

SCTM NO. 0400-266.00-02.00-018.000

EXISTING CONDITIONS RENDERING

FOR
CORNERSTONE MELVILLE
MELVILLE, TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

JOB NO.	N/A
DRAWN BY	DJS
CHECKED BY	EJ
DATE	JULY 22, 2026
SCALE	AS NOTED
DRAWING NO.	N/A

HE | Hayduk Engineering, LLC

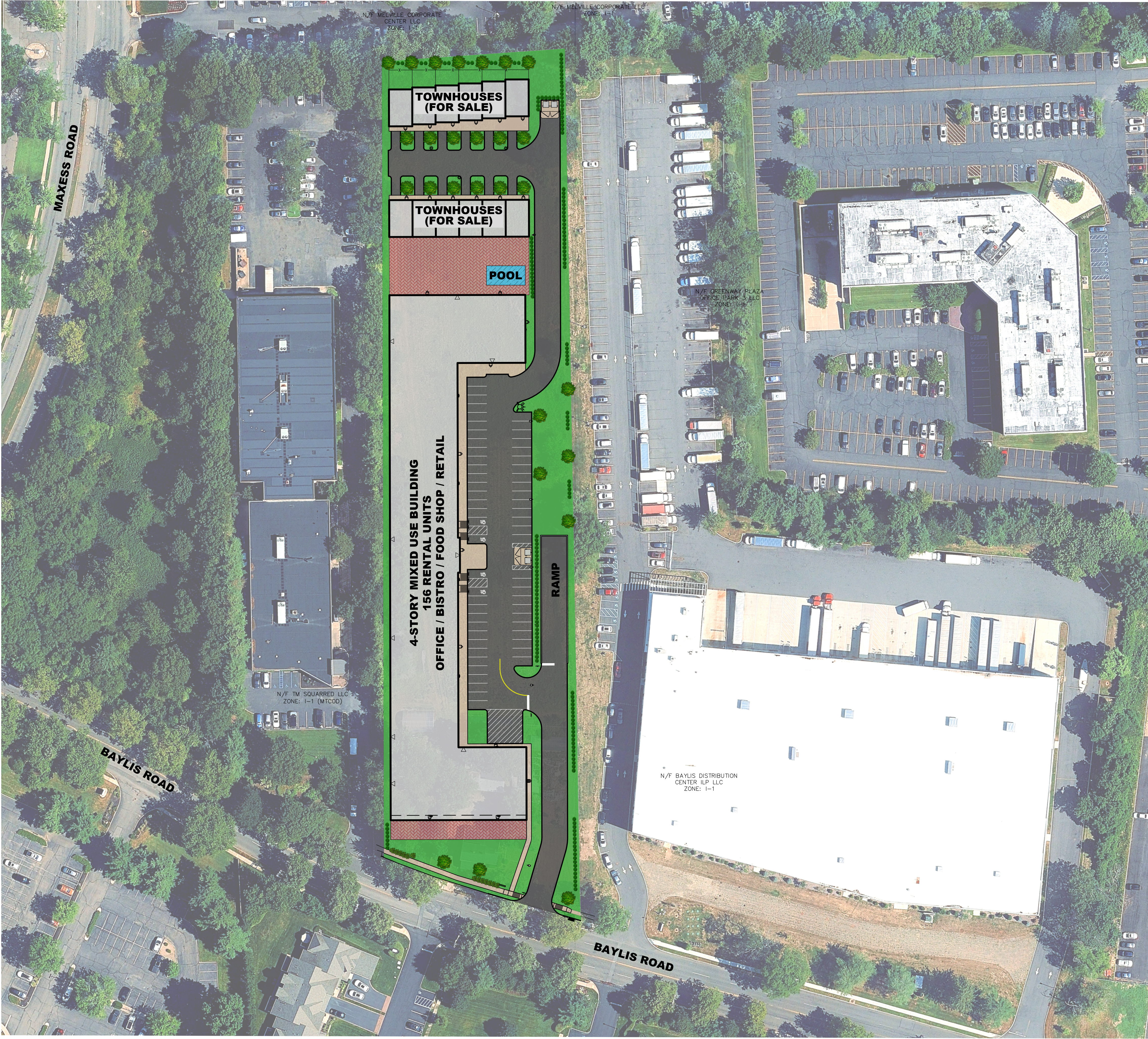
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consulting engineers

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2	REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN	RF	8/24/2026
1	REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN	KB/RF	7/22/2026
No.	DESCRIPTION	BY	DATE

