



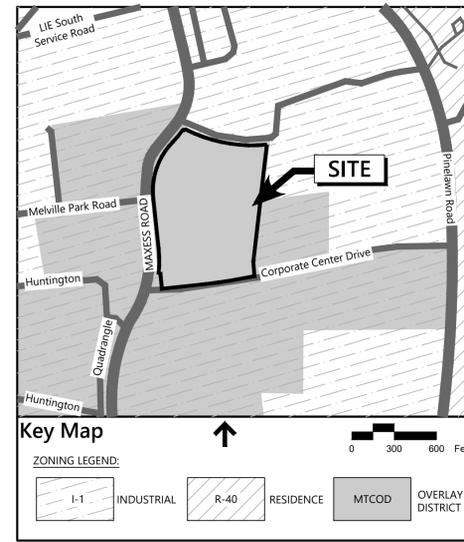
# Appendix B

## Preliminary Site Plan

### Sanitary Density Calculations

Structure Use	Density Load	Kitchen/ Gray Load	Total Hydraulic Load	Per Unit	Total Flow
HOUSING UNIT BETWEEN 601-1200 SF GROSS FLOOR AREA	225 GPD/UNIT	N/A	225 GPD/Unit	400 Units	90,000 GPD
CLUBHOUSE	0.1 GPD/SF	N/A	0.10 GPD/SF	6,300 SF	630 GPD
RETAIL (DRY STORE)	0.03 GPD/SF	N/A	0.03 GPD/SF	10,000 SF	300 GPD
WET STORE W/ FOOD	0.03 GPD/SF	0.12 GPD/SF	0.15 GPD/SF	5,000 SF	750 GPD
SPA/ MEDICAL OFFICE	0.1 GPD/SF	N/A	0.1 GPD/SF	7,000 SF	700 GPD
RESTAURANT	10 GPD/SEAT	20 GPD/SEAT	30 GPD/Seats	300 Seats	9,000 GPD
<b>TOTAL</b>					<b>101,380 GPD</b>

\* CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 • ALL UNIT SIZES (APARTMENTS AND CONDOS) ARE BETWEEN 601-1200 SF GROSS FLOOR AREA  
 • THE KIOSKS AND CAR GARAGES DO NOT GENERATE ANY SANITARY FLOW.  
 • 300 SEATS BASED ON 15,000 SF RESTAURANT SPACE (5,000 SF RESTAURANT & 10,000 SF BISTRO) WITH ONE SEAT PER 50 SF OF RESTAURANT SPACE.



Site Data:  
 SCTM DESIGNATION: 0400-268.00-02.00-003.000 & 017.009

LOT AREA: 723,802 SF (16.62 Acres)

### Zoning Summary Chart

Zoning District(S): I-1 Industrial 1  
 Overlay District(S): MTCOD Melville Town Center Overlay District  
 Existing Use: Professional Office  
 Proposed Use: Mixed Use of Retail, Commercial, Residential Apartments and Condominiums

Zoning Regulation Requirements	Required*	Provided
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	50 Feet / 4 Stories	4 Stories
MINIMUM BUILDING HEIGHT (FEET/STORIES)	25 Feet / 2 Stories	4 Stories
MAXIMUM BUILDING COVERAGE	90%	26.21%
MINIMUM PERCENT OF USEABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE TO GENERAL PUBLIC	15%	17%
MAXIMUM FLOOR AREA RATIO	3.6	0.65
MINIMUM FRONT YARD SETBACK	30 Feet	30 Feet
MINIMUM SIDE YARD SETBACK	0 Feet	10.94 Feet
MINIMUM RESIDENTIAL UNIT SIZES		
STUDIO UNIT	600 SF	631 SF
1 BEDROOM UNIT	700 SF	775 SF
2 BEDROOM UNIT	800 SF	1,105 SF
MAXIMUM COMMERCIAL TENANT SPACE	20,000 SF	<20,000 SF

\* Zoning regulation requirements as specified in the Town of Huntington Code §198-34.1, (MTCOD) Melville Town Center Overlay District

### PARKING PROVIDED:

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9' x 20'	9' x 20'	698	476
PARALLEL SPACES	9' x 23'	9' x 23' MIN.	-	8
GARAGE SPACES UNDER BUILDING TYPE A	9' x 20'	±12' x 24'	-	45
STANDARD SPACES UNDER BUILDING TYPE B	9' x 20'	9' x 20'	-	81
STANDARD SPACES UNDER BUILDING TYPE C	9' x 20'	9' x 20'	-	27
STANDARD GARAGE SPACES	9' x 20'	9' x 20'	-	56
STANDARD ACCESSIBLE SPACES *	8' x 20'	9' x 20'	15	16
TOTAL SPACES (OFF-STREET)				709
PARALLEL SPACES (ON STREET)	9' x 23'	9' x 23' MIN.	-	32
45 DEG ANGLED SPACES (ON STREET)	9' x 20'	9' x 20'	-	38
45 DEG ANGLED ACCESSIBLE SPACES (ON STREET)	9' x 20'	9' x 20'	-	2
TOTAL PROVIDED SPACES			713	781

\* PER ADA/STATE/LOCAL REQUIREMENTS: 2% OF TOTAL BETWEEN 501-1000

### Parking Requirements:

1 BEDROOM	308 UNITS	x	1 SPACE / UNIT	=	308 SPACES
2 BEDROOMS	92 UNITS	x	1.5 SPACES / UNIT	=	138 SPACES
RETAIL / BISTRO / FOOD STORE / SPA / MEDICAL OFFICE	32,300 SF	x	1 SPACE / 200 SF	=	161.5 SPACES
RESTAURANT	5,000 SF	x	1 SPACE / 50 SF	=	100 SPACES
			TOTAL PARKING REQUIRED	=	708 SPACES

### Residential Unit Summary

UNIT TYPE	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	TOTAL
CONDOS	-	33	-	77	110
APARTMENTS	29	174	72	15	290 *
TOTAL	29	207	72	92	400

\* 40 OF THE 290 APARTMENT UNITS ARE LIVE WORK UNITS

### Building Summary

BUILDING TYPE	NUMBER OF BUILDINGS	BUILDING USES	UNITS PER BUILDING	TOTAL UNITS
TYPE A	2	APARTMENT UNITS, LIVE / WORK UNITS	65	130
TYPE A*	1	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	60	60
TYPE B	3	CONDOS	27	81
TYPE C	1	CONDOS	29	29
TYPE R	4	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	25	100

No.	Revision	Date	Appr'd
1	FAR/PARKING REQUIREMENTS	10/15/25	AJN

Owner:

Applicant:

Professional's Seal and Signature

## Redevelopment Plan

for  
 75 Maxess Road, Melville NY  
 Town of Huntington, Suffolk County, New York  
 District 0400 Section 268.00 Block 02.00 Lot 003.000 & 017.009

### CSP.1 Preliminary Site Plan

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