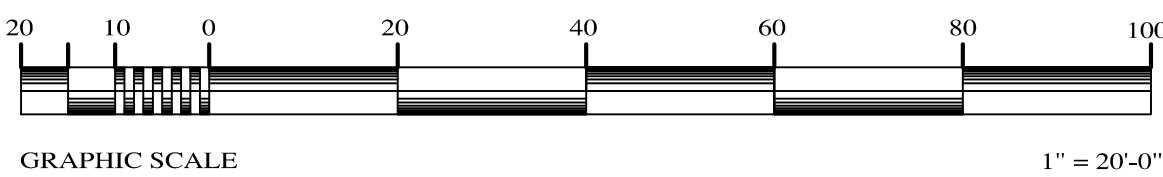


SITE PLAN



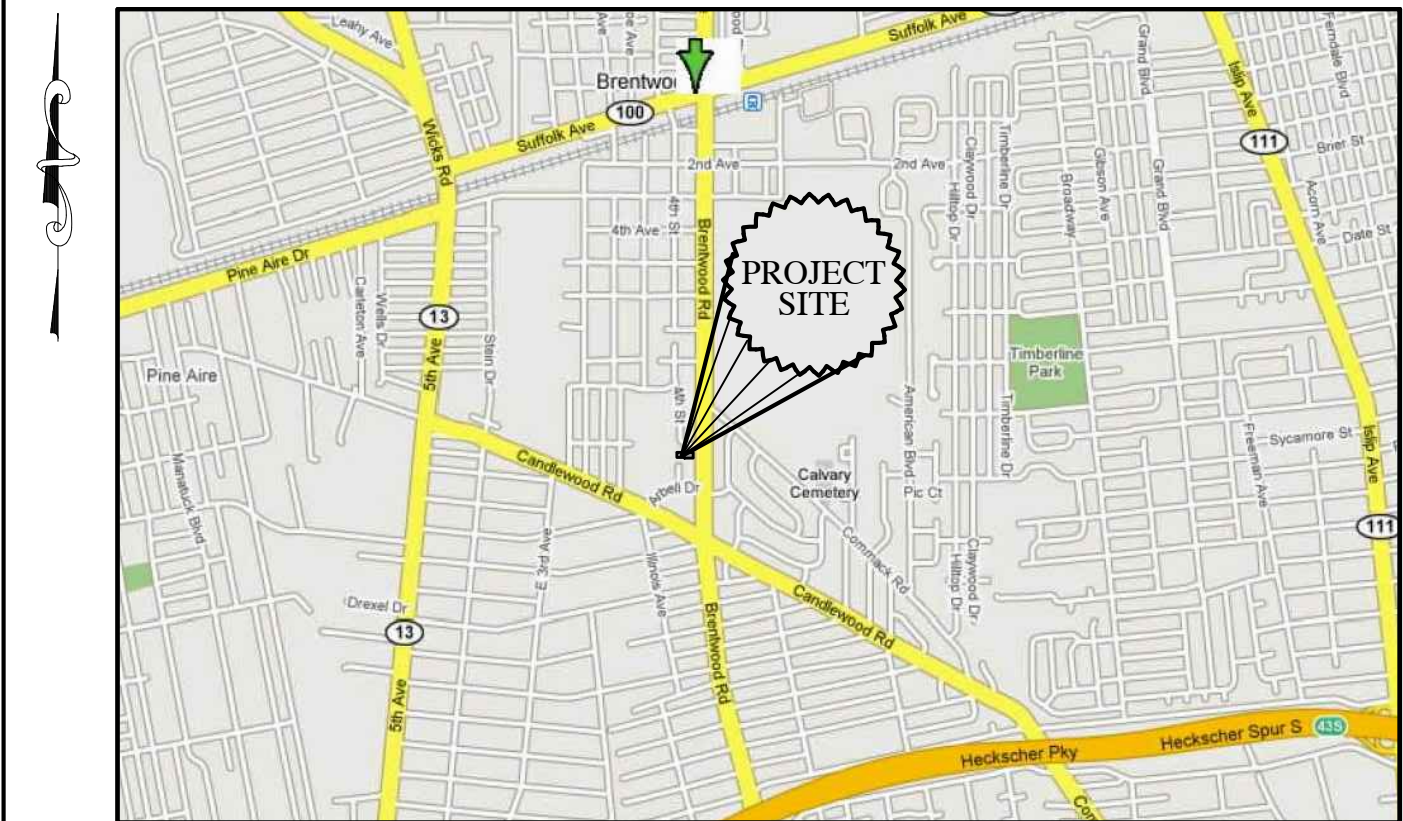
REQUIRE PARKING CALCULATION
3,292SF+698SF=3,990SF / 150 = 26.6
PARKING SPACES
27 PARKING SPACES PROVIDED

