

USES AND DEVELOPMENT STANDARDS					
PARCEL	ACREAGE (4)	RESIDENTIAL DENSITY (7)	RESIDENTIAL YIELD	PERMITTED USES (SEE ZONING ORDINANCE SEC. 5.4 PRINCIPAL USE TABLE) (2)	DEVELOPMENT STANDARDS
<b>PD-C</b>					
A	24.4	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (LARGE SCALE FOOD RETAIL / GROCERY ANCHOR) (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
B	1.2	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
C	6.0	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
D	5.9	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
E	6.1	16	98	AS PERMITTED IN THE B-C ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
F	14.7	10	147	AS PERMITTED IN THE B-N ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-N IN SEC. 5.16
G	22.2	10	222	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
H	32.9	16	526	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
I	24.1	20	482	AS PERMITTED IN THE B-L, B-N AND B-C ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
<b>SUB-TOTAL</b>	<b>137.5</b>	<b>10.7</b>	<b>1475</b>		
<b>PD-IL</b>					
A	84	N/A	0	AS PERMITTED IN THE IL ZONING DISTRICT	SHALL FOLLOW THE STANDARDS FOR IL IN SEC. 5.17
<b>SUB-TOTAL</b>	<b>84</b>	<b>N/A</b>	<b>0</b>		
<b>WETLANDS AND WETLANDS BUFFER AREA</b>					
	3.0	N/A	0	N/A	N/A
<b>SUB-TOTAL</b>	<b>3.0</b>	<b>N/A</b>	<b>0</b>		
<b>TOTAL</b>	<b>224.5</b>	<b>6.6</b>	<b>1475</b>		

**NOTES:**

- THE SITE IS SUBJECT TO A U.S. ARMY CORPS OF ENGINEERS WETLAND PERMIT WHICH HAS ESTABLISHED WETLAND LIMITS AND BUFFERS.
- PERMITTED, LIMITED AND SPECIAL USES SHALL FOLLOW THE STANDARDS OF THE ASSOCIATED REFERENCED ZONING DISTRICT. WHERE MULTIPLE DISTRICTS ARE REFERENCED, A USE SHALL BE CONSIDERED PERMITTED IF PERMITTED IN ANY OF THE DISTRICTS AND SIMILARLY IF A USE IS ONLY PERMITTED AS A LIMITED OR SPECIAL USE IN ANY OF THE DISTRICTS, THE USE SHALL BE CONSIDERED LIMITED OR SPECIAL USE.
- PERIMETER BUFFERS ARE AS SHOWN ON THE PD MASTER PLAN. INTERNAL BUFFERS WILL BE ESTABLISHED BASED ON THE SPECIFIC USES PROPOSED IN THE FINAL DEVELOPMENT PLANS.
- UPPER STORY RESIDENTIAL USE IS NOT PERMITTED.
- RESIDENTIAL IS ONLY PERMITTED AS AN UPPER STORY RESIDENTIAL USE IN A MIXED USE BUILDING.
- NO ADDITIONAL IL AREA WILL BE CONSIDERED OR PERMITTED WITHIN THE MASTER PLAN AREA.
- PARKING RATIOS AND DESIGN SHALL FOLLOW THE STANDARDS OF SEC. 9.3.
- NON-RESIDENTIAL USE LIMITATIONS RELATING TO COLLECTOR STREETS OR HIGHER IN B-L DISTRICTS SHALL NOT APPLY. NON-RESIDENTIAL USES SHALL BE ALLOWED IN ALL PARCELS.
- THE HEIGHT LIMITATIONS OF THE B-L DISTRICT STANDARDS SHALL NOT APPLY. PARCEL G AND H SHALL HAVE A MAXIMUM HEIGHT OF 50' AND PARCEL I SHALL HAVE A MAXIMUM HEIGHT OF 75'.
- THE MAXIMUM NON-RESIDENTIAL INDIVIDUAL BUILDING FOOTPRINT SIZE SHALL BE 10,000 S.F. FOR PARCEL G AND 30,000 S.F. FOR PARCELS H AND I. THESE LIMITATIONS SHALL NOT APPLY TO A VERTICALLY MIXED-USE BUILDING WITH UPPER-STORY RESIDENTIAL.

**SITE INFORMATION TABLE**

**SAFAVIEH**  
 40 HARBOR PARK DRIVE  
 PORT WASHINGTON, NY 11050

EXISTING PARCEL ACREAGE ± 224.5 AC  
 PARCEL IDENTIFICATION NUMBER 2-1016-02-067  
 2-1016-01-017  
 2-1016-02-066

CURRENT ZONING DISTRICT PD-C (NORTH GODLEY - COMMERCIAL)  
 PROPOSED ZONING DISTRICT PD-C & PD-IL  
 PROPOSED LAND USE MIXED USE

**NOTES**

\*\* ACCESS BETWEEN PARCELS SHALL BE ALLOWED, BUT NO DIRECT LARGE TRUCK ACCESS FROM PD-IL TO BENTON BOULEVARD SHALL BE ALLOWED

**ADJACENT PROPERTY USES**

PARCEL	OWNER	USE
A	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
B	ROW PINE DEVELOPMENT LLC	COMMERCIAL
C	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
D	STEVENS, HENDY D	COMMERCIAL
E	STEVENS, HENRY D	COMMERCIAL
F	GATA HOLDINGS LLC	COMMERCIAL
G	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
H	PIACENTINI, RABIA & PIACENTINI, MEAGAN	RESIDENTIAL
I	WARHURST, DAVID	RESIDENTIAL
J	DAISE, SANDRA D & ADAMS, DARREL M	RESIDENTIAL
K	UC REALTY	RESIDENTIAL
L	S O SAVANNAH 1 LLC	INDUSTRIAL
M	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	INDUSTRIAL
N	SUN COAST SHIPPING LLC	INDUSTRIAL
O	JAI PRABHU INVESTMENTS LLC	COMMERCIAL
P	MDH BENTON LLC	COMMERCIAL
Q	MDH BENTON LLC	COMMERCIAL
R	KILDARE LAND COMPANY LLC	COMMERCIAL
S	BK 23049 LLC	COMMERCIAL
T	HIGHLAND PARK BP STATION LLC	COMMERCIAL
U	DILIP AND YAGNESH PATEL	COMMERCIAL
V	PRG BELMONT LLC	APARTMENTS
W	PRG BELMONT LLC	APARTMENTS
X	CITY OF SAVANNAH	PUBLIC
Y	73 HIGHLANDS BLVD INVTRS LLC	APARTMENTS

