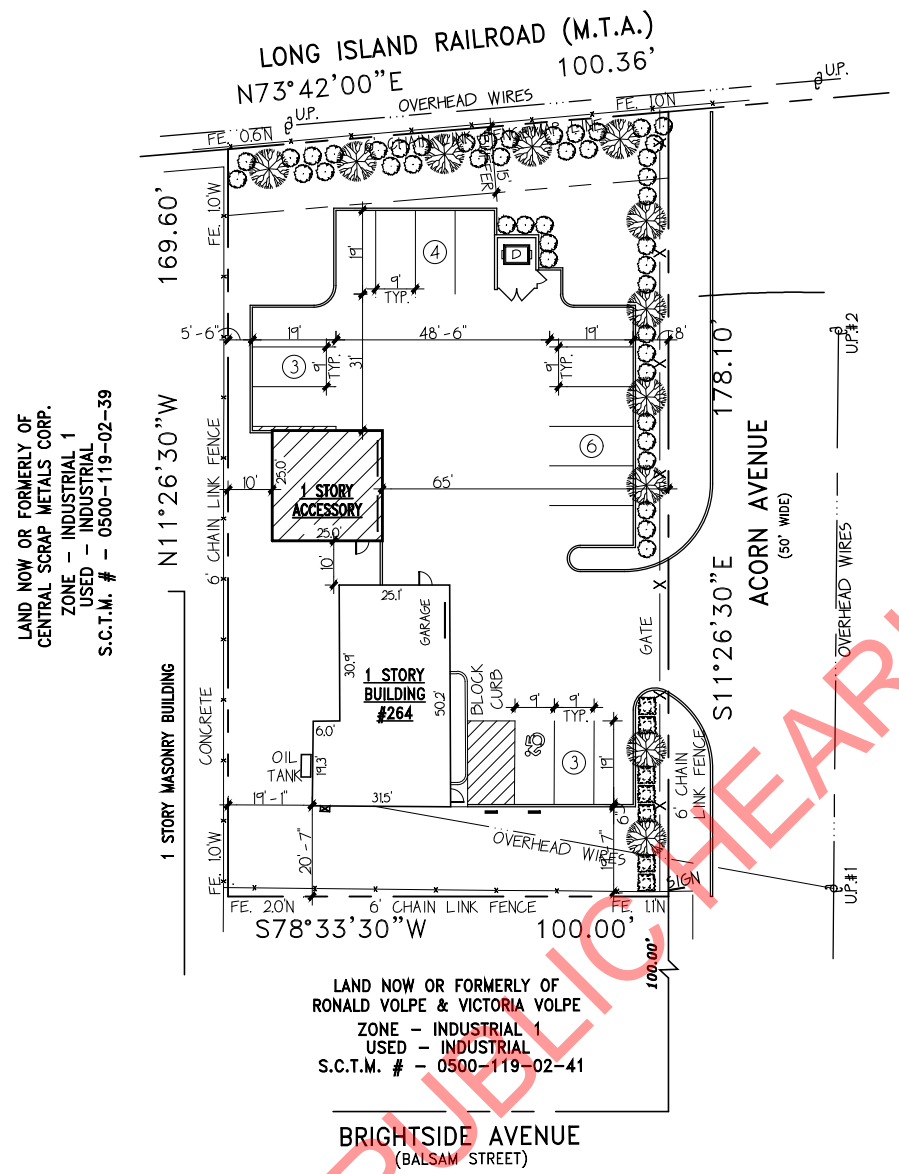


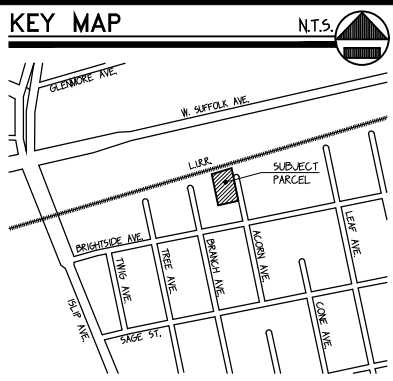
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



PRELIMINARY SITE PLAN
SCALE: 1"=20'-0"
BASED ON A SURVEY BY SECCAFICO LAND SURVEYING, P.C., DATED JANUARY 15, 2021

PROPERTY OWNER
ROBERT MAZZOLI
9 LANDINGS LN.
EAST PATCHOGUE, N.Y. 11772

APPLICANT
ROBERT MAZZOLI
9 LANDINGS LN.
EAST PATCHOGUE, N.Y. 11772



SITE DATA

AREA OF SITE	0.399 ACRES (17,385 SQ.FT.)
EXISTING ZONING	INDUSTRIAL-1
USE	AUTO REPAIR
EXISTING BUILDING AREA	1,380 SQ.FT. (7.9%)
PROPOSED ACCESSORY STRUCTURE	625 SQ.FT. (3.6%)
TOTAL BLDG. AREA	2,005 SQ.FT. (11.5%)
PAVING AREA	7,714 SQ.FT. (44.4%)
TOTAL LANDSCAPE AREA	
REQUIRED	3,477 SQ.FT. (20.0%)
PROVIDED	6,160 SQ.FT. (35.4%)
FRONT YARD LANDSCAPE AREA	
REQUIRED	1,739 SQ.FT. (10.0%)
PROVIDED	2,690 SQ.FT. (15.5%)
BUFFER AREA	1,506 SQ.FT. (8.7%)

PARKING

<u>PARKING REQUIRED</u>	
AUTO REPAIR + 1,380 / 200 + 5 +	119 SPACES
ACCESSORY STORAGE + 625 / 200 +	31 SPACES
<u>PARKING REQUIRED</u> = 150 SPACES	
<u>PARKING PROVIDED</u> = 16 CAR SPACES (INCLUDING 1 HC. SPACES)	

REVISION	DATE

264 ACORN AVENUE
264 ACORN AVENUE, CENTRAL ISLIP, NEW YORK 11722
S.C.T.M.# 0500-119-02-40
GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 20063
DATE 09/03/21
DRAWN J.M.C.
CHKD J.L.G.
SK1G