

657 LIDO BLVD.
Lido Beach, NY

GREINER-MALTZ
REAL ESTATE

EXCLUSIVE

+/- 7.2 Acres Vacant Land



Zoned Res. B
Permitted Uses:

- Single-Family, Detached Dwelling Or Senior Residence
- Public, Parochial Or Private School
- College Or University
- Religious Uses
- Municipal Recreational Use
- Railway Passenger Station

***For Further Information,
Please Contact Exclusive Broker:***

TOM ATTIVISSIMO, CCIM

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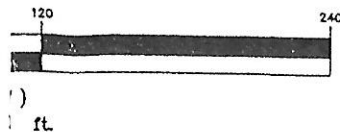
REFERENCE DOCUMENTS

- (A) DEED L - 10543, P 09456
- (B) N.Y. STATE DEC WETLANDS MAPS
#616-492 AMENDED 4/5/88
#616-494 AMENDED 4/5/88
- (C) TOWN OF HEMPSTEAD ZONE RES. B
ZONE MAP #203
- (D) ZONE A-5 ELEV. 10 FLOOD ELEV. MAP
#360 467 0067C
- (E) N.Y.S. DEC PERMIT #10-86-1056
EXPIRATION DATE 4/30/92

TOTAL AREA = 316,447 sf.
7.2 acres

* SUBJECT TO N.Y.S. DEC APPROVAL & APPROVALS OF LOCAL COUNTY & TOWN AGENCIES

SCALE



TENTATIVE MAP FOR PROPERTY IN LIDO BEACH

TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK
SEC. 60, BLK. E, LOT 787

CARMAN-DUNNE P.C.
CONSULTING ENGINEERS & SURVEYORS
2 Lakeview Avenue, Lynbrook, New York 11563
(516) 599-5563 FAX (516) 593-4873

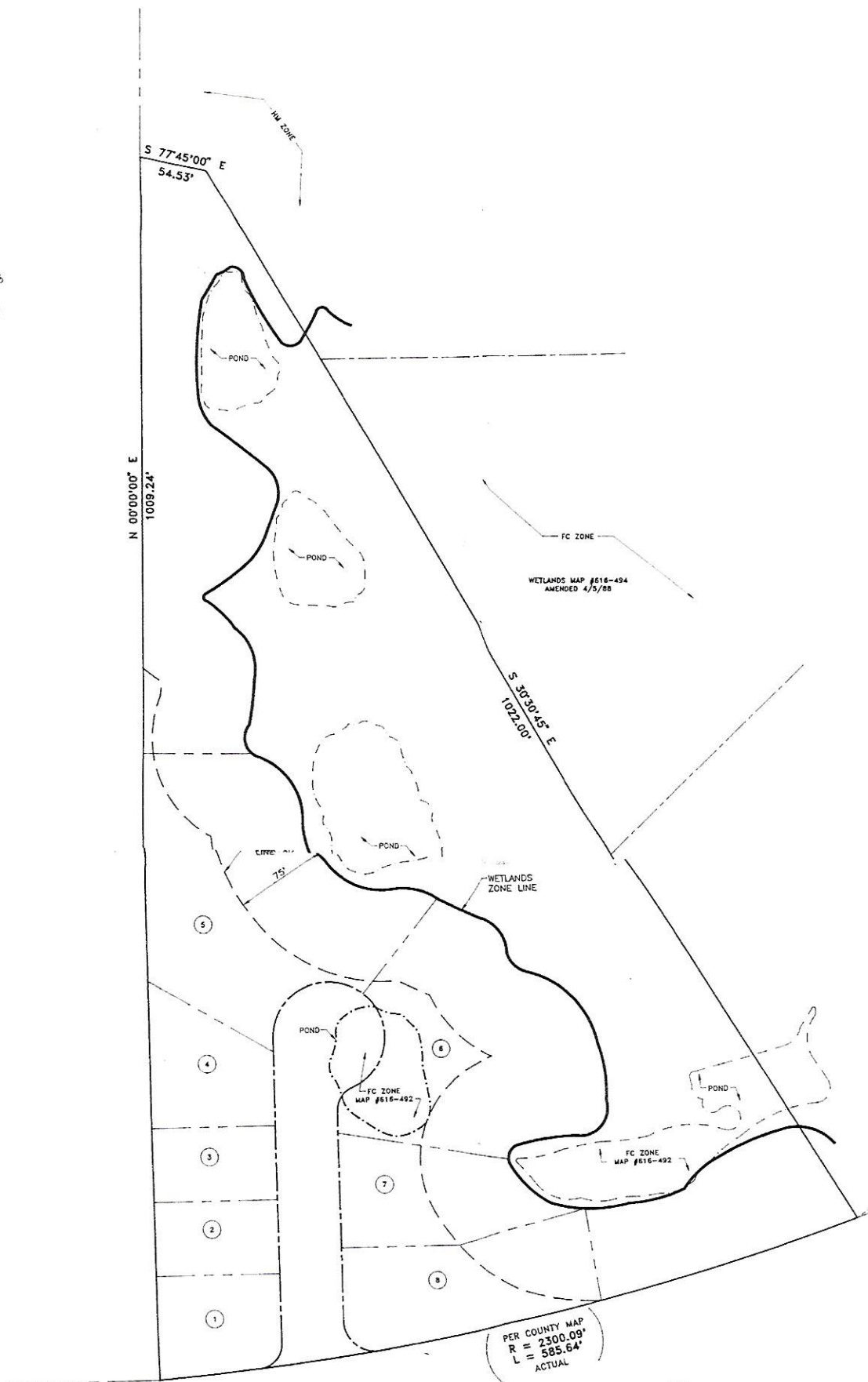
John J. Toscano
JOHN J. TOSCANO P.L.S. 049872

