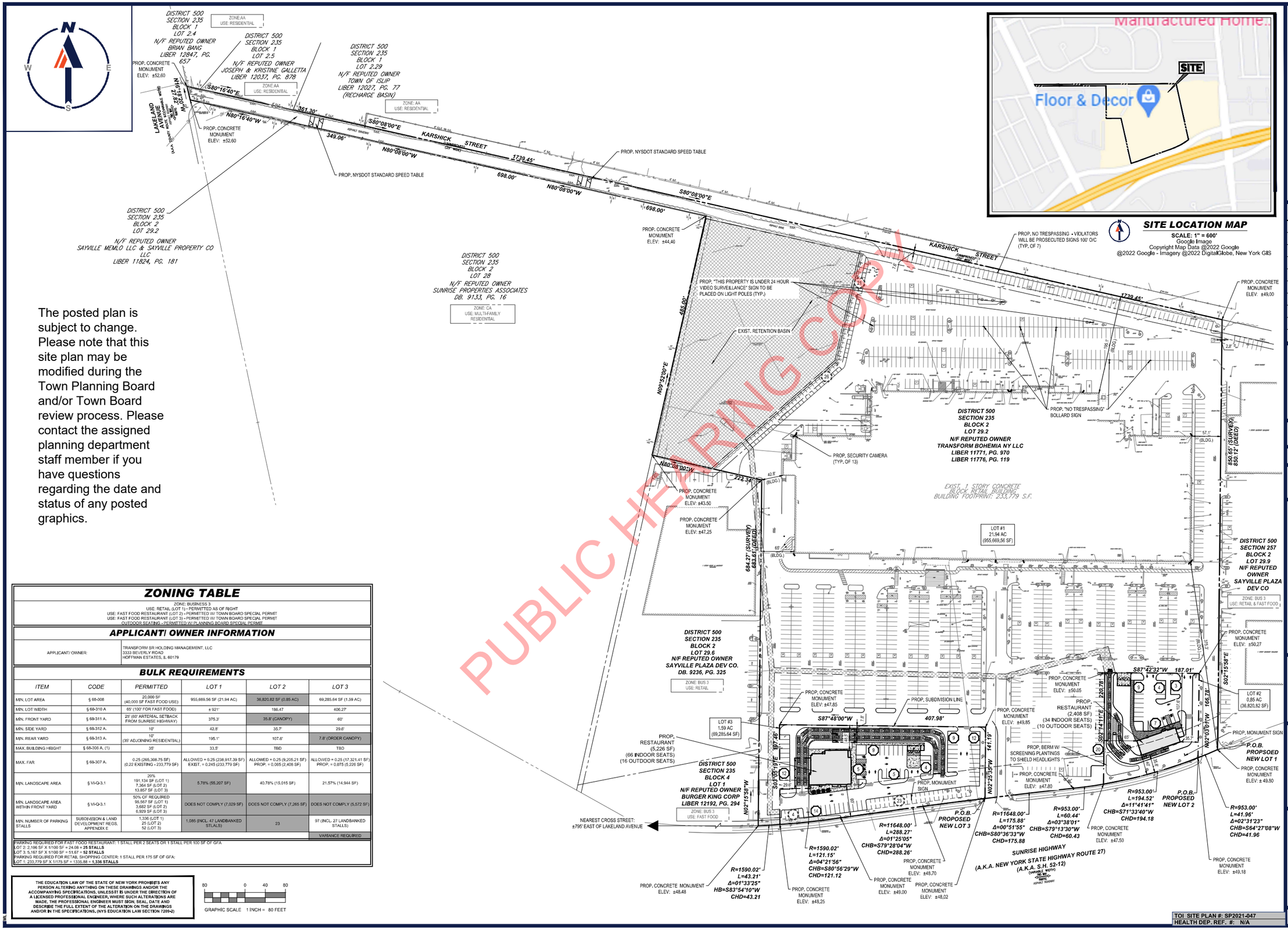
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



ZONING TABLE

ZONE: BUSINESS 3
USE: RETAIL (LOT 1) - PERMITTED AS OF RIGHT
USE: FAST FOOD RESTAURANT (LOT 2) - PERMITTED W/ TOWN BOARD SPECIAL PERMIT
USE: FAST FOOD RESTAURANT (LOT 3) - PERMITTED W/ TOWN BOARD SPECIAL PERMIT
OUTDOOR SEATING - PERMITTED W/ PLANNING BOARD SPECIAL PERMIT

