

Schedule A
List of Plans

- Architectural Plans prepared by Rogers McCagg Architects, dated December 15, 2022, entitled:
 - “G1.0 – Cover;”
 - “A1.0 – Proposed Ground Floor Plan;”
 - “A1.1 – Proposed Second Floor & Roof Plan;”
 - “A2.0 – Proposed Elevations;” and
 - “A3.0 – 3D Views.”

- Site Development Plans Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled:
 - “Cover Sheet;”
 - “Improvement Location Survey;”
 - “C-1.0 – Existing Conditions Plan;”
 - “C-2.0 – Demolition Plan;”
 - “C-3.1 – Site Grading Plan;”
 - “C-3.2 – Site Grading Plan;”
 - “C-4.1 – Storm Drainage and Utility Plan;”
 - “C-4.2 – Storm Drainage and Utility Plan;”
 - “C-5.0 – Sedimentation and Erosion Control Plan;”
 - “C-6.1 – Notes and Details;”
 - “C-6.2 – Details;” and
 - “C-7.0 – Low-Impact Development Plan.”

- Zoning Location Survey Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Zoning Location Survey;”

- Average Grade Worksheet prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Proposed Grade Plane Plan;”

- Subdivision Map Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Preliminary Subdivision Map;”

- Landscape Plan Prepared by Environmental Land Solutions, LLC, dated December 14, 2022, entitled:
 - “LP.1 – Landscape Plan;” and
 - “LP.2 – Landscape Plan.”

- Drainage Study Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Engineering Summary Report;” and

- Traffic Impact Study Prepared by SLR, dated November 18, 2022, entitled “Traffic Impact Study – 23-50 Barry Place – Ice Rink.”

Schedule B
Project Narrative

Wings Manager, LLC (f/k/a Wings Real Estate Holdings, LLC,¹ hereinafter “Wings”) and Continental Family Holdings, LLC (collectively, the “Applicants”) request site plan and special permit approvals to facilitate the development of a structure at 50 Barry Place (the “Property”) that will house an indoor ice skating rink. Additionally, the Applicants are simultaneously seeking approval from the Planning Board to subdivide the Property into two lots, “Proposed Parcel A” and “Proposed Parcel B.” These parcels are depicted on the enclosed map entitled “Preliminary Subdivision Map.”

I. The Applicants

Continental Family Holdings, LLC is the current owner of the Property and Wings is the contract purchaser of Proposed Parcel B. Wings seeks to develop an indoor ice skating rink on Proposed Parcel B, which will host a variety of ice hockey and figure skating events.

II. The Property & Existing Uses

The Property is 11.77 acres and located within the General Industrial (M-G) zone. If subdivision approval is granted, Proposed Parcel A will be 9.17 acres and Proposed Parcel B will be 2.60 acres. The Property is generally bounded by Innis Arden Golf Club to the south and west, the Metro-North railroad to the north, and St. Clement’s Church and residential properties in the R-6 zone and industrial properties in the M-G zone to the east. The Property is improved with three buildings, paved parking lots, landscaping, and stormwater management systems. The building on Proposed Parcel A was used by Conair Corporation until 2020. When it was occupied, there were approximately 150 to 200 people who worked in the building. Two warehouse buildings sit on Proposed Parcel B. When Conair occupied the main building, it used one of the warehouse buildings for storage. A small sliver of the western border of the Property contains wetlands. The proposed development will take place on the opposite side of the Property and will not disturb the wetlands or the upland review area.

III. Description of Proposed Development

The Applicants propose to build a 35,500± sf structure on Proposed Parcel B that will house an indoor ice skating rink. Wings plans to operate youth ice hockey and youth figure skating clinics, educational programs, leagues, and tournaments at the venue that will serve Stamford and the surrounding community. The venue will have seating areas for spectators and teams, locker rooms, office space, a pro shop, and a lounge. The total seating capacity of the spectator area will be 240, with two sections that can each accommodate up to 120 people. All mechanical and chilling equipment will be located within the building. The structure will be constructed with high-quality materials, including metal siding and a standing seam metal roof.

¹The enclosed plans state that they were prepared for Wings Real Estate Holdings, LLC. The entity name, however, recently was changed to Wings Manager, LLC.

