

SITE DATA

N.C.T.M. = SECTION 11, BLOCK 478, LOT 43
 EXISTING USE: = WAREHOUSE
 EXISTING BUILDING AREA: = 100,524.87 SF
 PROPOSED BUILDING AREA: = 77,811.33 SF
 ZONE: = LI LIGHT INDUSTRIAL
 SITE AREA: = 153,438 SF (3.52 Ac)
 FIRE DISTRICT: = JERICHO FIRE DISTRICT
 POLICE DISTRICT: = NASSAU PRECINCT 2
 SCHOOL DISTRICT: = JERICHO UFSD
 WATER DISTRICT: = JERICHO WATER DISTRICT
 SEWER DISTRICT: = NASSAU COUNTY DPW

PARKING CALCULATIONS

PARKING REQUIRED

WAREHOUSE: 1 STALL / EMPLOYEE @ ±50 EMPLOYEES = 50.0 STALLS
 OR 77,811.33 @ 1 STALL / 500 SF = 155.62 STALLS
TOTAL STALLS REQUIRED = 155.62 (156) STALLS

PARKING PROVIDED

PAVED SPACES PROVIDED = 96 STALLS
 TOTAL SPACES PROVIDED (INCLUDING 3 ACCESSIBLE) = 96 STALLS (V1)

ZONING COMPLIANCE

LOT AREA (MIN)	TOWN CODE	REQUIRED	PROVIDED
§ 246-5.3 ATTACHMENT 18	1 ACRE	3.52 ACRES	
LOT FRONTAGE (MIN)	§ 246-5.3 ATTACHMENT 18	50'	242.37'
[V2] BUILDING COVERAGE (MAX)	§ 246-5.3 ATTACHMENT 18	50%	50.71%
FRONT YARD SETBACK (MIN)	§ 246-5.3 ATTACHMENT 18	50'	111.0'
SIDE YARD SETBACK (MIN) (ONE/BOTH)	§ 246-5.3 ATTACHMENT 18	0'	5.5'
[V3] REAR YARD SETBACK (MIN)	§ 246-5.3 ATTACHMENT 18	30'	0.9'
BUILDING HEIGHT (MAX)	§ 246-5.3 ATTACHMENT 18	50' (3 STY.)	±20'
[V4] PARKING SETBACK	§ 246-8.2.7	6'	0'
[V5] BUFFER LENGTH	§ 246-7.2.1	10'	6.1'

