

FOR SALE: APPROVED 4,000 SF PAD SITE WITH DRIVE-THRU

560 BROADHOLLOW ROAD, MELVILLE



SALES INQUIRIES

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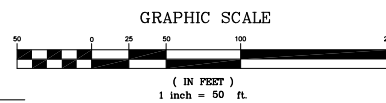
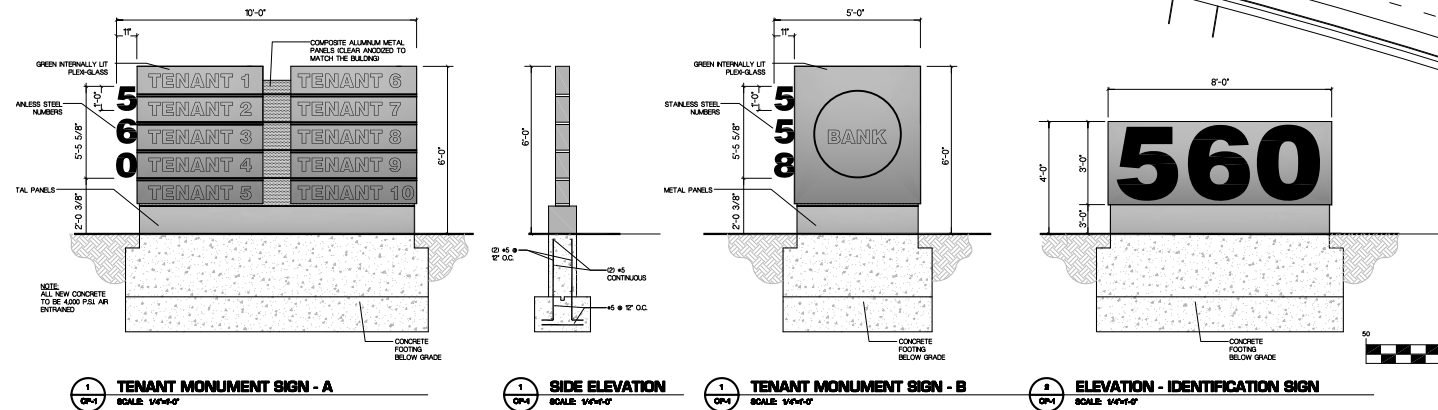
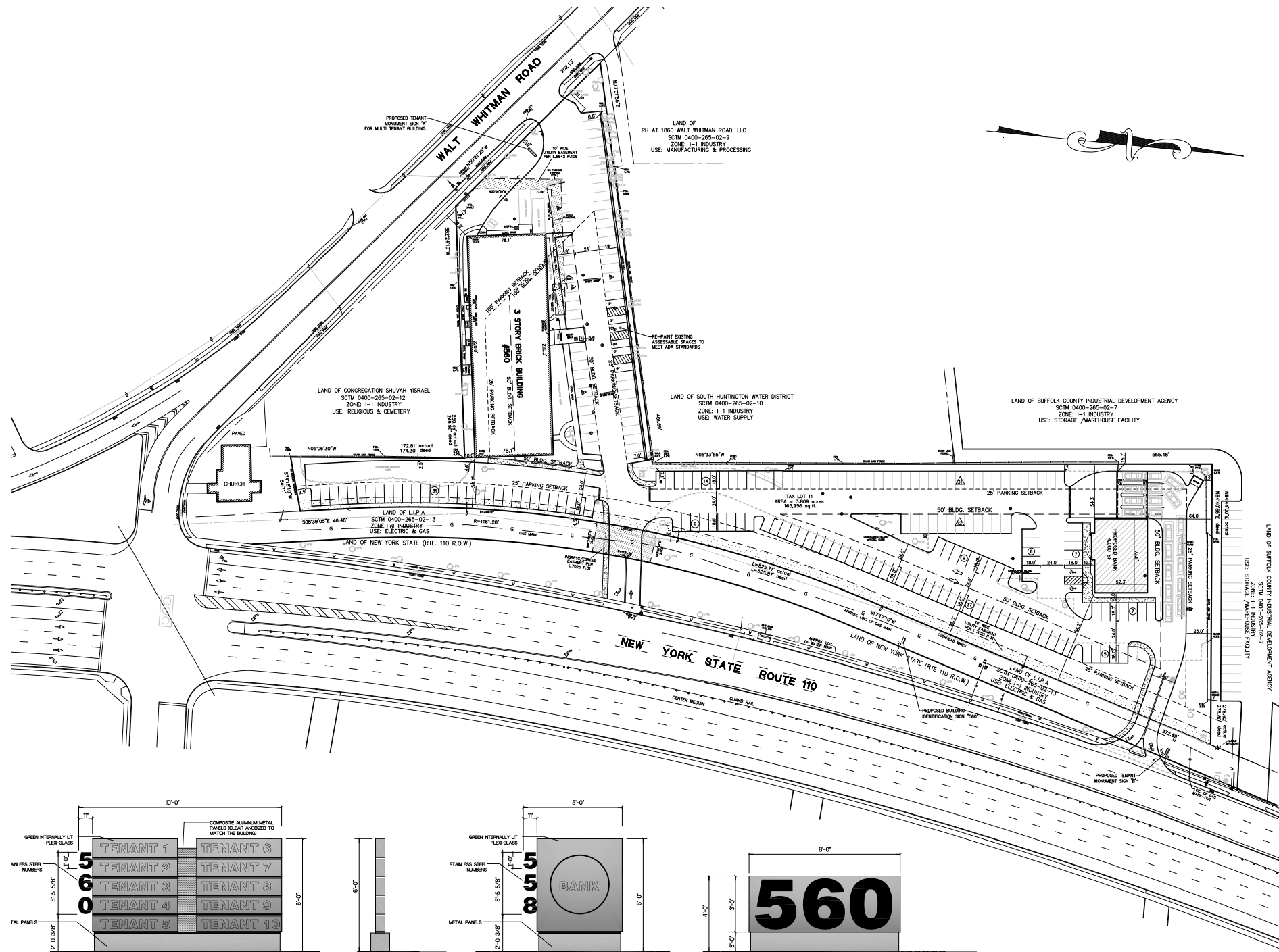
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APPROVED 4,000 SF PAD SITE WITH DRIVE-THRU

