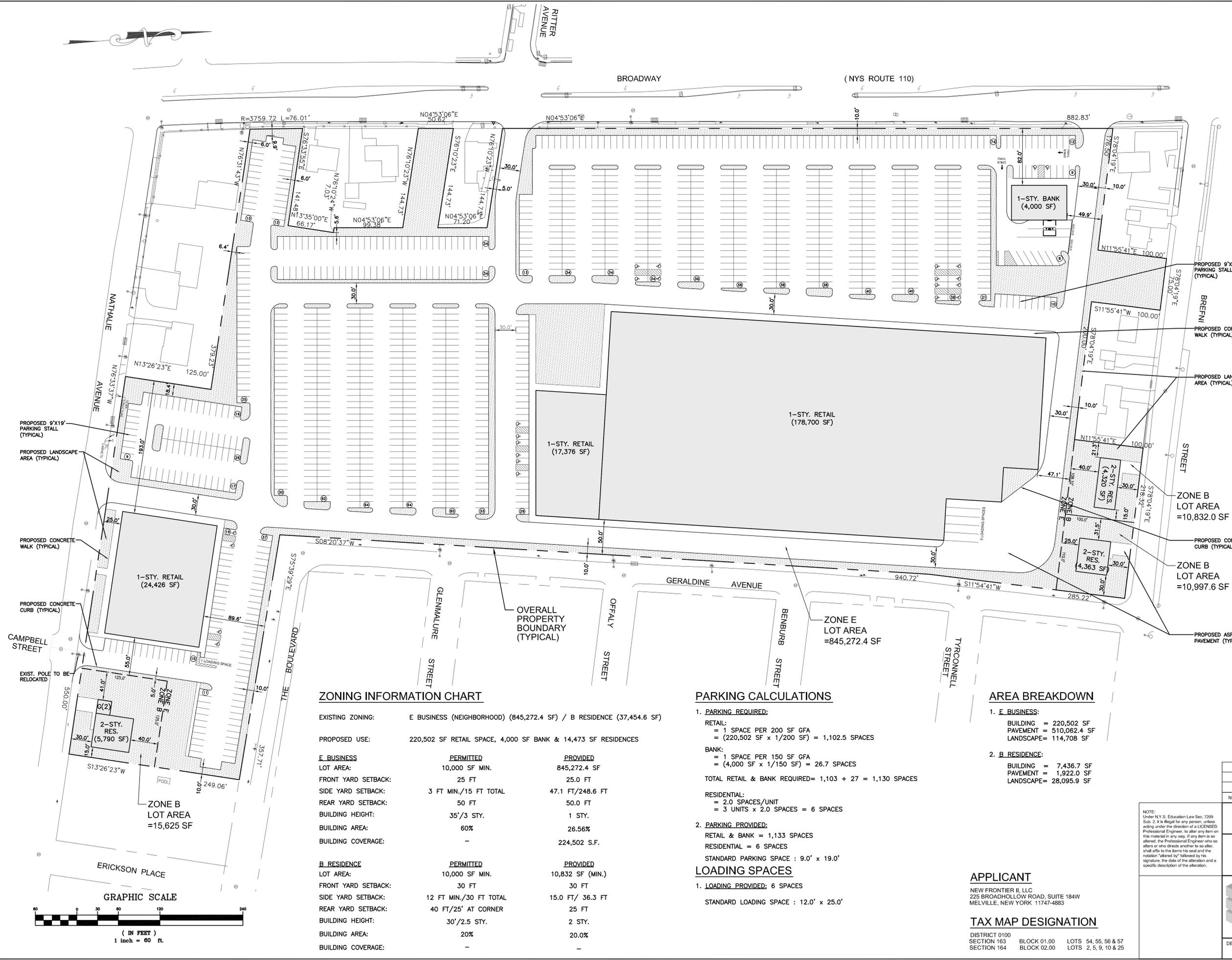


LOCATION MAP
N.T.S.