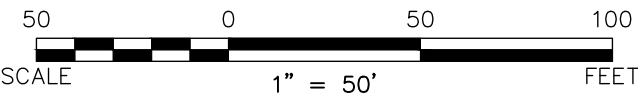
REVISIONS



LEGEND:

- BUILDING
- ASPHALT
- SIDEWALK
- LANDSCAPE
- COURTYARD

SITE DATA	
APPLICANT / OWNER	TERWILLIGER & BARTONE PROPERTIES
APPLICANT/OWNER ADDRESS LINE 1	141 MERRITTS ROAD
APPLICANT/OWNER ADDRESS LINE 2	FARMINGDALE, NY 11735
SITE ADDRESS LINE 1	115 BAYLIS ROAD
SITE ADDRESS LINE 2	MELVILLE, NY 11747
SCTM	0400-268.00-02.00-018.000
SITE AREA	166,283 SF (±3.817 ACRES)
PROPOSED NUMBER OF RESIDENTIAL APARTMENTS	156
PROPOSED NUMBER OF TOWNHOUSES	12
PROPOSED PROPERTY USE	RESIDENTIAL MULTI-TENANT RETAIL (OFFICE / BISTRO / FOOD SHOP / RETAIL)
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)
PROPOSED ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)
SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
SEWER DISTRICT	SUFFOLK COUNTY WASTEWATER MANAGEMENT DISTRICT ASSESSMENT ZONE 1 (IN DISTRICT)
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (USGS DEPTH TO GROUNDWATER)
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT



SCTM NO. 0400-268.00-02.00-018.000

SITE PLAN RENDERING

FOR
CORNERSTONE MELVILLE
LOCATED AT:
MELVILLE, TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

HE

consulting engineers

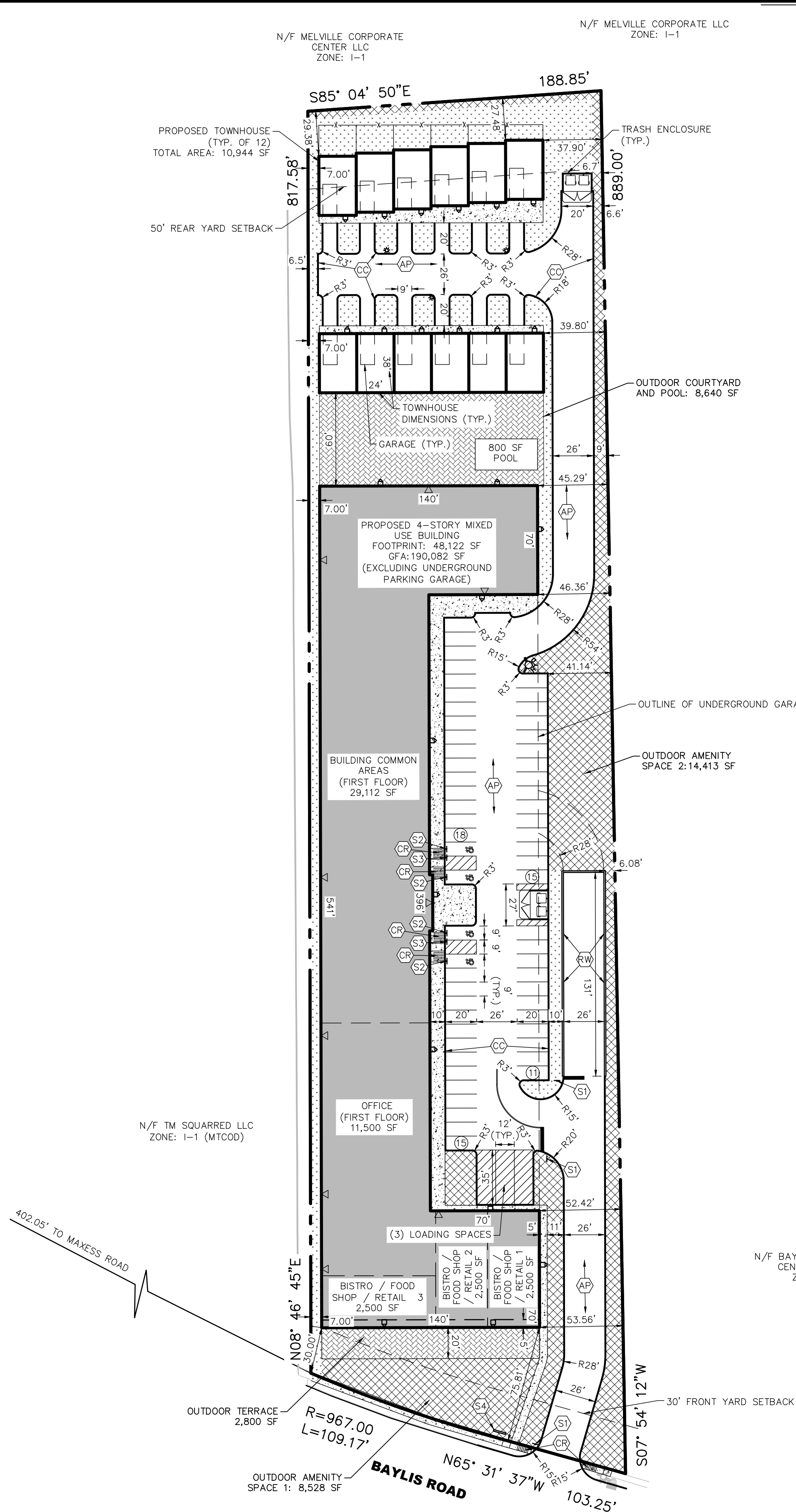
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SCALE	AS NOTED
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BY	DATE

