

LOT	TOTAL LOT AREA (SF)	AREA IN WOODSBURGH (SF)	AREA IN LAWRENCE (SF)	AREA IN HEMPSTEAD (SF)	ROAD FRONTAGE (FT)	MIN. LOT WIDTH @ 125' DEPTH (FT)
41	19320.0	19320.0	-	-	172.13	105.75
42	15000.0	15000.0	-	-	100.00	100.00
43	15000.0	15000.0	-	-	100.00	100.00
44	16849.0	16849.0	-	-	254.36	112.41
45	15187.0	5948.4	9238.6	-	102.51	100.44
46	15000.0	6611.4	8388.6	-	100.00	100.00
47	15000.0	7385.2	7614.8	-	100.00	100.00
48	16124.0	8801.2	7322.8	-	107.49	107.49
49	24185.0	9603.1	14581.9	-	107.49	105.21
50	23803.0	11548.6	12254.4	-	107.49	105.45
51	24185.0	4994.4	19190.6	-	107.49	105.21
52	19931.0	19552.6	378.4	-	100.96	100.00
53	15741.0	15741.0	-	-	105.00	105.00
54	17146.0	17146.0	-	-	111.41	99.62
55	15942.0	15942.0	-	-	247.36	107.42
56	20275.0	20275.0	-	-	292.69	101.86
57	20314.0	20314.0	-	-	292.71	102.65
58	18203.0	18203.0	-	-	257.31	99.25
59	18038.0	18038.0	-	-	257.49	98.29
60	19928.0	5163.6	8764.4	-	107.66	83.37
61	22664.7	22664.7	-	-	160.78	136.26
81	18450.1	3.4	18446.7	-	122.90	75.38
82	19273.8	3111.3	16162.5	-	123.26	76.22
83	15551.1	88.9	15462.2	-	133.55	86.00
84	23243.3	14036.1	9207.2	-	128.18	112.76
85	31437.3	31428.7	7.6	-	449.32	105.77
86	26767.6	26767.6	-	-	100.39	97.46
87	30970.4	22058.0	-	8912.4	278.54	127.62
88	24266.5	24266.5	-	-	219.52	105.08
141	48358.3	48358.3	-	-	138.87	127.95
142	50665.7	50665.7	-	-	195.49	150.00
143	50591.1	50591.1	-	-	154.12	150.00
144	50137.4	50137.4	-	-	169.26	169.17
145	49502.2	49502.2	-	-	251.00	180.01

Legend

- PROPOSED SUBDIVISION AS DEFINED IN THE COASTAL CONSERVATION DISTRICT ZONING
- PROPOSED LOTS IN THE OPEN SPACE AND CLUBHOUSE/ HOSPITALITY DISTRICT
- PROPOSED BIORETENTION AREA

Zoning Summary Chart (Clubhouse Lot)

Zoning District(S): Coastal Conservation District - Woodmere Club (CC-WC)

