



DISTRICT 500
SECTION 235
BLOCK 2
LOT 29.2
N/F REPUTED OWNER
SAYVILLE MEMLO LLC & SAYVILLE PROPERTY CO LLC
LIBER 11824, PG. 181

DISTRICT 500
SECTION 235
BLOCK 1
LOT 2.4
N/F REPUTED OWNER
BRIAN BANG
LIBER 12847, PG. 657

DISTRICT 500
SECTION 235
BLOCK 1
LOT 2.5
N/F REPUTED OWNER
JOSEPH & KRISTINE GALLETTA
LIBER 12037, PG. 878

DISTRICT 500
SECTION 235
BLOCK 1
LOT 2.29
N/F REPUTED OWNER
TOWN OF ISLIP
LIBER 12027, PG. 77
(RECHARGE BASIN)

DISTRICT 500
SECTION 235
BLOCK 2
LOT 28
N/F REPUTED OWNER
SUNRISE PROPERTIES ASSOCIATES
DB. 9133, PG. 16

ZONE: CA
USE: MULTI-FAMILY
RESIDENTIAL

PROP. CONCRETE
MONUMENT
ELEV: ±44.40

PROP. CONCRETE
MONUMENT
ELEV: ±48.00

DISTRICT 500
SECTION 235
BLOCK 2
LOT 29.2
N/F REPUTED OWNER
SAYVILLE MEMLO LLC & SAYVILLE PROPERTY CO LLC
LIBER 11771, PG. 970
LIBER 11776, PG. 119

EXIST. 1 STORY CONCRETE
BLOCK RETAIL BUILDING
BUILDING FOOTPRINT: 233,779 S.F.

LOT #1
21.94 AC
(955,669.56 SF)

DISTRICT 500
SECTION 257
BLOCK 2
LOT 29.9
N/F REPUTED
OWNER
SAYVILLE PLAZA
DEV CO

ZONE: BUS 3
USE: RETAIL & FAST FOOD

PROP. CONCRETE
MONUMENT
ELEV: ±50.27

LOT #2
0.85 AC
(36,820.82 SF)

P.O.B.
PROPOSED
NEW LOT 1

PROP. CONCRETE
MONUMENT
ELEV: ±49.80

P.O.B.
PROPOSED
NEW LOT 2

PROP. CONCRETE
MONUMENT
ELEV: ±47.50

PROP. CONCRETE
MONUMENT
ELEV: ±49.18

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
OUTDOOR SEATING - PERMITTED W/ TOWN BOARD SPECIAL PERMIT

APPLICANT/ OWNER INFORMATION

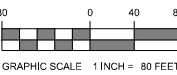
APPLICANT/ OWNER: TRANSFORM SR HOLDING MANAGEMENT, LLC
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	§ 66-308 C.	20,000 SF	955,669.56 SF (21.94 AC)	36,820.82 SF (0.85 AC)	69,285.64 SF (1.59 AC)
MIN. LOT WIDTH	§ 66-310 A.	65' (100' FOR FAST FOOD)	± 921'	186.47'	406.27'
MIN. FRONT YARD	§ 66-311 A.	25' (50' ARTERIAL SETBACK FROM SUNRISE HIGHWAY)	375.3'	60'	60'
MIN. SIDE YARD	§ 66-312 A.	10'	42.8'	50.2'	10'
MIN. REAR YARD	§ 66-313 A.	(35' ADJOINING RESIDENTIAL)	195.1'	87.4'	7.8' (ORDER CANOPY)
MAX. BUILDING HEIGHT	§ 66-306 A. (1)	35'	33.5'	TBD	TBD
MAX. FAR	§ 66-307 A.	0.25 (265,398.75 SF) (0.22 EXISTING - 233,779 SF)	ALLOWED = 0.25 (238,917.39 SF) EXIST. = 0.245 (233,779 SF)	ALLOWED = 0.25 (8,205.21 SF) PROP. = 0.057 (2,106 SF)	ALLOWED = 0.25 (17,321.41 SF) PROP. = 0.076 (5,167 SF)
MIN. NUMBER OF PARKING STALLS	SUBDIVISION & LAND DEVELOPMENT REGS. APPENDIX E	1,336 (LOT #1) 22 (LOT #2) 52 (LOT #3)	1,084 (INCL. 47 LANDBANKED STALLS)	31	87

PARKING REQUIRED FOR FAST FOOD RESTAURANT: 1 STALL PER 2 SEATS OR 1 STALL PER 100 SF OF GFA
LOT 2: 2,109 SF X 1100 SF = 21.06 = 22 STALLS
LOT 3: 5,167 SF X 1100 SF = 51.67 = 52 STALLS
PARKING REQUIRED FOR RETAIL SHOPPING CENTER: 1 STALL PER 175 SF OF GFA
LOT 1: 233,779 SF X 1175 SF = 135.66 = 136 STALLS

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SITE LOCATION MAP
SCALE: 1" = 600'
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY 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 ID.: NYA2200140-SUBD-0C

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//

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2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
Phone: (631) 738-1200
Fax: (631) 295-6464
www.BohlerEngineering.com



SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:
C-300

ORG. DATE - 03/09/2022

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