NOTES:
1. THIS DRAWING IS BASED ON A SURVEY BY RUSSELL H LEWIS CO. DATED 05/13/2025.



LEGEND: SITE PLAN KEY NOTES	
SYMBOL	DESCRIPTION
AL	AREA, LANDSCAPE
CC	CURB, CONCRETE
CR	CURB RAMP
PA	PAVEMENT, ASPHALT, TYPICAL PARKING LOT
RW	RETAINING WALL

LEGEND: SIGNAGE ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
S1	STOP SIGN
S2	VAN ACCESSIBLE RESERVED PARKING
S3	NO PARKING ANYTIME
S4	CORNERSTONE MELVILLE (8'X'4'X'1')

LEGEND: HATCHES	
HATCH	DESCRIPTION
[Pattern]	BUILDING
[Pattern]	PAVERS
[Pattern]	GRASS
[Pattern]	AMENITY SPACE
[Pattern]	SIDEWALK

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SITE AREA	166,283 SF (±3.817 ACRES)
PROPOSED BUILDING AREAS	REFER TO TABLE OF BUILDING AREAS
PROPOSED NUMBER OF RESIDENTIAL APARTMENTS	156
PROPOSED NUMBER OF TOWNHOUSES	12
TOTAL NONRESIDENTIAL BUILDING AREA	REFER TO TABLE OF BUILDING AREAS
PROPOSED PROPERTY USE	RESIDENTIAL MULTI-TENANT RETAIL (OFFICE / BISTRO / FOOD SHOP / RETAIL)
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)
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SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
SEWER DISTRICT	SUFFOLK COUNTY WASTEWATER MANAGEMENT DISTRICT ASSESSMENT ZONE 1 (IN DISTRICT)
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (USGS DEPTH TO GROUNDWATER)
ELEVATION DATUM	NAVD 88
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT

ZONING COMPLIANCE TABLE: MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)

SECTION	DESCRIPTION	TYPE	REQUIRED	PROPOSED	VARIANCE
\$198-34.1 A	PERMITTED USES	-	ON LIST	RESIDENTIAL UNITS / OFFICE / BISTRO / FOOD SHOP / RETAIL	**YES
\$198-34.1 (C.1)	PERCENT OF RESIDENTIAL USE IN MIXED USE BUILDING	MAXIMUM	75%	141,960/190,082 = 74.68%	NO
\$198-34.1 (C.1)	PERCENT OF PROFESSIONAL OFFICE/COMMERCIAL USE IN MIXED USE BUILDING	RANGE	25%-40%	(19,000+29,122)/190,082 = 25.32%	NO
\$198-34.1 (E.2)	PERMITTED HEIGHT	RANGE	25'(2 STORIES)-50'(4 STORIES)	50' (4 STORIES)	NO
\$198-34.1 (E.3)	PERCENT OF LOT COVERED BY BUILDING	MAXIMUM	90%	52.20%	NO
\$198-34.1 (E.4)	PERCENT OF USEABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE	MINIMUM	15%	15.48%	NO
\$198-34.1 (E.5)	FLOOR AREA RATIO (EXCLUDING PARKING GARAGE)	MAXIMUM	3.6	1.29	NO
\$198-34.1 (E.6)	RESIDENTIAL PARKING			(SEE PARKING CALCULATION TABLE)	NO
\$198-34.1 (E.7)	FRONT YARD SETBACK	MINIMUM	30'	30'	NO
\$198-34.1 (E.7)	SIDE YARD SETBACK	MINIMUM	0'	7'	NO
\$198-34.1 (E.8)	RESIDENTIAL UNIT SIZES			(SEE BUILDING UNIT COUNT TABLE)	NO
\$198-34.1 (E.9)	COMMERCIAL TENANT SPACE SIZE	MAXIMUM	20,000 SF	11,500 SF (OFFICE) / 2,500 SF (BISTRO / FOOD SHOP / RETAIL)	NO
\$198-54	NUMBER OF LOADING SPACES REQUIRED			(SEE PARKING CALCULATION TABLE)	YES