BUILDING AREA
EXISTING: 3,292 SF
PROPOSED: 698 SF
TOTAL: 3,990 SF
AREA OF SITE: 27,781 sf OR 0.638 ACRES
FAR: PROPOSED = 0.143

LANDSCAPE CALCULATION
27,781 x 20% = 5,556.2 SF REQUIRED OVERALL
5,556.2 x 50% = 2,778.1 SF REQUIRED IN FRONT YARD
PROPOSED FRONT YARD LANDSCAPING = 2,204SF = 19.8%
PROPOSED REAR YARD LANDSCAPING = 1,756SF = 15.8%
TOTAL PROVIDED LANDSCAPING AREA = 3,960SF = 35.6 %

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

LOCATION MAP



BRENTWOOD (60' WIDE) ROAD

ARBELL DRIVE

ZONE: GENERAL SERVICE D DISTRICT (ARTICLE XV) *PER TOWN BOARD CHANGE OF ZONE RESOLUTION GRANTED 12/14/06 (T.C.4759)				
SECTION	DESCRIPTION	CODE	EXISTING	PROPOSED
68-195	PERMITTED USES	A. OFFICES B. HOSPITAL	MEDICAL OFFICE	MEDICAL OFFICE
68-199	HEIGHT	B. 35 FEET / 2STY MAX	COMPLIES	COMPLIES
68-200	PERCENTAGE OF LOT OCCUPANCY	MAX FAR 0.40	0.13	0.143
68-201	AREA DENSITY	20,000 SQ.FT.	27,781 SQ. FT.	27,781 SQ. FT.
68-202	WIDTH OF LOT	A. 100 FT.	*90 FT. & 100 FT.	*90 FT. & 100 FT.
68-203	FRONT YARD	25 FT.	48.2'	48.2'
68-204	SIDE YARDS	15 FT. MIN. (30 FT. MIN. SUM OF 2 YDS)	28.2' NORTH SIDE YARD 28.0' SOUTH SIDE YARD	28.2' NORTH SIDE YARD 28.0' SOUTH SIDE YARD
68-205	REAR YARD	35 FT.	188.73'	196.45'
68-207	EXTERIOR SITE IMPROVEMENTS AND PARKING	C. MINIMUM BUFFER TO BE 25' ADJACENT TO RESIDENTIAL ZONE	1.5 FT. & 13.0 FT.	* 2.75 FT. & 14.5 FT.

SUFFOLK COUNTY TAX MAP No.
District: 0500, Section: 202.00, Block: 01.00, Lot:
098.000

OWNER / APPLICANT
SUMMIT REALTY HOLDINGS, LLC
ADDRESS:
1646 BRENTWOOD ROAD
BRENTWOOD NEW YORK 11717
PHONE NUMBER: 631-231-5200

A SECOND FLOOR ADDITION FOR:
MR SMALL AND MR STEIN
1646 BRENTWOOD ROAD BRENTWOOD, NY

BCNY ARCHITECTURE
SPECIALIZING IN FULL SERVICE COMMERCIAL ARCHITECTURE AND INTERIOR DESIGN
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN 631-220-0969 OR 516-797-5000

PROPOSED
SITE PLAN

CLIENT MEDICAL

DRWN BY SC

DATE 11/30/20

REVISIONS
DATE 11/30/20 ISSUED
11/30/20 ISSUED

JOB NO.
20-96

SHEET NO.

C-1