



SITE DATA

AREA OF DEVELOPMENT
LOT A: 16.07 ACRES
LOT B: 3.72 ACRES
LOT C: 16.07 ACRES
TOTAL: 35.86 ACRES

AREA TO BE DEDICATED TO THE TOWN OF OYSTER BAY
LOT D: 3.00 ACRES
LOT E: 40.00 ACRES
LOT F: 1.00 ACRES
LOT G: 5.00 ACRES
LOT H: 1.00 ACRES
TOTAL: 50.00 ACRES

ADDITIONAL AREA

(NOT TO BE DEDICATED)

FOR OPEN SPACE/BUFFER/WALKING TRAIL

NOTE 1A: 8.55 ACRES

NOTE 1B: 0.43 ACRES

NOTE 1C: 11.38 ACRES

TOTAL AREA TO BE DEDICATED TO THE

TOWN OF OYSTER BAY AND ADDITIONAL AREA FOR OPEN

SPACE/BUFFER/WALKING TRAIL:

58.93 ACRES + 11.38 ACRES = 70.31 ACRES

TOTAL AREA OF SITE: 143.25 ACRES

EXISTING ZONES: R1-1A RES. AND O8 OFFICE BLDG.

PROPOSED ZONES: GENERAL BUSINESS, RSC-25, RMF-16, R1-1A RES.

AND O8 OFFICE BLDG.