560 BROADHOLLOW ROAD, MELVILLE

LOCATED AT 560 BROADHOLLOW ROAD, MELVILLE, THE ±52,500 SF CLASS B OFFICE BUILDING SITS IN THE HEART OF MELVILLE'S BUSINESS DISTRICT. THIS THREE-STORY PROPERTY SPANS 3.81 ACRES AND CURRENTLY FEATURES 210 SURFACE PARKING SPACES, WITH I-1 LIGHT INDUSTRIAL ZONING PROVIDING FLEXIBILITY FOR VARIOUS USES.



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Category	Details
Site Data	
Total Area	166,053.86 SF (3.81 Ac)
Existing Building Footprint	17,160 SF (10.3% Coverage)
Proposed Footprint	21,160 SF (17,160 Office + 4,000 Bank)
Existing Building G.F.A.	51,480 SF (17,160 SF x 3 Stories) (0.31% FAR)
Proposed Building G.F.A.	55,480 SF (3 Sty. Office + Bank)
Proposed FAR	33.14%
Prop. Lot Coverage	12.74%
Datum	N.G.V. Datum
Proposed Use	Office & Drive-Thru Bank
Depth to Groundwater	69 ft (USGS)
School District	Half Hollow Hills
Fire District	Melville
Water District	South Huntington
Sewer District	#3 Southwest
Post Office	Huntington, 11743
Existing Zone	I-1, Light Industry
S.C.T.M.	Dist. 0400, Sect. 265, Blk. 02, Lot 11
Zoning Compliance Table	
Building Height	4 Sty./45' (Code) / 3 Sty./35'± (Provided)
Front Yard Setback	100' (Code) / 29.0' (Existing Walt Whitman, ZBA #5994)
Rear Yard Setback	50' (Code) / 10.0' (Existing Bldg., ZBA #5994)
Side Yard Setback	50' (Code) / 15.7' (New Canopy)
Lot Area Min.	6 Acres (Code) / 3.81 Acres (Provided)
Lot Width Min.	400' (Code) / 897' (Provided)
Lot Frontage Min.	200' (Code) / 202' (Walt Whitman)
Bldg. Lot Coverage Min.	30% (Code) / 12.74% (Provided)
Parking Setback Side/Rear Yard	25' (Code) / 2.5' (Along Cemetery)
Parking Setback Front Yard	100' (Code) / 21.9' (Old Walt Whitman)
Front Yard Buffer	10' (Code) / 25' (Old Walt Whitman)
Loading Spaces	4 (Code) / 2 (Provided)
Parking Calculations	
Existing Office	51,480 SF @ 1 Stall / 250 SF = 206 Stalls
Proposed Bank	4,000 SF @ 1 Stall / 200 SF = 20 Stalls
Total Stalls Required	226 Stalls
Existing Paved Stalls (To Remain)	96 Stalls (Includes 0 H.C. Stalls)
Proposed Paved Stalls	136 Stalls (Includes 8 H.C. Stalls)
Total Stalls Provided	232 Stalls
Office Parking Ratio	(232 / 55,480) = 4.18/1000
Loading Spaces Required	3 for 60,000-99,000 GFA; 1 Additional for Each 100,000 Over 99,000
Total Required	4 Spaces for Existing Building of 154,440 GFA
Special Requirements	For Every 101-300 Parking Spaces, 2 Spaces Must Be for Hybrid/Alt. Fuel
Variances Required	
Section 198-10G	More Than One Main Building on a Lot
Section 198-70B	More Than One Main Building on a Lot
Section 198-34C(1)	Parking Setbacks from Side and Rear Lot Lines
Section 198-34C(2)	Parking Within 100 Feet of Property Frontage and 50 Feet of a Front Lot Line
Section 198-58A	Side Yard Setback for Bank Canopy
Section 198-92D	More Than One Monument Sign (1 Permitted, 3 Proposed)
ZBA Interpretation	For Proposed Monument Signs in Utility ROW Along Route 110
Planning Board Relief: Bank Queue	25 Queue Required for 4 Windows, 20 Provided
Planning Board Relief: Drive Aisle	Less Than 5 Feet from Building (4.6 Feet Provided)