Clubhouse/Hospitality Subdistrict

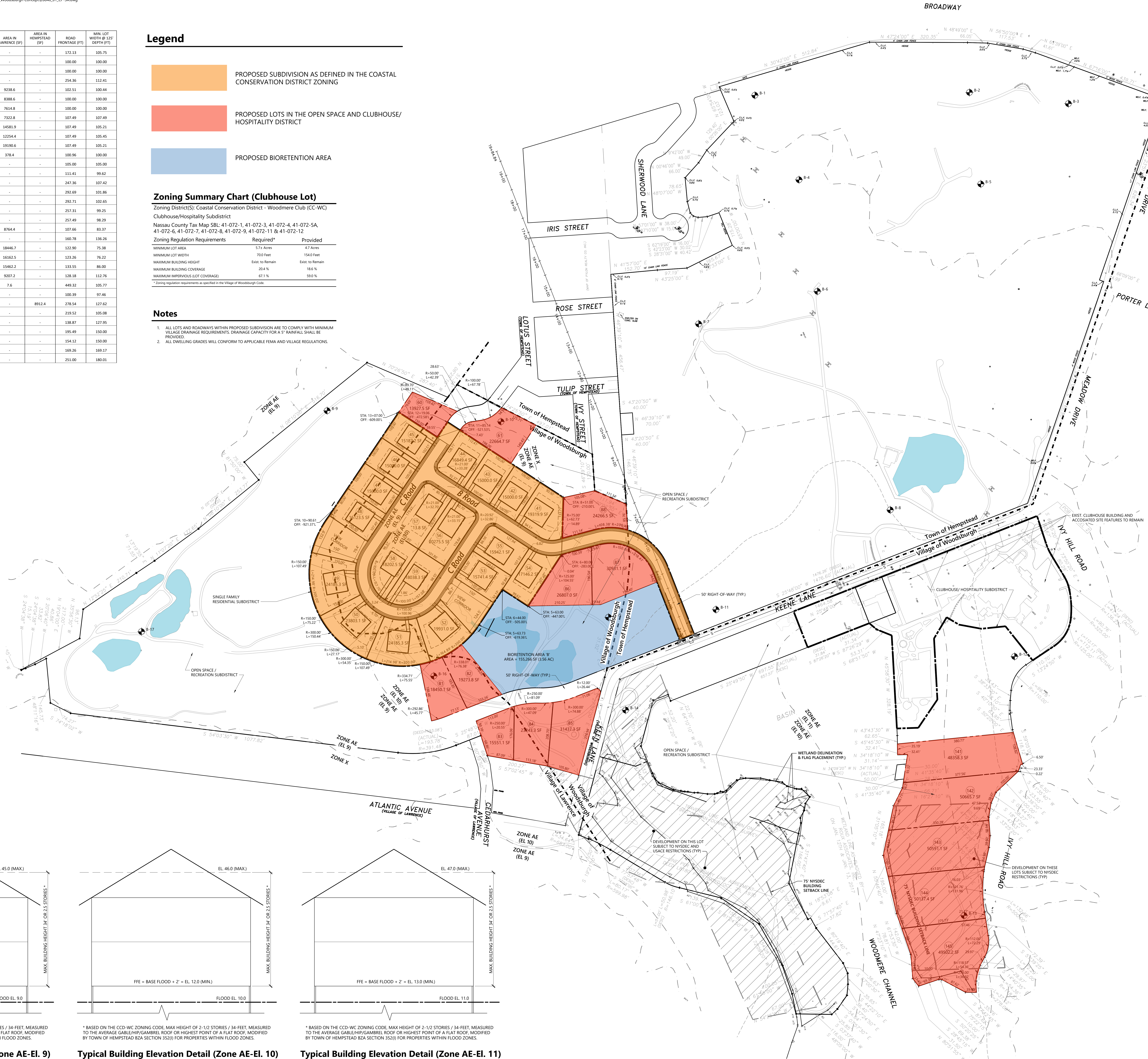
Nassau County Tax Map SBL 41-072-1, 41-072-3, 41-072-4, 41-072-5A, 41-072-6, 41-072-7, 41-072-8, 41-072-9, 41-072-11 & 41-072-12

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	5.71 Acres	4.7 Acres
MINIMUM LOT WIDTH	70.0 Feet	154.0 Feet
MAXIMUM BUILDING HEIGHT	Exist. to Remain	Exist. to Remain
MAXIMUM BUILDING COVERAGE	20.4 %	18.6 %
MAXIMUM IMPERVIOUS (LOT COVERAGE)	67.1 %	59.0 %

*Zoning regulation requirements as specified in the Village of Woodburgh Code.

Notes

- ALL LOTS AND ROADWAYS WITHIN PROPOSED SUBDIVISION ARE TO COMPLY WITH MINIMUM VILLAGE DRAINAGE REQUIREMENTS. DRAINAGE CAPACITY FOR A 5" RAINFALL SHALL BE PROVIDED.
- ALL DWELLING GRADES WILL CONFORM TO APPLICABLE FEMA AND VILLAGE REGULATIONS.



Willow View Estates 99 Meadow Drive Village of Woodburgh

No.	Revision	Date	Appr.
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3	Revised per Village of Woodburgh Comments	03/01/2024	KPW
2	Revised per Village of Woodburgh Comments	06/01/2023	KPW
1	Revised per Village of Woodburgh Comments	06/01/2023	KPW

Designed by JA Checked by AL

Issued for Review Date March 30, 2023

Not for Construction

Woodburgh
Variance Application

Drawing Number

C0.01

Sheet 1 of 1