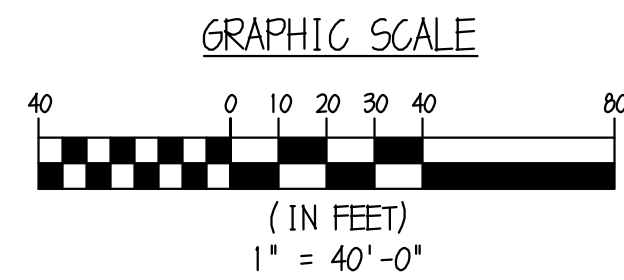
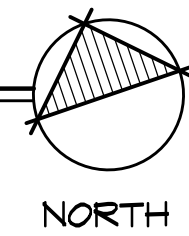


PART SITE PLAN

SCALE: 1" = 40'-0"



SITE PLAN BASED ON PROPERTY LOCATED AT WOODBURY, TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK, SECTION 13, BLOCK 114, LOTS 6 & 7, MINOR SUBDIVISION MAP DATED JANUARY 21, 2021 BY FERRANTELO LAND SURVEYING P.C.

PARKING CALCULATION

PROPOSED 17,910 SQ. FT. BUILDING:
 2,000 / 200 = 10 (OFFICE SPACE)
 15,910 / 500 = 31.82 (WAREHOUSE SPACE)
 TOTAL = 41.82 SPACES

TOTAL PARKING REQUIRED = 42 SPACES
 TOTAL PARKING PROVIDED = 42 SPACES

INCLUDING 4 HANDICAP SPACES

ZONING TABLE

SECTION 13, BLOCK 114, LOT 6

ZONE: L.I. - LIGHT INDUSTRIAL

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	1 ACRES OR 43,560 SQ. FT.	435,411.28 9.995 ACRES	91,608.43/2.103 AC	NO
MIN. LOT WIDTH FRONTAGE	50'	658.97'	149.23'	NO
MAX. BUILDING COVERAGE	50%	80,500 SQ. FT. / 435,411.28 SQ. FT. 18.53%	17,910/91,608.43 = 19.55%	NO
MIN. REQUIRED FRONT YARD SETBACK	50'	54.8'	52.2' (FROEHLICH FARM BLVD.)	NO
MIN. SIDE YARD	MIN. 5' & 10' ADJACENT TO RESIDENCE DISTRICT	111.16'/243.56'	83.60'/10.0'	NO
MAX. BUILDING HEIGHT	50' (3) STORIES	>30'	>30'	NO
MIN. REAR YARD	30'	261.07'	68.86'	NO