



# MF Multi Family Grading System - 2/4/2011

**Project Name:**  
**Location/Hamlet:**  
**SCTM #:**

**Log #:**

	Score	Applicant-Proposed Score
<b>§ 85- Location Characteristics.</b>		
A. Use criteria below to determine Location Characteristics Score, 70 points max. positive, 55 points max. negative.		
B. Negative location points are subtracted from positive points for composite score.		
C. Positive location characteristics points are:		
1. 10 points for a property that is within 2,640 feet of a TOD, hamlet center or rail road station.	10	0
2. 10 points for a property that is located on a major arterial roadway.	10	0
3. 10 points for a property that is located within an existing sewer district or can connect to existing STP.	10	0
4. 10 points for a property that is within 2,640 feet of an existing MF or PRC community.	10	0
5. 5 points for a property that complies with local land use plan, comp plan or corridor study.	5	0
6. 5 points if the majority of the property has been previously developed.	5	0
7. 5 points if the majority of buildings on the property have been vacant for more than 1 year.	5	0
8. 5 points if the property has buildings that have boarded windows/doors or façade seriously dilapidated.	5	0
9. 5 points if the property has been cited for code violations, vagrancy or criminal activity.	5	0
<b>Total Positive Points</b>	<b>65</b>	<b>0</b>
D. Negative location characteristics points are:		
1. -10 points for a property not within 2,640 feet of a TOD, hamlet center or rail road station.	-10	0
2. -10 points for a property that is not located on a major arterial roadway.	-10	0
3. -5 points for a use not in compliance with local land use plan, comp plan or corridor study.	-5	0
4. -5 points for a property that is not located within an existing sewer district or can not connect to existing STP.	-5	0
5. -5 points for a property that is located within a Historic District, HD Transition Zone, or building that is a Landmark.	-5	0
6. -5 points for a property located within a flood zone.	-5	0
7. -5 points for a property that is located within 150' of a wetland or surface water.	-5	0
8. -5 points for a property located within a Special Groundwater Protection Area or Pine Barrens CGA.	-5	0
9. -5 points for a property that has on-site or is located within 535' of an endangered, rare or threatened species.	-5	0
10. -5 points for a property that is not within 2,640 feet of an existing MF or PRC residences.	-5	0
11. -5 points for a property that has 85% or greater natural vegetation (clearing not the result of a recent violation).	-5	0
<b>Total Negative Points</b>	<b>-65</b>	<b>0</b>
<b>(Must score greater than 0 to qualify for MF zoning/use)</b>	<b>Composite Location Characteristic Score</b>	<b>0</b>
<b>§ 85- Proximity of Basic Community Services</b>		
A. Use criteria below to determine Proximity of Basic Community Services Score on a scale of 0-54 points:		
Community services counted only once, must be within 2,640' along major arterial roadway (1,320' perpendicular)		
Up to 3 Basic Community Services can be proposed by application off-site and up to 3 can be proposed on-site.		
1. 10 points for a library.	10	0
2. 10 points for a school.	10	0
3. 10 points for a supermarket.	10	0
4. 5 points for a public bus stop.	5	0
5. 3 points for a post office.	3	0
6. 3 points for a park.	3	0
7. 2 points for a museum.	2	0
8. 2 points for a theater.	2	0
9. 2 points for a place of worship.	2	0
10. 2 points for a New York State Licensed Adult Care Facility.	2	0
11. 2 points for MF or PRC residences.	2	0
12. 2 points for a day care facility.	2	0
13. 2 points for a fitness center.	2	0
14. 2 points for a personal service shop.	2	0
15. 2 points for a neighborhood hardware store.	2	0
16. 2 points for a bank.	2	0
17. 2 points for a medical/dental office.	2	0
18. 2 points for a civic center.	2	0
19. 2 points for a convenience grocery.	2	0
20. 2 points for a large home improvement store	2	0
21. 2 points for a department store or large commercial retailer.	2	0
22. 2 points for a pharmacy.	2	0
23. 2 points for a take out, deli or restaurant use.	2	0
24. 2 points for a major restaurant.	2	0
25. 2 points for a laundry.	2	0
26. 1 points for a cleaners.	1	0
<b>Total Score</b>	<b>80</b>	<b>0</b>
<b>§ 85- MF Development Benefit Potential.</b>		
A. Use criteria below to determine the MF Development Benefit Potential Score on a scale 0-55 points		
1. 1 point per percent above 10% affordable units, to a maximum of 10 points	10	0
1. 7 points max. for on-site amenities that are open to the public (village green, playground, etc.).	7	0
2. 5 points max. for off-site public or community benefits or services.	5	0
3. 5 points max. for a LEEDS project: 3 points for Certified, 5 for Silver, 7 for Gold & 10 for Platinum.	5	0
4. 5 points max. for project that proposes at least 3 inter-community street or trail connections.	5	0
5. 5 points max. for project that proposes greater than 50% on-site natural undisturbed area.	5	0
6. 4 points max. for adaptive reuse of existing historic building.	4	0
7. 3 points max. for a project that has engaged the community and stakeholders.	3	0
8. 3 points max. for project that proposes a "complete street" pedestrian/bicycle friendly street network.	3	0
9. 3 points max. for pedestrian oriented layout and design.	3	0
<b>Total Score</b>	<b>50</b>	<b>0</b>
<b>Total MF Density Achievement Score</b>		
<b>0</b>		

	<b>Base Density</b>	<b>Special Permitted Density</b>
190 points maximum		
50-74 points = 3-5 units/acre	4.5 units/acre for developed commercial/Ind.	50% cap = 6.75 units/acre
75-99 points = 6-8 units/acre	3.0 units/acre for vacant commercial/Ind.	50% cap = 4.5 units/acre
>99 points = 9 units/acre	3.5 units/acre for split zoned parcels.	
Calculation for credit redemption for MF Special Permit use start at 1 unit/acre Bond required if credits are paid after 1/3 CO's issued.		
Major Arterial Roadway generally defined as have 5000 Average Daily Trips per day.		