

DEVELOPER'S STATEMENT  
MATUNUCK BEACH ROAD CONDOMINIUMS

The development is a residential condominium proposal consisting of 12 units in total. Twenty-five (25) percent of which are designated as affordable housing. The proposal has been reduced from its original 20 units to 12 units arranged in 6 duplex buildings each containing two bedrooms and approximately 1,600 square feet of living space. All buildings are located outside of the FEMA AE Flood Zone.

The buildings have been designed and located to comply as closely as possible with the flood zone regulations and the Town's Matunuck Village plan. All buildings are designed utilizing a 60/40 split with first floor/second floor living area as well as integrated second floor decks. The roofs will reach a maximum height of only 26' from top of foundation and maintain roof pitches of at least 4/12. The plan has also been designed so that no set back relief is required and 50% more parking is provided than is required.