Date:
JANUARY 1996

Scale:
1"=60'

Project No.: **9600600**

Sheet **1** of **1**



LIDO BOULEVARD
(PARK STREET)

event and in all other respects conform to Subsection A of this section.

§ 59. Minimum lot area and width. [Effective 1-29-88]

No dwelling or other building shall be constructed on a lot unless it contains an area of not less than twenty thousand (20,000) square feet and has a minimum width of one hundred (100) feet at the front setback line and either has a minimum width of sixty (60) feet from and on the street line to the front setback line or is a lot designated on a plat heretofore or hereafter duly filed in the office of the Clerk of the County of Nassau. The foregoing provision shall not apply to the construction of accessory uses, dwelling additions or building additions on a lot.

§ 60. Minimum street frontage.

No building shall be erected on any lot having a street frontage of less than eighty (80) feet. In the case of a lot abutting on more than one (1) street, only one (1) minimum street frontage shall be required.

§ 61. Minimum lot depth.

No building shall be erected on any lot having a depth of less than one hundred fifty (150) feet.

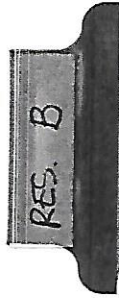
**ARTICLE VII
B Residence Districts (B)**

§ 62. Applicability.

In a B Residence District, the following regulations shall apply.

§ 63. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:



- A. Single-family detached dwelling or senior residence. [Effective 8-31-1992]¹
- B. Public school, parochial school, private school for instruction of elementary grades or academic grades, or both, chartered by the Board of Regents of the State of New York; college; university.
- C. Religious use.²
- D. Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises.
- E. Municipal recreational use.
- F. Railway passenger station.

§ 64. Accessory uses.

Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer, or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides, and provided further that no goods are publicly displayed on the premises. Such accessory use, exclusive of a private garage, shall not include the erection or maintenance hereafter of any structure other than one erected on the ground and not exceeding seventy (70) square feet of floor area and seven (7) feet in height maximum, unless authorized as a special exception by the Board of Appeals.

§ 65. Signs.

Such signs which are authorized under the provisions of Article XXIV are permitted.

¹ Editor's Note: Former Sec. B-1.2, which immediately followed this subsection, was repealed 5-6-1958.

² Editor's Note: Former Sec. B-1.4, which immediately followed this subsection, was repealed 5-6-1958.

§ 66. Excavations.

No excavations for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or is for the purpose of farming or improving said property, shall be made unless approved by the Board of Appeals.

§ 67. Special uses.

Special uses, when approved by the Board of Appeals pursuant to § 272, are permitted.

§ 68. Height.

- A. In the case of a single-family dwelling, no building shall be greater in height than two and one-half (2½) stories, with a maximum height of thirty (30) feet. [Effective 1-3-70]
- B. In case of a building other than a single-family dwelling, no building shall be greater than three (3) stories or forty-five (45) feet in height, except a church.

§ 69. Building area.

The building area shall not exceed thirty percent (30%) of the lot area.

§ 70. Front yards.