An 87-space parking lot will be constructed to serve the building. The lot will contain covered bicycle racks, electric vehicle charging stations, and sidewalks in satisfaction of Stamford's mobility regulations. A stormwater management system will be added and reinforced modular concrete block retaining walls will be constructed on the outer edges of the parking lot where needed. Additionally, the lot will be landscaped with a variety of plants and shade trees.

The proposal will entail the demolition of the two existing buildings on Proposed Parcel B. In connection with the proposed subdivision of the property, a 24' wide bituminous concrete driveway with accompanying sidewalks will be constructed with 40.51' of frontage on Barry Place. Portions of the existing building on Proposed Parcel A will be removed to accommodate the driveway, but this parcel will otherwise remain undisturbed by the proposed project.

IV. Requested Approvals²

To facilitate this proposal, the Applicants request the following approvals:

- (1) Final Site Plan Approval ("FSP") pursuant to §§ 4.B.8.b. and 19.D. of the Zoning Regulations to develop the proposed building, parking lot, and right-of-way on the Property.
- (2) Special Permit Approval of a Large Scale Development pursuant to § 19.E. of the Zoning Regulations to permit the construction of a non-residential structure having a gross floor area of 20,000 sf or more.

V. Conformity of Site Plan with Stamford Master Plan and M-G Goals

The M-G zone accommodates a wide variety of commercial, industrial, and institutional uses. The M-G zone is designed to separate such uses from residential and other incompatible uses to minimize the potential negative impacts.³ Indoor ice skating rinks are permitted as of right in the M-G zone. Further, this zone tends to contain buildings similar in scale to the structure proposed by the Applicants. Because of the Property's location in the M-G zone, the proposed building will have minimal disturbance on residential properties and, in fact, cannot be seen by any residential buildings.

VI. Conclusion

The proposed development seeks to bring an indoor ice skating venue to Stamford in an area that is well-suited for such a use.

²As stated above, the Applicants are also seeking subdivision approval from the Planning Board.

³See Zoning Regulations § 4.B.8.a. and Master Plan, p. 45.

Schedule C
Statement of Findings

The Applicants submit the proposal is consistent with the Site Plan standards (§ 19.D.4.) and Special Permit standards (§ 19.C.2.) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to the standards of the M-G Zone and applicable provisions of Section 12 of the Zoning Regulations. The enclosed Zoning Location Survey provides parking details for the development.

The Applicants will comply with the bicycle parking requirements in § 12.J. of the Zoning Regulations. The Zoning Regulations require that five (5) electrical vehicle spaces be provided on the property, but the Applicants will provide 10 spaces in compliance with Public Act 22-25, which requires that electric vehicle charging infrastructure be provided in at least 10 percent of parking spaces.⁴

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

Vehicles will enter and exit the property through Barry Place. At all points where a two-way flow of traffic is anticipated, the driveway is the required width of 24 feet.

⁴Although only nine (9) electric vehicle spaces are required for this project pursuant to P.A. 22-25, 10 will be provided, as each electric vehicle charger is designed to service two spaces.

The access drive has been designed to provide safe and convenient access to Proposed Parcel B.

- (c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

The surrounding streets can adequately accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by SLR.

- (2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The proposed location, height, design and materials of walls, fences, hedges and plantings are appropriate for the Property and the surrounding area. They also sufficiently screen parking, loading spaces, garbage collection facilities, accessway drives, and utility installations. For a more detailed landscape plan, please see the enclosed Landscape Plan prepared by Environmental Land Solutions, LLC.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining appropriate onsite landscaping, as detailed on the enclosed Landscape Plan prepared by Environmental Law Solutions, LLC. Roughly 10 percent of the Property is subject to a conservation easement, which will remain undeveloped.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15-B.*

Enclosed is a comprehensive Sedimentation and Erosion Control Plan, prepared by D'Andrea Surveying & Engineering, P.C., which ensures the standards and procedures of § 15.B. of the Zoning Regulations are satisfied.

- (d) Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

Roughly 10 percent of the property (1.1789 acres) will be subject to a conservation easement. This area will remain untouched. There are no historic buildings on the site. As detailed in the attached Landscape Plan, the number of new trees that will be planted far exceeds the number of existing trees that will be removed.

