

4769 SUNRISE HIGHWAY BOHEMIA LLC  
69 E. SUNRISE HIGHWAY,  
LINDENHURST, NEW YORK 11757  
C/O: ROBERT STERNBERG  
TELEPHONE: (631) 553-3000

AREA OF SITE	93,594 SQ.FT. (#2.148 ACRES)
EXISTING ZONING	BUSINESS - 1
INTENDED USE	MULTI-TENANT RETAIL
EXISTING BUILDING AREA	23,550 SQ.FT.
EXISTING OUTDOOR DECK AREA	1,480 SQ.FT.

<u>PARKING REQUIRED</u>	
#4769 - LONG ISLAND PANELING, CEILING & FLOORS RETAIL - 13,485 SQFT. / 150 +	89.9 SPACES
#4775 - LONG ISLAND CIGAR RETAIL - 1,930 SQFT. / 150 +	12.9 SPACES (UNCHANGED)
#4777 - KELLY'S ALE HOUSE TAVERN - 3,110 SQFT. / 100 + OUTDOOR - 1,480 SQFT. / 100 +	31.1 SPACES 14.8 SPACES
#4779 - SOLA SALONS PERSONAL SERVICE - 5,025 SQFT. / 150 +	33.5 SPACES
<u>PARKING REQUIRED =</u>	182.2 SPACES
<u>PARKING PROVIDED =</u>	112 CAR SPACES (INCLUDING 5 HC. SPACES)

BASED ON A SURVEY BY SCHNEPP + MURRELL, P.C., LAND SURVEYORS + PLANNERS, DATED JANUARY 17, 2019

3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779  
P 631 563-4848 GermanAndClemens@gmail.com

# SK2

EXISTING BUILDING  
TO REMAIN (TYPICAL)

WALNUT AVENUE  
(50' WIDTH)

W.V. WATER MARK OUT

N06°35'30"W

SIGN

N83°24'30"E

LAND NOW OR FORMERLY OF  
G M DEVELOPMENT INC.  
ZONE - CA  
USED - MULTI-UNIT RESIDENTIAL  
S.C.T.M. # - 0500-256-01-32.18

372.07'

173.59'

LAND NOW OR FORMERLY OF  
LDRICH MANAGEMENT COMPANY LLC  
ZONE - BUS 1  
USED - RETAIL BUSINESS  
S.C.T.M. # - 0500-256-01-74

S06°35'30"E

506  
EXIST. ASPHALT PAVEMENT

EXIST. ASPHALT PAVEMENT

EXIST. ASPHALT PAVEMENT

1 STORY MASONRY BUILDING  
LONG ISLAND PANELING CEILING  
& FLOORS  
#4769

$L = 127.34'$

S60°31'00"W

EXIST. CONCRETE CURB

SUNRISE HIGHWAY  
SR 27  
(VARIABLE WIDTH)

SOLA SALON®  
#4779

KELLY'S ALE  
HOUSE

LONG ISLAND  
31714#  
PROPOSED  
CIGAR

SCALE: 1"=20'-0"