

## **ZONING TABLE**

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

**APPLICANT/ OWNER INFORMATION**

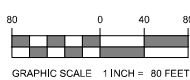
APPLICANT/ OWNER: TRANSFORM SR HOLDING MANAGEMENT, LLC  
3333 BEVERLY ROAD  
HOFFMAN ESTATES, IL 60179

## **BULK REQUIREMENTS**

ITEM	CODE	PERMITTED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	§ 68-306	20,000 SF (40,001 SF FAST FOOD USE)	955,869.56 SF (21.94 AC)	36,823.82 SF (0.85 AC)	69,285.84 SF (1.59 AC)
MIN. LOT WIDTH	§ 68-310 A	69' (100' FOR FAST FOOD)	± 92'	186.4'	406.27'
MIN. FRONT YARD	§ 68-311 A	25' (60' ARTERIAL SETBACK FROM SUNRISE HIGHWAY)	37.3'	35.8' (CANDY)	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'	107.8'	7.8' (ORDER CANDY)
MAX. BUILDING HEIGHT	§ 68-306 A, (1)	35'	33.5'	TBD	TBD
MAX. FAR	§ 68-307 A	0.25 (205,308.75 SF) (0.22 EXISTING - 233,779 SF)	ALLOWED = 0.25 (238,817.39 SF) EXIST. = 0.245 (233,779 SF)	ALLOWED = 0.25 (8,205.21 SF) PROP. = 0.055 (2,408 SF)	ALLOWED = 0.25 (17,321.41 SF) PROP. = 0.075 (5,226 SF)
MIN. LANDSCAPE AREA	§ VI-Q-3.1	20% 191,134.9F (LOT 1) 7,364 SF (LOT 2) 13,857 SF (LOT 3)	5.78% (55,207 SF)	4.05% (15,015 SF)	21.57% (14,944 SF)
MIN. LANDSCAPE AREA WITHIN FRONT YARD	§ VI-Q-3.1	50% OF REQUIRED 95,597 SF (LOT 1) 3,662 SF (LOT 2) 9,929 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 STALLS)	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: 2,106 SF X 1/100 SF = 24.06 = 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: 2,106 SF X 1/175 SF = 1336.86 = 1,336 STALLS

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

## REVISIONS

[illegible]

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**ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL**

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

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 SERVICES  
HOLDING  
MANAGEMENT,  
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**  
Phone: (631) 738-1200  
Fax: (631) 285-6464  
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**SHEET TITLE:**

## OVERALL SITE PLAN

SHEET NUMBER

# C-300

REVISION 2 - 09/29/22