RELIEF REQUIRED

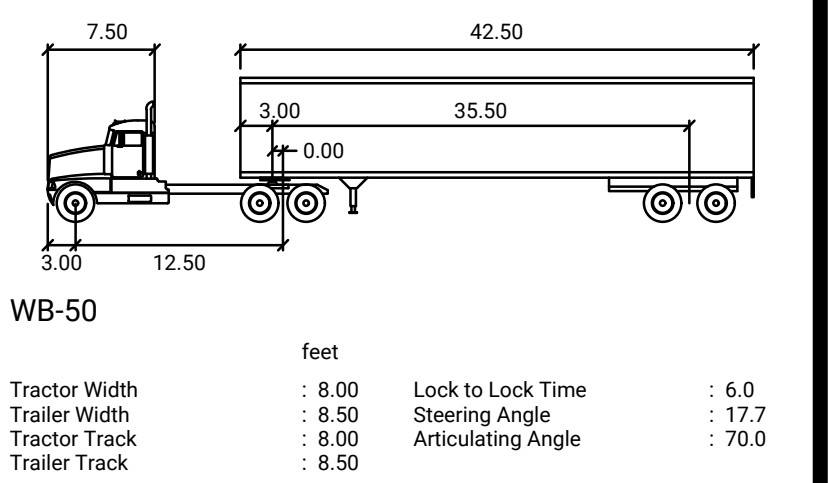
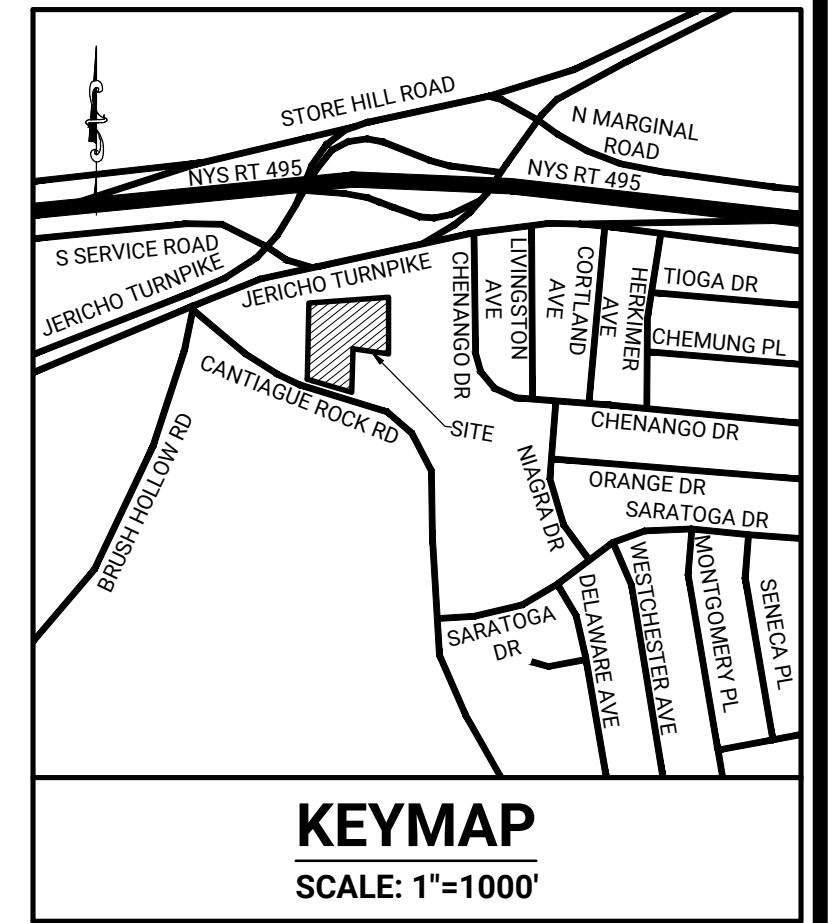
[V1] PARKING QUANTITY: 156 STALLS REQUIRED, 96 STALLS PROVIDED (RELIEF OF 60 STALLS OR 38.46%)
 [V2] BUILDING COVERAGE: 50% REQUIRED, 50.71% PROVIDED (RELIEF OF 1.42%)
 [V3] REAR YARD SETBACK: 30' REQUIRED, 0.9' PROVIDED (RELIEF OF 97.0%)
 [V4] PARKING SETBACK: 6' REQUIRED, 0' PROVIDED (RELIEF OF 100%)
 [V5] BUFFER REQUIREMENT: 10' REQUIRED, 6.1' PROVIDED (RELIEF OF 39.0%)

EXISTING LOT COVERAGE

ROOF AREA	100,524.87 S.F.	= 65.51%
IMPERVIOUS AREA	37,377.38 S.F.	= 24.36%
LANDSCAPE AREA	15,535.75 S.F.	= 10.13%
TOTAL SITE AREA	153,438.00 S.F.	= 100.00%

PROPOSED LOT COVERAGE

ROOF AREA	77,811.33 S.F.	= 50.71%
IMPERVIOUS AREA	56,636.88 S.F.	= 36.91%
LANDSCAPE AREA	18,989.79 S.F.	= 12.38%
TOTAL SITE AREA	153,438.00 S.F.	= 100.00%



No.	REVISION DESCRIPTION	DATE	BY

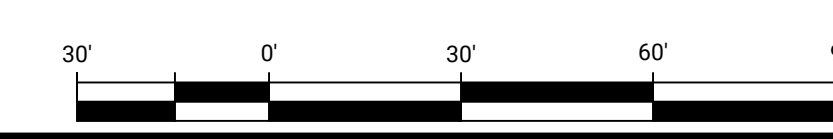
OWNER:
 650 CANTIAGUE LLC
 400 BROADHOLLOW ROAD, SUITE 302
 MELVILLE, NY 11747

APPLICANT:
 650 CANTIAGUE LLC
 400 BROADHOLLOW ROAD, SUITE 302
 MELVILLE, NY 11747

CONCEPTUAL PLAN
650 CANTIAGUE ROCK ROAD
 SITUATED IN THE
TOWN OF OYSTER BAY
 NASSAU COUNTY, NEW YORK
 NCTM: DISTRICT 2489, SECTION 11, BLOCK 478, LOT 043

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DWN. BY:	SB	CHKD. BY:	CWR	SCALE:	1"=30'	SHEET:	CP-1
DATE:	02-26-2026	DATE:	02-26-2026	JOB No.:	2026-026		



Drawing Name: P:\2026 Projects\2026-026\2026-02-26 Conceptual Plan 2026-026.dwg, Last Modified: Mar 09, 2026 - 11:00am by SBoyle
 Drawing No: 10188mm Plotted on: Mar 09, 2026 - 10:58am