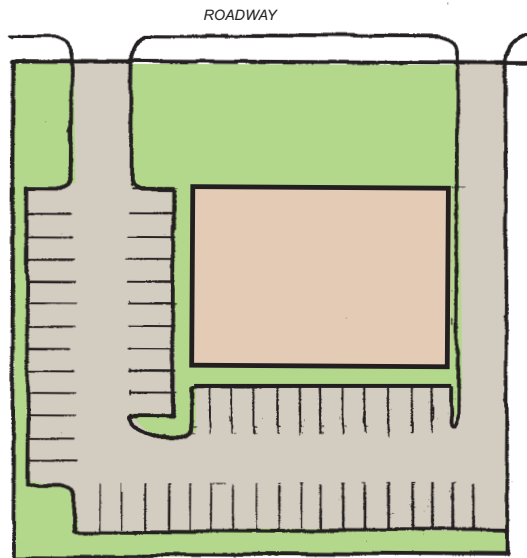


Lot Area: 40,000 S.F.
 Building Coverage: 4,500 S.F.
 Retail Office: 4,500 S.F.
 Residences (2): 4,500 S.F.
 Total Floor Area: 9,000 S.F.

Uses Per Lot:
 Commercial (1) @ 10,000 S.F. = 10,000 S.F.
 Office (2) @ 4,000 S.F. each = 8,000 S.F.
 Residences (2) @ 11,000 S.F. each = 22,000 S.F.
 Total Lot Area Required 40,000 S.F.

Parking: 30 Spaces Required
 (25 office/retail +5 resident)
 33 Spaces Provided

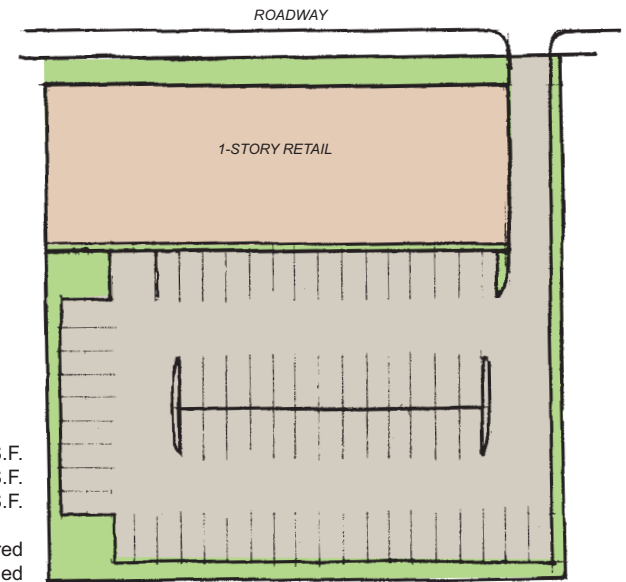
SCHEME 1
 HO/HC HAMLET OFFICE/
 HAMLET COMMERCIAL



Lot Area: 40,000 S.F.
 Building Coverage: 8,250 S.F.
 Total Floor Area: 9,540 S.F.

Parking: 50 Spaces Required
 53 Spaces Provided

SCHEME 3
 HB-HIGHWAY BUSINESS



Lot Area: 40,000 S.F.
 Building Coverage: 12,000 S.F.
 Total Floor Area: 12,000 S.F.

Parking: 66 Spaces Required
 68 Spaces Provided

SCHEME 2
 VB-VILLAGE BUSINESS



Exhibit VII-2
SCHEMES 1-3
PRELIMINARY ZONING
LAYOUT ANALYSIS

Eastport / Remsenburg / Speonk
Westhampton Area Strategy Study
 Town of Southampton, New York