

Theoretical Buildout Scenario

East Farmingdale Overlay Zoning District

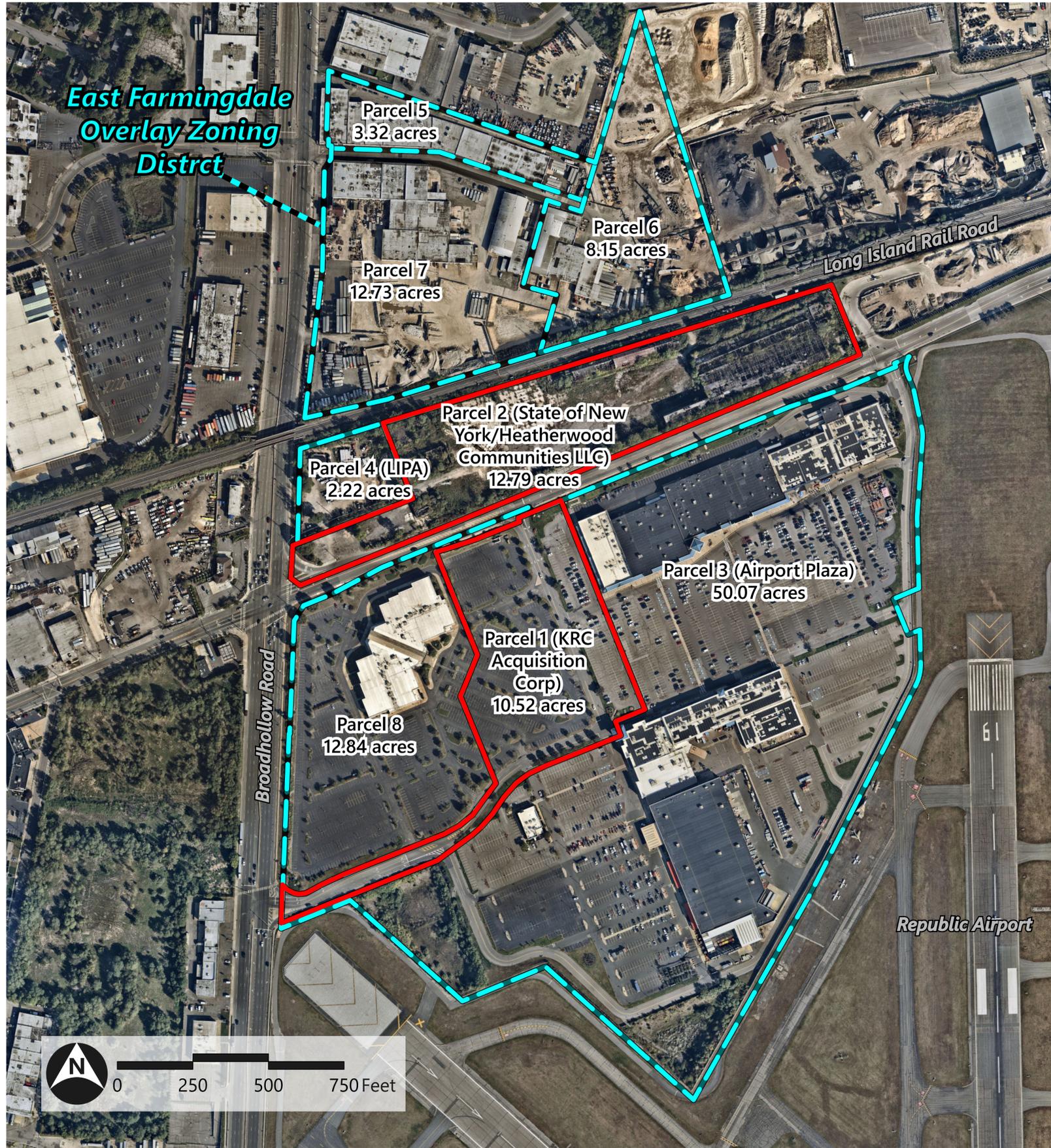


Table 1 Summary of East Farmingdale Overlay Zoning District Development Standards

Type	Standard
Area and Dimensions	
Max. Density	Residential only: 40 units per acre Mixed-use: 32 units per acre
Min. Lot Size	10 acres
Min. Lot Width	200 ft
Min. Building Separation	20 ft
Max. Building Coverage	70% of lot area
Min. Setbacks	
Front (applies to all frontages)	15 ft
Side	Min. of 30 ft combined for both side yards (neither shall be less than 10 ft)
Rear	25 ft
Hot-Mix Asphalt Facilities	750 ft
Max. Building Height	100-ft reduction for each 10 ft of vegetative buffer
Min. Dwelling Unit Size	55 ft / 5 stories 500 sf
Landscape Buffers	Min. 10 ft along side and rear property lines Min. 30 feet for front and side yards and 50 feet for rear yards when abutting industrially zoned properties
Parking	
Number of Spaces	Studio/One-bedroom – 1 space/unit Two-bedroom – 1.5 spaces/unit Three-bedroom – 1.75 spaces/unit Each additional bedroom – 0.5 spaces/unit
Reductions	Retail: 1 space per 300 sf (gross) Office: 1 space per 250 sf (gross) Up to 30% reduction for shared parking (subject to approval)

Table 2 – Residential Yield Summary

Parcel Number	Acreage	Theoretical Build-Out Scenario (Units)
1 (KRC Acquisition Corp)	10.52	372 ¹
2 (State of New York/Heatherwood Communities LLC)	12.79	495 ²
3 (Airport Plaza)	50.07	200 ³
4 (LIPA)	2.22	0 ⁴
5	3.32	815 ⁵
6	8.15	
7	12.73	
8	12.84	
Totals	112.64	1,882

¹ Build-out based on the KRC Acquisition Corp conceptual site plan with 372 proposed residential units.

² Build-out based on the State of New York/Heatherwood Communities LLC conceptual site plan with 495 proposed residential units.

³ Potential maximum residential yield was adjusted based on probability of redevelopment. As the site is an active, developed commercial center with height restrictions due to its location within the Runway Protection Zone, the potential maximum development yield was reduced by 90%.

⁴ No residential development yield was allocated to this site as it is an active LIPA facility.

⁵ Potential maximum residential yield was adjusted based on a number of factors, including setback requirements, site access, circulation, infrastructure needs, easements, public open space, airport-related restrictions and/or other common design constraints. Based on site-specific factors, some parcels within the East Farmingdale Overlay Zoning District may be redeveloped up to the maximum yield, some may be redeveloped at a reduced yield, and some may not be redeveloped.