ZONING INFORMATION CHART

EXISTING ZONING: E BUSINESS (NEIGHBORHOOD) (845,272.4 SF) / B RESIDENCE (37,454.6 SF)
 PROPOSED USE: 220,502 SF RETAIL SPACE, 4,000 SF BANK & 14,473 SF RESIDENCES

	PERMITTED	PROVIDED
E BUSINESS		
LOT AREA:	10,000 SF MIN.	845,272.4 SF
FRONT YARD SETBACK:	25 FT	25.0 FT
SIDE YARD SETBACK:	3 FT MIN./15 FT TOTAL	47.1 FT/248.6 FT
REAR YARD SETBACK:	50 FT	50.0 FT
BUILDING HEIGHT:	35'/3 STY.	1 STY.
BUILDING AREA:	60%	26.56%
BUILDING COVERAGE:	-	224,502 S.F.
B RESIDENCE		
LOT AREA:	10,000 SF MIN.	10,832 SF (MIN.)
FRONT YARD SETBACK:	30 FT	30 FT
SIDE YARD SETBACK:	12 FT MIN./30 FT TOTAL	15.0 FT/ 36.3 FT
REAR YARD SETBACK:	40 FT/25' AT CORNER	25 FT
BUILDING HEIGHT:	30'/2.5 STY.	2 STY.
BUILDING AREA:	20%	20.0%
BUILDING COVERAGE:	-	-

PARKING CALCULATIONS

1. **PARKING REQUIRED:**
 RETAIL:
 = 1 SPACE PER 200 SF GFA
 = (220,502 SF x 1/200 SF) = 1,102.5 SPACES
 BANK:
 = 1 SPACE PER 150 SF GFA
 = (4,000 SF x 1/150 SF) = 26.7 SPACES
 TOTAL RETAIL & BANK REQUIRED = 1,103 + 27 = 1,130 SPACES
 RESIDENTIAL:
 = 2.0 SPACES/UNIT
 = 3 UNITS x 2.0 SPACES = 6 SPACES

2. **PARKING PROVIDED:**
 RETAIL & BANK = 1,133 SPACES
 RESIDENTIAL = 6 SPACES
 STANDARD PARKING SPACE : 9.0' x 19.0'

LOADING SPACES
 1. **LOADING PROVIDED:** 6 SPACES
 STANDARD LOADING SPACE : 12.0' x 25.0'

AREA BREAKDOWN

1. **E BUSINESS:**
 BUILDING = 220,502 SF
 PAVEMENT = 510,062.4 SF
 LANDSCAPE = 114,708 SF

2. **B RESIDENCE:**
 BUILDING = 7,436.7 SF
 PAVEMENT = 1,922.0 SF
 LANDSCAPE = 28,095.9 SF

APPLICANT

NEW FRONTIER II, LLC
 225 BROADHOLLOW ROAD, SUITE 184W
 MELVILLE, NEW YORK 11747-4883

TAX MAP DESIGNATION

DISTRICT 0100 SECTION 163 BLOCK 01.00 LOTS 54, 55, 56 & 57
 SECTION 164 BLOCK 02.00 LOTS 2, 5, 9, 10 & 25

NO.	DATE	REVISION	BY

**RETAIL SHOPPING CENTER
 AS OF RIGHT SCENARIO PLAN**
 NEW FRONTIER
 NORTH AMITYVILLE, NEW YORK
 NEW FRONTIER II, LLC

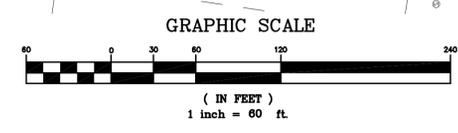
BOWNE A&E GROUP
 Where Experience Empowers Vision

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SCALE: PLAN: 1"=60'
 PROFILE: HORIZ: N/A
 VERT: N/A
 DATE: APRIL 18, 2011

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:
LK	LK	BJM	11083140

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