for the following:

Lot 1:

	Permitted	Requested
Min. Lot Area	20,000 Sq.Ft.	19,254 Sq.Ft. (NET)
Max. Floor Area Ratio	0.18	0.29
Max. Impervious Surface	0.30	0.32

Lot 2:

	Permitted/Required	Requested
Min. Lot Area	20,000 Sq.Ft.	17,581 Sq.Ft.(NET)
Rear Yard Setback	35 Ft.	24 Ft.
Max. Floor Area Ratio	0.18	0.31
Max. Impervious Surface	0.30	0.36

Lot 3:

	Permitted/Required	Requested
Min. Lot Area	20,000 Sq.Ft.	18,953 Sq.Ft. (NET)
Max. Floor Area Ratio	0.18 Sq.Ft.	0.29
Max. Impervious Surface	0.30	0.33

As the Board is aware, the old Minisceongo Golf Course (in the Town of Ramapo) is under consideration for a zone change to multi family.

Please keep in mind, the floor area for each unit is 2,720 square feet. This is not considered large for a home of this type. We feel that if we further reduce the area of units they will be difficult to market.