- A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within two hundred (200) feet on each side of the lot and within the same block in the same use district, or if there are less than two (2) existing buildings on the same side of the street, the average front yard depth of existing buildings within two hundred (200) feet on each side directly opposite the lot in the same use

district. In any case, no front yard shall be required to have a depth greater than forty (40) feet. [Effective 7-29-74]

- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each front yard shall be not less than twenty-five (25) feet, provided that, if at the effective date of this ordinance any corner lot is held in single and separate ownership having a width of less than fifty-five (55) feet, the depth of the front yard on one (1) side of the lot may be decreased when authorized as a special exception by the Board of Appeals.
- C. Where a building is not controlled by Subsection A above, there shall be a front yard, the depth of which shall be at least twenty-five (25) feet back of the street line.

§ 71. Side yards.

- A. In case of a single-family dwelling, there shall be two (2) side yards, one (1) on each side of the main building, the aggregate widths of which shall be at least fifteen (15) feet. Neither side yard shall be less than five (5) feet wide, provided that, in the case of a lot held in single and separate ownership at the effective date of this ordinance having a width less than forty (40) feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception by the Board of Appeals.
- B. In case any building other than a single-family dwelling or a building accessory thereto, there shall be two (2) side yards. If such building is not over forty (40) feet high, the width of each of the two (2) side yards shall be at least twenty (20) feet; and if such building is over forty (40) feet high, this width shall be increased five (5) feet for each twelve (12) feet or portion thereof by which the building exceeds forty (40) feet.

§ 72. Rear yards.

There shall be a rear yard, the depth of which shall be at least twenty-five (25) feet, provided that, if at the time this ordinance be-

comes effective any lot is held in single and separate ownership with a depth of less than one hundred (100) feet, the required depth of the rear yard may be diminished by three (3) inches for each foot of difference between one hundred (100) feet and the depth of the plot, but in no case shall the depth of the rear yard be less than fifteen (15) feet. In case of a building over forty (40) feet high, the depth shall be increased five (5) feet for each twelve (12) feet or portion thereof by which the building exceeds forty (40) feet in height.

§ 73. Permitted encroachments.

A. The following encroachments are hereby permitted:

- (1) Cornices, eaves, gutters, chimneys or bay windows projecting not more than twenty-four (24) inches.
- x (2) One-story open porches and terraces not exceeding three (3) feet in height projecting not more than six (6) feet into a front or rear yard.
- (3) One-story enclosed front vestibules not greater than six (6) feet wide and five (5) feet deep.
- (4) One-story additions to the main dwelling projecting into one (1) of the required side yards, provided that the area of encroachment shall be used for garage purposes only, and provided further that neither side yard shall be less than five (5) feet wide, and provided further that the aggregate widths of the two (2) side yards shall be at least twelve (12) feet.
- (5) One-story additions to the main dwelling encroaching into the required rear yard, provided that the area of encroachment is not in excess of two hundred forty (240) square feet, and provided further that the rear yard shall not be diminished thereby to a depth of less than fifteen (15) feet.
- (6) One-story additions to the exterior of the main dwelling containing only an aboveground fuel oil storage tank used for heating the premises upon which installation is made, projecting into one (1) of the required side yards, provided

that said side yard shall not be diminished thereby to a width of less than five (5) feet. [Effective 1-27-1991]

- B. In any case where the Board of Appeals had diminished a required yard by a variance or special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard.

§ 74. Fences. [Effective 3-28-75]

A fence, not exceeding six (6) feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing and its relationship to the street fronting upon the premises shall not exceed a greater distance frontward to the street than the rear building line of adjacent dwellings on either side. For purposes of interpretation, a rear building line shall refer only to the principal structure and shall not include patios, porches or other extensions thereto. Fencing for all other lot lines shall not exceed four (4) feet in height except when permitted by the Board of Zoning Appeals, pursuant to Article XXVII hereof.

§ 75. Accessory buildings.

- A. Accessory buildings may occupy forty percent (40%) of the required area of the rear yard up to an average height of twelve (12) feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No accessory building shall be nearer any front property line than forty-five (45) feet and must be at least two (2) feet from the rear and side property lines, except that accessory garages may have a party wall. However, in the case of an accessory private garage which may include a porch or an enclosed patio annexed thereto, it may be located not nearer to the front property line than the main building which it tends and must be not less than five (5) feet from any side line; should such accessory garage be located forty-five (45) feet or more from the front property line, it cannot be less than two (2) feet from the side and rear property lines.

- B. In the case of a corner lot, an accessory building shall be neither more nor less than two (2) feet from the rear and side property lines, except in the case of an accessory private garage, which may be located not nearer to the front property line than the main building which it tends and must be not less than five (5) feet from any side line, but must in any other event and in all other respects conform to Subsection A of this section.

(Cont'd on page BZ-47)