- (e) Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The site is not proximate to any residential uses. All artificial lighting and site generated noise and other disturbances shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. The location, height, design, and arrangement of outside lighting shall be consistent with safety so as to avoid glare on any other lot and to avoid traffic hazards on Barry Place and Melrose Avenue.

- (f) Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

Enclosed please find an Engineering Summary Report prepared by D'Andrea Surveying & Engineering, P.C., which indicates that the proposed improvements to the property will provide water quality treatment measures that will both mitigate stormwater runoff from the site and reduce runoff volumes and peak flow rates as compared to existing conditions. Further, the improvements will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

- (g) Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to access the Property safely and conveniently.

- (h) The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed structure will be completely compatible with the architectural character of the surrounding area.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The proposed development and site landscaping comply with the standards of the M-G Zone.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

b. Special Permit Standards

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

The proposed development is appropriate for the Property. The proposed size, scale, and arrangement of the building is consistent with the building on Proposed Parcel A and with the surrounding area.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The proposed use of the property will not be injurious to the surrounding neighborhood. The proposed use as an indoor ice rink is less intense than other uses permitted in the M-G zone. The activities on the Property will not cause disturbances to nearby properties in a manner that is objectionable. The purpose of the M-G is to separate the most intense industrial uses from susceptible uses to minimize potential negative impact, so the proposed use will be adequately shielded from less intense uses.

- (3) the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

As detailed in the attached Traffic Impact Study from SLR, the proposal will not result in adverse traffic conditions and no traffic mitigation is necessary. The increase in traffic caused by the proposed development can be accommodated by the surrounding roadway system. There will be an adequate amount of off-street parking and loading. The proposed driveways will not cause a safety hazard or traffic nuisance.

- (4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The proposed development will not impair the present and future development of the surrounding area.

- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The M-G zone is designed to separate industrial and institutional uses from residential and other incompatible uses to minimize potential negative impacts. Thus, the Property will be shielded from less intense uses in accordance with the intent of the Master Plan and the Stamford Zoning Regulations. Furthermore, the proposed use as an indoor ice skating rink is fully permitted in the M-G zone and the scale and design of the building is in compliance with the zoning regulations and is in harmony with the surrounding neighborhood, which contains other industrial and institutional properties.

Schedule D
Property Description

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL BUIDLINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF STAMFORD, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT AND SHOWN ON A MAP TITLED "ALTA/ACSM LAND TITLE SURVEY STAMFORD SURVEY PROJECT 23 BARRY PLACE, STAMFORD, CT SCALE 1"=50', MADE BY CONNECTICUT CONSULTING ENGINEERS, LLC (WILLIAM F. ORSINE, REGISTERED LAND SURVEYOR NO 10045) AND DATED JULY 20, 2012 LAST REVISED TO DECEMBER 17, 2012, ON FILE OR TO BE FILED IN THE STAMFORD LAND RECORDS, TO WHICH MAP REFERENCE IS MADE, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE WESTERLY STREETLINE OF BARRY PLACE AS SHOWN ON SAID MAP, SAID POINT BEING MARKED BY A CONCRETE MONUMENT AND LABELED AS THE POINT OF BEGINNING.

THENCE S-07°-40'-00"-W ALONG THE WESTERLY STREETLINE OF BARRY PLACE AS SHOWN ON SAID MAP A DISTANCE OF 350.50 FEET TO A POINT MARKED BY A CONCRETE MONUMENT;

THENCE S-07° -40-00"-W ALONG THE WESTERLY STREETLINE OF BARRY PLACE AS SHOWN ON SAID MAP A DISTANCE OF 151.67 FEET TO A POINT;

THENCE N-88°-55-'00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 22.20 FEET TO A POINT;

THENCE N-15°-48'-18"-E ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 155.78 FEET TO A POINT MARKED BY A CONCRETE MONUMENT;

THENCE N-76°-54'-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 188.00 FEET TO A POINT MARKED BY AN IRON PIN;

THENCE N-81°-14-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 47.20 FEET TO A POINT MARKED BY A DRILL HOLE;

THENCE N-69°-49'-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 105.80 FEET TO A POINT MARKED BY A DRILL HOLE;

THENCE N-76°-48'-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 80.80 FEET TO A POINT MARKED BY A DRILL HOLE;

THENCE N-74°-34'-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 355.00 FEET TO A POINT MARKED BY A DRILL HOLE;

