

LANDSCAPE CALCULATIONS

115,383.79 SF X 20% = 23,076.76 SF REQ'D OVERALL LANDSCAPING
 23,076.76 SF X 50% = 11,538.38 SF REQ'D LANDSCAPING IN FRONT YARD
 TOTAL LANDSCAPED AREA PROVIDED = 18,415.15 SF
 TOTAL F.Y. LANDSCAPING PROVIDED = 11,543.92 SF

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.

DEPARTMENTS	# OF EMPLOYEES
RECEPTIONIST	1
SERVICE WRITERS	6
SERVICE MANAGER	1
SALES	2
PARTS RETAIL	2
PARTS MANAGER	1
TECH PARTS COUNTER	3
SERVICE TECHNICIANS	10 (1 TECH / 3 BAYS)
TOTAL EMPLOYEES	26

PARKING LEGEND	SPACE
INVENTORY	35
CUSTOMER PARKING	39
SERVICE PARKING + SERVICE BAYS	23 + 30
EMPLOYEE PARKING	26
TOTAL = 123 - 153	

BRENTWOOD ROAD
(AWIXA AVENUE)

N 14°46'00" W 19.00'
 R=36.02'
 L=51.55'

N 67°13'55" E 90.00'

R=170.00'
 L=127.51'

SUNRISE HIGHWAY
(ON RAMP)
 N 24°15'29" E

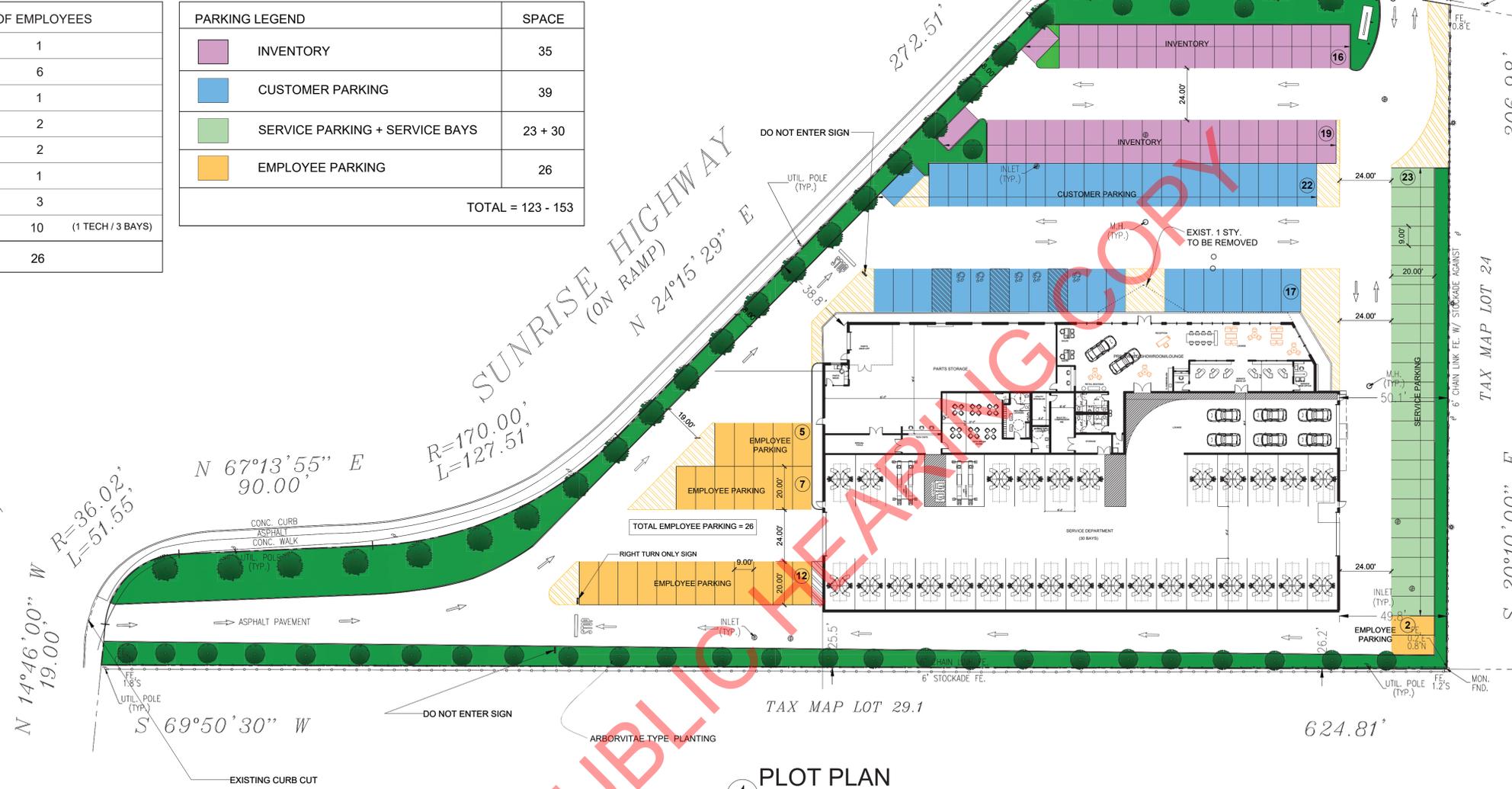
SUNRISE HIGHWAY

R=90.00'
 L=87.60'

R=5042.00' N 79°28'34" E
 L=48.38'
 67.55'

EXISTING CURB CUT

LOT AREA
 115,383.79 S.F.
 2.65 ACRE(S)



1 PLOT PLAN
 SCALE: 1" = 30'

PARKING CALCULATION:



	AREA	PARKING RATIO	REQ'D PARKING
SHOWROOM	3,198.92 SF	1/150	21.33
SERVICE DEPT.	22,648.05 SF	1/200	113.24
PARTS / STORAGE	4,945.92 SF	1/600	8.24
TOTAL =			143

