

May 3, 2024

Berkshire Hathaway Commercial Services
Attn: Frank Mannino
8223 Jericho Turnpike
Woodbury, NY 11797

Re: Zoning Analysis Report
Municipality: Town of Huntington
Zoning: C-6 General Business District

1. Permitted Uses:

- A. The following uses are permitted in a (C-6) General Business District:
1. Churches, temples or other religious or philanthropic uses
 2. Hospitals, hospices or sanatoriums
 3. Fire and police stations, post offices, municipal uses
 4. Public utility buildings, substations, business offices or other structures, including telephone exchanges and railway or bus passenger stations
 5. Municipal or nonprofit cultural and recreational facilities, including libraries, museums, art galleries, parks, playgrounds, community buildings
 6. Clubs, fraternity houses or lodges
 7. Professional and medical offices, business offices and office buildings, banks, financial institutions
 8. Personal service establishments, including but not limited to barber- and beauty shops, shoe repairs, self-service laundry and dry cleaning, tailor, dressmaker, photographer
 9. Schools for instruction art, music, dancing and clerical or vocational training
 10. Any retail sales establishment when conducted entirely within a building.

11. Restaurant, bistro, food shop, tavern/bar, bakery, candy, confectionery or ice-cream shop, but not a drive-in restaurant except where authorized as a special exception by the Zoning Board on findings pursuant [as per code]
12. Retail or wholesale florist shop, nursery sales, including accessory greenhouses
13. Radio or television broadcasting studio or office, but not including transmission towers
14. Establishments for the service and repair of household appliances and business machines
15. Newspaper establishment, job printing, bookbinding, blueprinting
16. Automobile parking lots as a principal use or to provide accessory parking for a permitted use, except as limited [as per code] , but not to include a yard for the display or storage of motor vehicles as chattel, which is specifically prohibited
17. (Reserved)
18. Undertaking establishment or funeral home
19. Carpentry, cabinetmaking, custom furniture or upholstery shop
20. Research and development activity, including the manufacture or assembly of prototype equipment related thereto, but not including general manufacture or assembly
21. Game rooms, only where said use is supplementary and subordinate to a permitted principal use of the premises, as enumerated herein
22. Mixed use buildings can be established where a permitted commercial use occupies the ground floor and a residential use occupies space on upper floors in existing buildings, and/or construction of new gross floor area within the pre-existing footprint of the subject building. All mixed-use buildings will be subject to site plan review and must meet the following criteria and standards (limited by code)

23. Mixed-use buildings with new construction that modifies or exceeds the footprint of the existing building on site. All mixed-use buildings will be subject to site plan review by the Planning Board and must meet the following criteria and standards (limited by code)
 24. Day-care centers, provided that all state and county regulations are complied (limited by code)
 25. Convenience Markets in shopping centers with at least ten thousand (10,000) square feet or more of retail or restaurant gross floor area, and in hamlet centers where no parking is provided on site
 26. Hookah Lounges and Vape Stores/Lounges subject to the restrictions set forth in [zoning code].
 27. Pet Day Care Center (limited by code)
- B. Additional uses. The following additional uses shall be permitted, provided that there shall be no outside storage or display of products, inventory or other material:
- a) Boat sales and display
 - b) Offices and shops of building contractors, including plumbing, heating, electrical, painting, roofing and decorating contractors
 - c) Distribution centers for consumer products such as food, milk or bakery goods, but not including packaging, bottling or general warehousing
 - d) (reserved)
 - e) Monument sales, including stonecutting, sandblasting and related activity accessory thereto
- C. Conditional uses. The following conditional uses shall be allowed, subject to the issuance of a special use permit by the Zoning Board pursuant to [zoning code]:
1. Outside storage or display of inventory, products or other material, where accessory to a permitted use

2. New automobile sales and the repair and service facilities accessory thereto, provided that no mechanical or body work shall be conducted outside a building, as well as used-car dealerships; the sale, repair, storage and service of trucks, trailers, farm machinery and contractors' equipment; motorcycle sales; or automobile or truck rental establishments; provided that:
 - a) Outdoor areas for display and storage shall be clearly marked on the site plan and shall be paved. No such area shall be located on a required sidewalk or within a required buffer, curb cut, or aisle or driveway necessary for access to required parking. Storage, display or advertising within the right-of-way are similarly prohibited
 - b) Required parking spaces shall not be used for storage or display of stock
 - c) Perimeter buffers along all property lines must be landscaped, to include street trees along rights-of-way and evergreen screening along residence district boundaries and/or residential uses, and shall be curbed. Fencing or similar barriers (bollards, railings, etc.) shall be required in order to prevent vehicular encroachment into required buffers along any abutting streets and/or required setbacks
 - d) On lots one hundred and fifty (150) feet or less in depth, no parking, display or storage areas shall be within five (5) feet of a property line nor within ten (10) feet of a residence district boundary or residentially used land. On lots having one hundred and seventy-five (175) feet or more commercially usable depth via either a change of zone or any form of depth extension, there shall be no such areas within twenty-five (25) feet of a residence district boundary or residentially used land, except when adjoined by a permitted commercial or industrial use or a recharge basin, where no less than ten (10) feet shall be required
 - e) On lots having one hundred and seventy five (175) feet or more commercially usable depth, landscaped buffers of no less than ten (10) feet in width, which shall include street trees, shall be provided along all street frontages

- f) Unloading or loading of vehicles are prohibited from taking place within the public right-of-way, and adequate facilities for such purpose shall be provided on site and approved by the Planning Board during site plan review
 - g) Outdoor Lighting other than for a permitted sign shall be limited to the illumination of the building for security purposes and to the lighting of parking areas and required driveways and aisles. Storage and display areas separate from required driveways and aisles shall not be illuminated, except for security purposes triggered by motion sensors. All outdoor lighting shall comply with the provisions of [zoning code]
 - h) Racks or lifts for the storage or display of vehicles off the ground shall be subject to the [limitations]
3. Lumberyards or building material yards, including plumbing supplies, provided that any permitted outside storage area shall be screened by a solid fence or evergreen screen not less than eight (8) feet in height and no outside display of goods shall be permitted in a front yard in any case
 4. Auto laundry or car-washing establishment, provided that all activity shall be conducted within an enclosed building and not less than ten (10) off-street parking spaces shall be provided for each service line or washing machine
 5. Animal hospitals, clinics, professional offices of a veterinarian and the practice of veterinary medicine, but not including open kennels, fenced runs or similar outside enclosures
 6. Theaters, bowling alleys, skating rinks, game centers and similar places of amusement
 7. (reserved)
 8. Metalworking, blacksmithing or tin smithing shops
 9. Uses similar in character to those permitted unconditionally in the district
 10. Accessory uses, including off-street parking and loading areas, accessory storage, signs as regulated in Article XIV and accessory buildings not

exceeding one (1) story in height for the storage of vehicles used in connection with a permitted use or for the storage of materials, excluding explosives or flammables

11. Freestanding Convenience Markets and convenience markets in shopping centers with less than ten thousand (10,000) square feet of retail and restaurant space. (limited by code)

3. Height and Bulk Requirements:

The following building restrictions are required in a (C-6) General Business District:

Building Height: 45 Feet or 3-Stories (max)

No building or part thereof used as a dwelling shall be extended or structurally altered for such use except in conformance with the area and bulk requirements of the R-5 Residence District as set forth in [zoning code].

Sincerely,

Francesco Salvatore Mannino II, AIAS, NCARB, SARA