ZONING COMPLIANCE TABLE: LIGHT INDUSTRY (I-1)

\$198-34 C(1)	PARKING SIDE YARD SETBACK	MINIMUM	25'	41.14'	NO
\$198-34 C(2)	NO PARKING IN REQUIRED FRONT YARD	-	-	COMPLIES	NO
\$198 ATTACHMENT 1	REAR YARD SETBACK	MINIMUM	50'	27.48'	YES
\$198 ATTACHMENT 1	GROSS AREA	MINIMUM	6 ACRES	3.817 ACRES	**YES
\$198 ATTACHMENT 1	LOT WIDTH	MINIMUM	400.00'	200.55'	**YES
\$198 ATTACHMENT 1	LOT FRONTAGE	MINIMUM	200.00'	212.42'	NO

*EXISTING NON-CONFORMING CONDITION
**SPECIAL USE PERMIT REQUIRED FROM TOWN BOARD

PARKING CALCULATIONS

CODE SECTION: §198-34.1 (E.6) & §198-54

DESCRIPTION	VALUE
REQUIRED SPACES @ 1 PER DWELLING UNIT (STUDIO)	36
REQUIRED SPACES @ 1 PER DWELLING UNIT (ONE BEDROOM)	102
REQUIRED SPACES @ 1.5 PER DWELLING UNIT (TWO BEDROOM)	27
REQUIRED RESIDENTIAL PARKING	165
BISTRO / FOOD SHOP / RETAIL 1 @ 1 PER 200 SF (2,500 SF)	12.5
BISTRO / FOOD SHOP / RETAIL 2 @ 1 PER 200 SF (2,500 SF)	12.5
BISTRO / FOOD SHOP / RETAIL 3 @ 1 PER 200 SF (2,500 SF)	12.5
OFFICE SPACE @ 1 PER 225 SF (11,500 SF)	51.1
TOTAL REQUIRED SPACES	254
TOTAL PROVIDED SPACES - SURFACE PARKING (RETAIL / OFFICE)	59
TOTAL PROVIDED SPACES IN PARKING GARAGE	195
TOTAL PROVIDED SPACES	254
TOTAL REQUIRED ADA SPACES	7
TOTAL PROVIDED ADA SPACES	12
PROVIDED ADA SPACES - SURFACE PARKING	4
PROVIDED ADA SPACES IN PARKING GARAGE	8
REQUIRED SPACES PER TOWNHOUSE	2
PROVIDED SPACES PER TOWNHOUSE	2 (1 IN GARAGE, 1 IN DRIVEWAY)
REQUIRED LOADING SPACES	5
PROVIDED LOADING SPACES	3

TABLE OF SITE AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
IMPERVIOUS	127,417	76.63%
BUILDING FOOTPRINT	59,066	35.52%
ASPHALT PAVEMENT	48,790	29.34%
CONCRETE WALKS	8,121	4.89%
PAVERS / POOL	11,440	6.88%
PERVIOUS		
LANDSCAPE	38,866	23.37%
TOTAL DISTURBANCE	166,283	100.00%

BUILDING LOT COVERAGE TABLE

MIXED USE BUILDING + PARKING GARAGE	75,850
TOWNHOUSES	10,944
TOTAL	86,794
SITE AREA	166,283
LOT COVERAGE PERCENTAGE	52.20%