APPLICANT/ OWNER INFORMATION

APPLICANT/ OWNER:	TRANSFORM SR HOLDING MANAGEMENT, LLC 3333 BEVERLY ROAD HOFFMAN ESTATES, IL 60179

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	§ 68-308	20,000 SF (40,000 SF FAST FOOD USE)	955,669.56 SF (21.94 AC)	36,820.82 SF (0.85 AC)	69,285.64 SF (1.59 AC)
MIN. LOT WIDTH	§ 68-310 A	65' (100' FOR FAST FOOD)	± 921'	186.47'	406.27'
MIN. FRONT YARD	§ 68-311 A.	25' (60' ARTERIAL SETBACK FROM SUNRISE HIGHWAY)	375.3'	35.8' (CANOPY)	60'
MIN. SIDE YARD	§ 68-312 A.	10'	42.8'	35.7'	29.6'
MIN. REAR YARD	§ 68-313 A.	10' (35' ADJOINING RESIDENTIAL)	195.1'	107.6'	7.8' (ORDER CANOPY)
MAX. BUILDING HEIGHT	§ 68-306 A. (1)	35'	33.5'	TBD	TBD
MAX. FAR	§ 68-307 A.	0.25 (265,306.75 SF) (0.22 EXISTING - 233,779 SF)	ALLOWED = 0.25 (238,917.39 SF) EXIST. = 0.245 (233,779 SF)	ALLOWED = 0.25 (9,205.21 SF) PROP. = 0.065 (2,408 SF)	ALLOWED = 0.25 (17,321.41 SF) PROP. = 0.075 (5,226 SF)
MIN. LANDSCAPE AREA	§ VI-Q-3.1	20% 191,134 SF (LOT 1) 7,364 SF (LOT 2) 13,857 SF (LOT 3)	5.78% (55,207 SF)	40.78% (15,015 SF)	21.57% (14,944 SF)
MIN. LANDSCAPE AREA WITHIN FRONT YARD	§ VI-Q-3.1	50% OF REQUIRED 95,567 SF (LOT 1) 3,682 SF (LOT 2) 6,929 SF (LOT 3)	DOES NOT COMPLY (7,029 SF)	DOES NOT COMPLY (7,265 SF)	DOES NOT COMPLY (5,572 SF)
MIN. NUMBER OF PARKING STALLS	SUBDIVISION & LAND DEVELOPMENT REGS, APPENDIX E	1,336 (LOT 1) 25 (LOT 2) 52 (LOT 3)	1,085 (INCL. 47 LANDBANKED STLALS)	23	97 (INCL. 27 LANDBANKED STALLS)
					VARIANCE REQUIRED

PARKING REQUIRED FOR FAST FOOD RESTAURANT: 1 STALL PER 2 SEATS OR 1 STALL PER 100 SF OF GFA
LOT 2: 2,196 SF X 1/100 SF = 24.08 = **25 STALLS**
LOT 3: 5,167 SF X 1/100 SF = 51.67 = **52 STALLS**
PARKING REQUIRED FOR RETAIL SHOPPING CENTER: 1 STALL PER 175 SF OF GFA:
LOT 1: 233,779 SF X 1/175 SF = 1335.88 = **1,336 STALLS**

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

W:\2022\NYA220014\JR\CAD\DRAWING\SIP\PLAN SETS\SUBDIVISION PLANS\NYA220014-D50-SUB-2B----LAYOUT: C-300

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	08/05/22	REV. PER PLANNING COMMENTS	ML / BP
2	09/29/22	REV. PER CLIENT COMMENTS	ML / BP

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PROJECT No.:	N21222
DRAWN BY:	ML
CHECKED BY:	BP
DATE:	03/09/2022
CAD I.D.:	NYA220014,00-SUBD-2B

PROJECT:
PROP. SUBDIVISION PLAN
FOR
TRANSFORM SR HOLDING MANGEMENT, LLC
DEVELOPMENT LOCATION
DIST:500 | SEC: 235 | BLK: 2 | LOT:29.2
5147 SUNRISE HIGHWAY
(NYS ROUTE 27)
BOHEMIA
TOWN OF ISLIP
SUFFOLK COUNTY, NY 11716

BOHLER
BOHLER ENGINEERING NY, PLLC
2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

TOI SITE PLAN #: SP2021-047
HEALTH DEP. REF. #: N/A

REVISION 2 - 09/29/22