ZONING ANALYSIS & CALCULATIONS - TOWN OF ISLIP

LOT AREA = 115,383.79 SF

ZONING ITEM	Recreation Service G RSG	BUS 3	EXISTING	PROPOSED	RELIEF	REMARKS
PERMITTED USES			BOWLING ALLEY	MOTOR VEHICLE SHOWROOM AND SERVICE	C/Z	ZONE CHANGE / SPECIAL PERMITS
ALLOWABLE HEIGHT	35 FT / TWO STORY	35 FT / TWO STORY	32 FT / 1 STY	UNCHANGED	NA	
TOTAL BLDG. AREA	FAR: 0.40 = 46153.51 SF	FAR: 0.25 = 28845.95 SF	32,166.35 SF	31,488.91 SF	VARIANCE	*C&Rs FOR 46,000 SF BOWLING ALLEY
AREA DENSITY	20,000 SF	160,000 SF	115,383.79 SF	UNCHANGED	VARIANCE	
LOT WIDTH	100 FT	100 FT	100 FT	UNCHANGED	NA	
FYSB-MAIN BLDG	50 FT	50 FT	38.8 FT	UNCHANGED	VARIANCE	
SYSB-MAIN BLDG	*15 FT	*10 FT	49.8 FT	UNCHANGED	NA	*OR MORE RESTRICTIVE SIDE YARD ABUTTED
SYSB-AGG	30 FT				NA	
RYSB-MAIN BLDG	35 FT	15 FT	25.5 FT	UNCHANGED	NA	
PARKING		143 SPACES		123 SPACES	RELAXATION	

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BY	REVISIONS	DATE

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EMPIRE CDR+J
 PROPOSED PRE-OWNED SALES AND SERVICE
 1840 SUNRISE HIGHWAY
 BAYSHORE, NY



TITLE
 PLOT PLAN

DATE 04/05/2021 SCALE AS NOTED
 DRAWN BY CHECKED BY
 JOB # DRAWING #
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