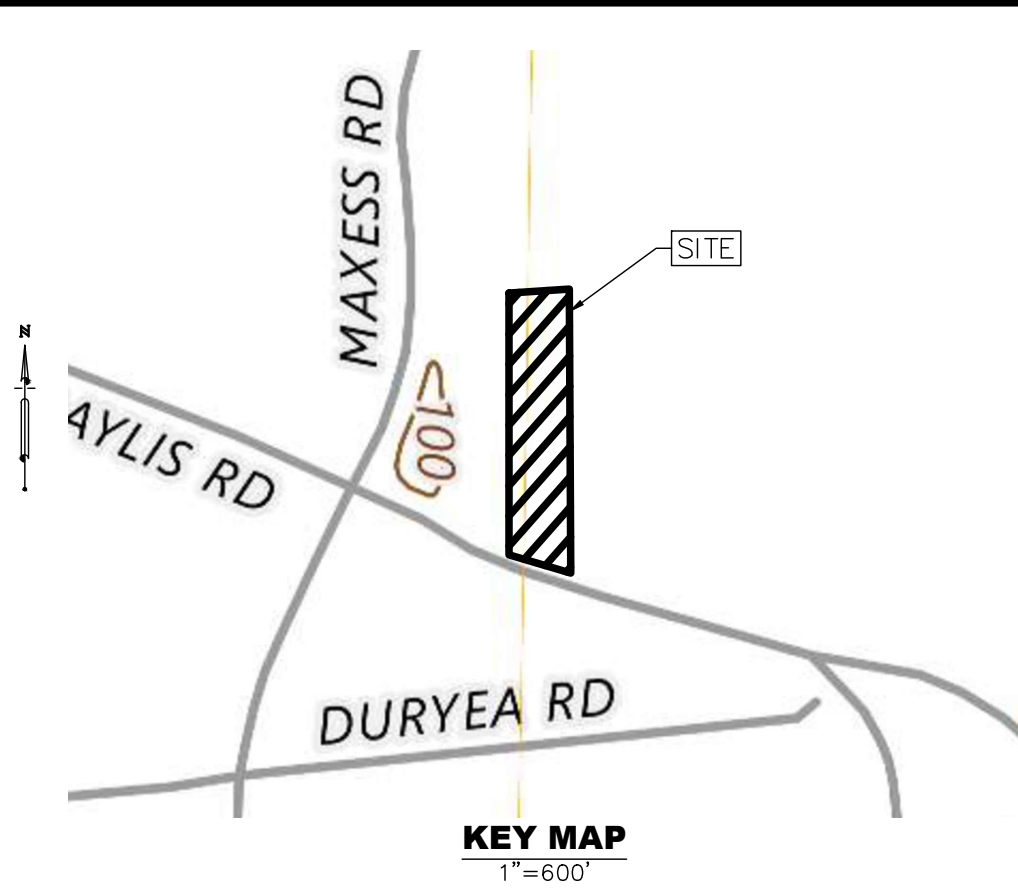


TABLE OF BUILDING AREAS

DESCRIPTION	PROPOSED (SF)
PARKING GARAGE	75,850
FIRST FLOOR	48,122
BISTRO / FOOD SHOP / RETAIL 1	2,500
BISTRO / FOOD SHOP / RETAIL 2	2,500
BISTRO / FOOD SHOP / RETAIL 3	2,500
OFFICE SPACE	11,500
BUILDING COMMON AREAS	29,122
SECOND FLOOR	
RESIDENTIAL	47,320
THIRD FLOOR	
RESIDENTIAL	47,320
FOURTH FLOOR	
RESIDENTIAL	47,320
MIXED-USE BUILDING RESIDENTIAL GFA	141,960
MIXED-USE BUILDING TOTAL GFA (EXCLUDING PARKING GARAGE)	190,082
GFA PER TOWN HOUSE (TWO STORIES+LOFT)	2,000
NUMBER OF TOWN HOUSES	12
TOWNHOUSE TOTAL GFA	24,000
TOTAL GFA (EXCLUDING PARKING GARAGE)	214,082

BUILDING UNIT COUNT

CODE SECTION: §198-34.1 (E.8)

DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	18
TOTAL	156

CIVIC SPACE AREAS TABLE

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL CIVIC SPACE	25,741	15.48%
OUTDOOR TERRACE	2,800	1.68%
OUTDOOR AMENITY SPACE 1	8,528	5.13%
OUTDOOR AMENITY SPACE 2	14,413	8.67%

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VIEW FROM BAYLIS ROAD



PROPOSED RESIDENTIAL BUILDING
MELVILLE, NEW YORK

15 SEPTEMBER 2026





VIEW OF OUTDOOR AREA



PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026





TOWN HOMES



PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026