THENCE N-80°-03'-00"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 141.87 FEET TO A POINT MARKED BY AN IRON PIPE;

THENCE N-00°-02'-30"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 381.53 FEET TO A POINT;

THENCE S-83°-17'-30"-W ALONG LAND NOW OR FORMERLY OF INNIS ARDEN GOLF CLUB INC. AS SHOWN ON SAID MAP A DISTANCE OF 85.67 FEET TO A POINT;

THENCE EASTERLY ALONG LAND NOW OR FORMERLY THE PENN CENTRAL RAILROAD, AS SHOWN ON SAID MAP, BY A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3919.83 FEET AND A CENTRAL ANGLE OF 14°-21'-46" A DISTANCE OF 982.60 FEET TO A POINT MARKED BY AN IRON PIPE;

THENCE S-32°-23'-30"-E ALONG LAND NOW OR FORMERLY OF NORMAL F. LEVY, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 132.97 FEET TO A POINT;

THENCE S-14°-48'-00"-E ALONG LAND NOW OR FORMERLY OF NORMAL F. LEVY, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 93.43 FEET TO A POINT;

THENCE WESTERLY ALONG LAND NOW OR FORMERLY MURRAY A. GOLDBLUM, ET AL., AS SHOWN ON SAID MAP, BY A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1728.00 FEET AND A CENTRAL ANGLE OF 02°-52'-17" A DISTANCE OF 86.60 FEET TO A POINT;

THENCE S-09°-20'-07"-E ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 63.18 FEET TO A POINT;

THENCE S-80°-18'-00"-W ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 102.77 FEET TO A POINT;

THENCE S-84°-30'-00"-W ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 135.00 FEET TO A POINT;

THENCE S-83°-22'-00"-W ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 80.00 FEET TO A POINT;

THENCE S-07°-00'-30"-W ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 187.31 FEET TO A POINT MARKED BY A CONCRETE MONUMENT;

THENCE S-73°-15'-00"-E ALONG LAND NOW OR FORMERLY OF MURRAY A. GOLDBLUM, ET AL. AS SHOWN ON SAID MAP A DISTANCE OF 459.25 FEET TO THE POINT AND PLACE OF BEGINNING.

END OF PROPERTY DESCRIPTION

Schedule E
List of Property Owners

Name & Address

Location

Continental Family Holdings, LLC
50 Barry Place
Stamford, CT 06902

50 Barry Place

Wings Manager, LLC (Contract Purchaser)
41 Owenoke Way
Riverside, CT 06878

50 Barry Place

Schedule F
M-G Zone Zoning Data Chart
50 Barry Place, Stamford, CT

Without Subdivision

	Standard/Required	Existing	Proposed	Notes
Min. Lot Area	4,000 sf	512,845 sf (11.77 acres)	512,845 sf (11.77 acres)	Complies
Min. Lot Frontage	40'	350.50'	350.50'	Complies
FAR	1.0	0.37	0.39	Complies
Building Height	4 stories / 50'	2 stories	2 stories/ 28' 4 ¾"	Complies
Building Coverage (Interior Lot)	80%	29.5%	31.7%	Complies
Min. Front Yard	10' to street line 35' to street center	105.9' (main building)	105.9' (main building)	Complies
Min. Side Yard	None required, but if provided, must be at least 4'	0' (water pump building)	4.5' (ice skating rink)	Complies
Min. Rear Yard	15'	262.6' (main building)	15.5' (ice skating rink)	Complies

With Subdivision

	Standard/Required	Proposed Parcel A	Proposed Parcel B	Notes
Min. Lot Area	4,000 sf	399,510 sf (9.1715 acres)	113,335 sf (2.6018 acres)	Complies
Min. Lot Frontage	40'	309.99'	40.51'	Complies
FAR	1.0	0.41	0.31	Complies
Building Height	4 stories / 50'	2 stories	2 stories / 28' 4 ¾"	Complies
Building Coverage (Interior Lot)	80%	31.8%	31.5%	Complies
Min. Front Yard (to Street Line)	10'	105.9'	N/A	Complies
Min. Side Yard	None required, but if provided, must be at least 4'	4.8'	4.5'	Complies
Min. Rear Yard	15'	262.6'	15.5'	Complies

Schedule F
Existing Zoning Map and Aerial Photo of Property