N.C.T.M. SECT. 47 - B.L.K. E. LOTS 147B, 147D, 147E, 147F, 147G, 147H, 147I, 147J, 147K, 147L, 147M, 147N, 147O, 147P, 147Q, 147R, 147S, 147T, 147U, 147V, 147W, 147X, 147Y, 147Z, 147AA, 147AB, 147AC, 147AD, 147AE, 147AF, 147AG, 147AH, 147AI, 147AJ, 147AK, 147AL, 147AM, 147AN, 147AO, 147AP, 147AQ, 147AR, 147AS, 147AT, 147AU, 147AV, 147AW, 147AX, 147AY, 147AZ, 147BA, 147BB, 147BC, 147BD, 147BE, 147BF, 147BG, 147BH, 147BI, 147BJ, 147BK, 147BL, 147BM, 147BN, 147BO, 147BP, 147BQ, 147BR, 147BS, 147BT, 147BU, 147BV, 147BW, 147BX, 147BY, 147BZ, 147CA, 147CB, 147CC, 147CD, 147CE, 147CF, 147CG, 147CH, 147CI, 147CJ, 147CK, 147CL, 147CM, 147CN, 147CO, 147CP, 147CQ, 147CR, 147CS, 147CT, 147CU, 147CV, 147CW, 147CX, 147CY, 147CZ, 147DA, 147DB, 147DC, 147DD, 147DE, 147DF, 147DG, 147DH, 147DI, 147DJ, 147DK, 147DL, 147DM, 147DN, 147DO, 147DP, 147DQ, 147DR, 147DS, 147DT, 147DU, 147DV, 147DW, 147DX, 147DY, 147DZ, 147EA, 147EB, 147EC, 147ED, 147EE, 147EF, 147EG, 147EH, 147EI, 147EJ, 147EK, 147EL, 147EM, 147EN, 147EO, 147EP, 147EQ, 147ER, 147ES, 147ET, 147EU, 147EV, 147EW, 147EX, 147EY, 147EZ, 147FA, 147FB, 147FC, 147FD, 147FE, 147FF, 147FG, 147FH, 147FI, 147FJ, 147FK, 147FL, 147FM, 147FN, 147FO, 147FP, 147FQ, 147FR, 147FS, 147FT, 147FU, 147FV, 147FW, 147FX, 147FY, 147FZ, 147GA, 147GB, 147GC, 147GD, 147GE, 147GF, 147GG, 147GH, 147GI, 147GJ, 147GK, 147GL, 147GM, 147GN, 147GO, 147GP, 147GQ, 147GR, 147GS, 147GT, 147GU, 147GV, 147GW, 147GX, 147GY, 147GZ, 147HA, 147HB, 147HC, 147HD, 147HE, 147HF, 147HG, 147HH, 147HI, 147HJ, 147HK, 147HL, 147HM, 147HN, 147HO, 147HP, 147HQ, 147HR, 147HS, 147HT, 147HU, 147HV, 147HW, 147HX, 147HY, 147HZ, 147IA, 147IB, 147IC, 147ID, 147IE, 147IF, 147IG, 147IH, 147II, 147IJ, 147IK, 147IL, 147IM, 147IN, 147IO, 147IP, 147IQ, 147IR, 147IS, 147IT, 147IU, 147IV, 147IW, 147IX, 147IY, 147IZ, 147JA, 147JB, 147JC, 147JD, 147JE, 147JF, 147JG, 147JH, 147JI, 147JJ, 147JK, 147JL, 147JM, 147JN, 147JO, 147JP, 147JQ, 147JR, 147JS, 147JT, 147JU, 147JV, 147JW, 147JX, 147JY, 147JZ, 147KA, 147KB, 147KC, 147KD, 147KE, 147KF, 147KG, 147KH, 147KI, 147KJ, 147KK, 147KL, 147KM, 147KN, 147KO, 147KP, 147KQ, 147KR, 147KS, 147KT, 147KU, 147KV, 147KW, 147KX, 147KY, 147KZ, 147LA, 147LB, 147LC, 147LD, 147LE, 147LF, 147LG, 147LH, 147LI, 147LJ, 147LK, 147LL, 147LM, 147LN, 147LO, 147LP, 147LQ, 147LR, 147LS, 147LT, 147LU, 147LV, 147LW, 147LX, 147LY, 147LZ, 147MA, 147MB, 147MC, 147MD, 147ME, 147MF, 147MG, 147MH, 147MI, 147MJ, 147MK, 147ML, 147MM, 147MN, 147MO, 147MP, 147MQ, 147MR, 147MS, 147MT, 147MU, 147MV, 147MW, 147MX, 147MY, 147MZ, 147NA, 147NB, 147NC, 147ND, 147NE, 147NF, 147NG, 147NH, 147NI, 147NJ, 147NK, 147NL, 147NM, 147NN, 147NO, 147NP, 147NQ, 147NR, 147NS, 147NT, 147NU, 147NV, 147NW, 147NX, 147NY, 147NZ, 147OA, 147OB, 147OC, 147OD, 147OE, 147OF, 147OG, 147OH, 147OI, 147OJ, 147OK, 147OL, 147OM, 147ON, 147OO, 147OP, 147OQ, 147OR, 147OS, 147OT, 147OU, 147OV, 147OW, 147OX, 147OY, 147OZ, 147PA, 147PB, 147PC, 147PD, 147PE, 147PF, 147PG, 147PH, 147PI, 147PJ, 147PK, 147PL, 147PM, 147PN, 147PO, 147PP, 147PQ, 147PR, 147PS, 147PT, 147PU, 147PV, 147PW, 147PX, 147PY, 147PZ, 147QA, 147QB, 147QC, 147QD, 147QE, 147QF, 147QG, 147QH, 147QI, 147QJ, 147QK, 147QL, 147QM, 147QN, 147QO, 147QP, 147QQ, 147QR, 147QS, 147QT, 147QU, 147QV, 147QW, 147QX, 147QY, 147QZ, 147RA, 147RB, 147RC, 147RD, 147RE, 147RF, 147RG, 147RH, 147RI, 147RJ, 147RK, 147RL, 147RM, 147RN, 147RO, 147RP, 147RQ, 147RR, 147RS, 147RT, 147RU, 147RV, 147RW, 147RX, 147RY, 147RZ, 147SA, 147SB, 147SC, 147SD, 147SE, 147SF, 147SG, 147SH, 147SI, 147SJ, 147SK, 147SL, 147SM, 147SN, 147SO, 147SP, 147SQ, 147SR, 147SS, 147ST, 147SU, 147SV, 147SW, 147SX, 147SY, 147SZ, 147TA, 147TB, 147TC, 147TD, 147TE, 147TF, 147TG, 147TH, 147TI, 147TJ, 147TK, 147TL, 147TM, 147TN, 147TO, 147TP, 147TQ, 147TR, 147TS, 147TT, 147TU, 147TV, 147TW, 147TX, 147TY, 147TZ, 147UA, 147UB, 147UC, 147UD, 147UE, 147UF, 147UG, 147UH, 147UI, 147UJ, 147UK, 147UL, 147UM, 147UN, 147UO, 147UP, 147UQ, 147UR, 147US, 147UT, 147UU, 147UV, 147UW, 147UX, 147UY, 147UZ, 147VA, 147VB, 147VC, 147VD, 147VE, 147VF, 147VG, 147VH, 147VI, 147VJ, 147VK, 147VL, 147VM, 147VN, 147VO, 147VP, 147VQ, 147VR, 147VS, 147VT, 147VU, 147VV, 147VW, 147VX, 147VY, 147VZ, 147WA, 147WB, 147WC, 147WD, 147WE, 147WF, 147WG, 147WH, 147WI, 147WJ, 147WK, 147WL, 147WM, 147WN, 147WO, 147WP, 147WQ, 147WR, 147WS, 147WT, 147WU, 147WV, 147WW, 147WX, 147WY, 147WZ, 147XA, 147XB, 147XC, 147XD, 147XE, 147XF, 147XG, 147XH, 147XI, 147XJ, 147XK, 147XL, 147XM, 147XN, 147XO, 147XP, 147XQ, 147XR, 147XS, 147XT, 147XU, 147XV, 147XW, 147XX, 147XY, 147XZ, 147YA, 147YB, 147YC, 147YD, 147YE, 147YF, 147YG, 147YH, 147YI, 147YJ, 147YK, 147YL, 147YM, 147YN, 147YO, 147YP, 147YQ, 147YR, 147YS, 147YT, 147YU, 147YV, 147YW, 147YX, 147YY, 147YZ, 147ZA, 147ZB, 147ZC, 147ZD, 147ZE, 147ZF, 147ZG, 147ZH, 147ZI, 147ZJ, 147ZK, 147ZL, 147ZM, 147ZN, 147ZO, 147ZP, 147ZQ, 147ZR, 147ZS, 147ZT, 147ZU, 147ZV, 147ZW, 147ZX, 147ZY, 147ZZ

PARKING FOR COMMERCIAL AREA

REQUIRED:

RETAIL: 115,450 x 1,200 = 577.25 STALLS

BANK: 3,000 x 1,200 = 15.00 STALLS

(ASSUME 3 TELLER STATIONS & 5 PER STATION)

TOTAL REQUIRED: 592.25 STALLS

PROVIDED: 661 STALLS (INCL. 26 H.C. STALLS)

PARKING FOR RESIDENTIAL AREA

REQUIRED:

RSC-25: 90 UNITS x 1.3 STALLS/UNIT = 117 STALLS

FLATS: 70 UNITS x 2 STALLS/UNIT = 140 STALLS

RMF-16: 32 UNITS x 2 STALLS/UNIT = 64 STALLS

CONDOMINIUM: 30 UNITS x 2 STALLS/UNIT = 60 STALLS

TOWNHOUSE W/ AGE RESTRICTION: 36 UNITS x 2 STALLS/UNIT = 72 STALLS

FLATS W/ AGE RESTRICTION: 102 UNITS x 2 STALLS/UNIT = 204 STALLS

CONDO W/ AGE RESTRICTION: 390 UNITS x 2 STALLS/UNIT = 780 STALLS

TOTAL REQUIRED: 1,437 STALLS

PROVIDED:

RSC-25: 124 STALLS

RMF-16: 140 STALLS

CONDO W/ AGE RESTRICTION (DRIVEWAY) = 102 STALLS + (102 GARAGE SPACES)

FLATS (DRIVEWAY) W/ NO RESTRICTION = 32 STALLS + (32 GARAGE SPACES)

TOWNHOUSE W/ AGE RESTRICTION (DRIVEWAY) = 72 STALLS + (72 GARAGE SPACES)

FLATS W/ AGE RESTRICTION = 140 STALLS + (140 GARAGE SPACES)

STREET PARKING: 351 STALLS

TOTAL PROVIDED: 1,437 STALLS + (246 GARAGE SPACES ALSO AVAILABLE)

RESIDENTIAL

RSC-25 FLATS: 124 STALLS

RMF-16: 140 STALLS

CONDO W/ AGE RESTRICTION (DRIVEWAY) = 102 STALLS + (102 GARAGE SPACES)

FLATS (DRIVEWAY) W/ NO RESTRICTION = 32 STALLS + (32 GARAGE SPACES)

TOWNHOUSE W/ AGE RESTRICTION (DRIVEWAY) = 72 STALLS + (72 GARAGE SPACES)

FLATS W/ AGE RESTRICTION = 140 STALLS + (140 GARAGE SPACES)

STREET PARKING: 351 STALLS

TOTAL PROVIDED: 1,437 STALLS + (246 GARAGE SPACES ALSO AVAILABLE)

BUILDING LEGEND

COMMERCIAL

TYPE NO. OF BLDGS.

A 4 PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

B 2 PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

C 2 PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

D 1 PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

E 1 PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

F 1 PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

G 1 PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 3,000 SQ. FT.

PROPOSED 8,000 SQ. FT. RETAIL = 8,000 SQ. FT.

PROPOSED 68,750 SQ. FT. SUPERMARKET = 68,750 SQ. FT.

PROPOSED 2,700 SQ. FT. MEZZANINE = 2,700 SQ. FT.

TOTAL = 118,450 SQ. FT.

PROPOSED 3,000 SQ. FT. RETAIL = 12,000 SQ. FT.

PROPOSED 5,000 SQ. FT. RETAIL = 10,000 SQ. FT.

PROPOSED 2,500 SQ. FT. RETAIL = 5,000 SQ. FT.

PROPOSED 7,000 SQ. FT. RETAIL = 7,000 SQ. FT.

PROPOSED 3