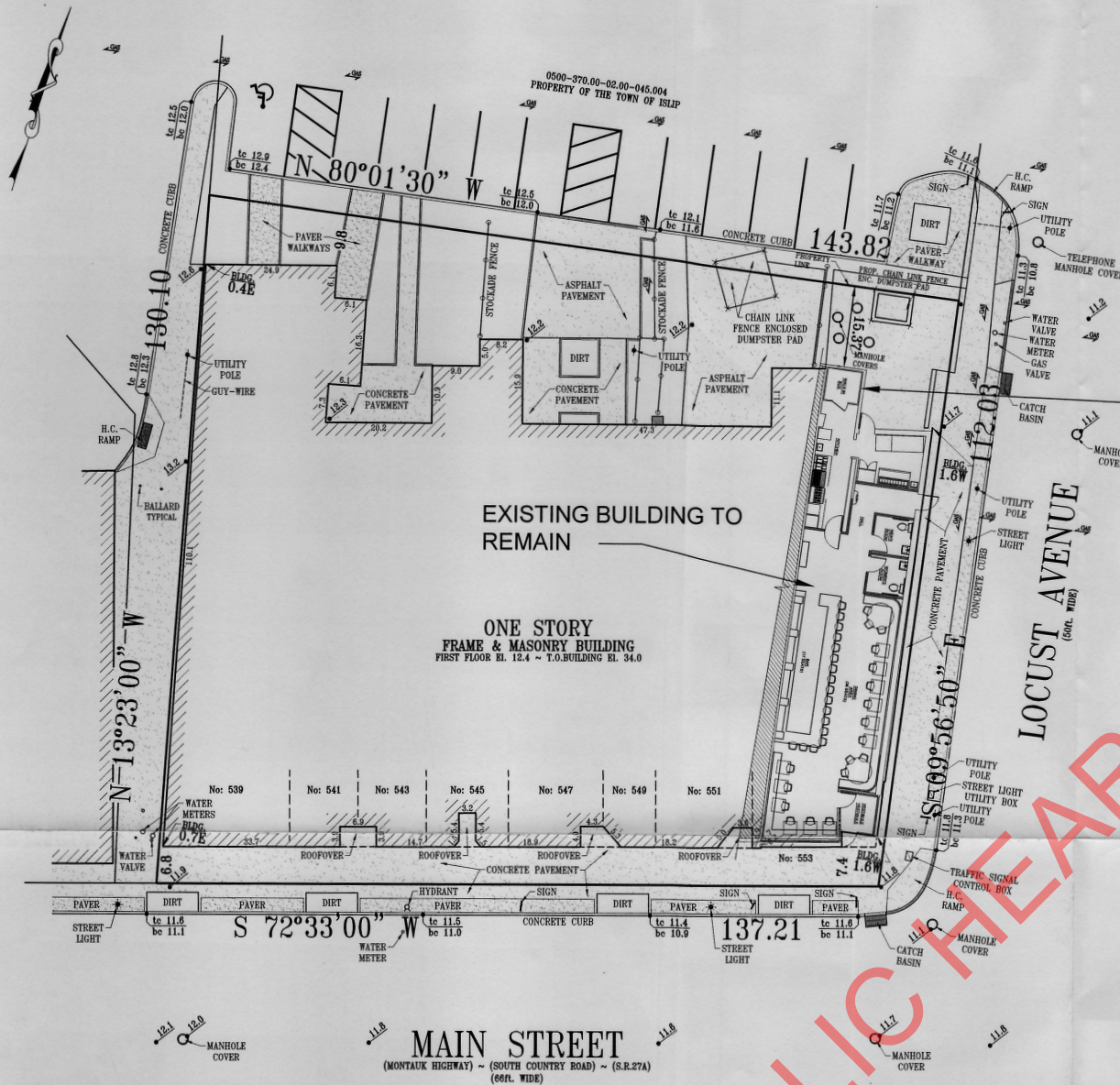




1
SP-1
SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN BASED ON SURVEY
BY: LISA McQUILKIN
LAND SURVEYING
274 EAST MAIN STREET
EAST ISLIP, NY 11730
DATE: MARCH 15, 2022

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.

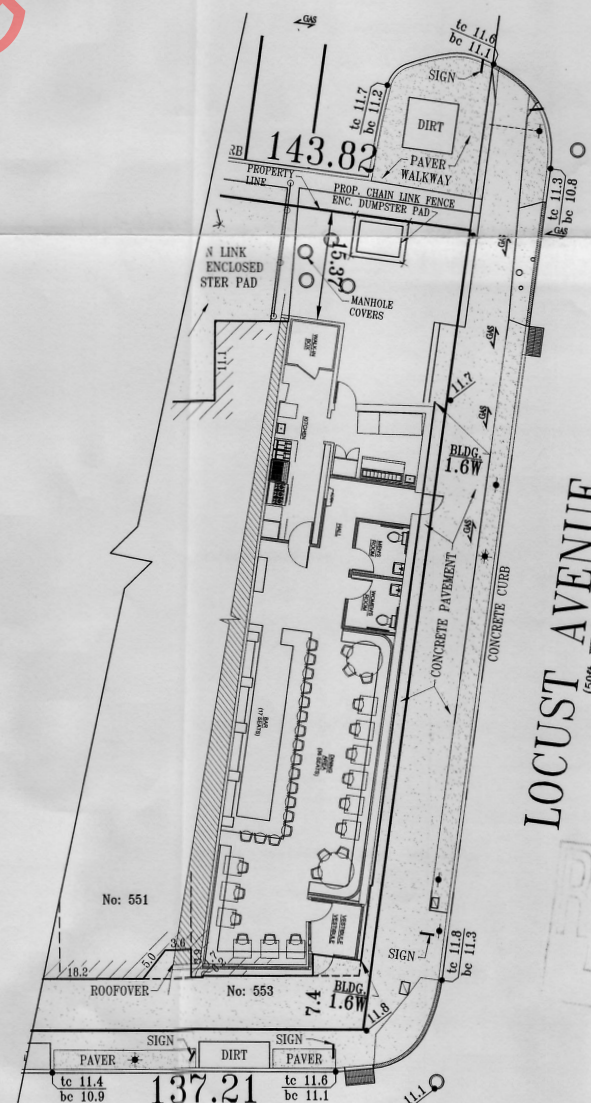
OCCUPANCY CALCULATIONS			
AREA	SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANTS
KITCHEN	347 S.F.	200 GROSS	2 OCCUPANTS
DINING	TOT: 895 S.F.		
ASSEMBLY/UNCONCENTRATED	540 S.F.	15 NET	36 OCCUPANTS
ASSEMBLY/STANDING (AT BAR)	85 S.F.	5 NET	17 OCCUPANTS
TOILET AREAS	(2) 50 S.F.	-	-
TOTAL OCCUPIABLE	1,342 S.F.		55 OCCUPANTS

PARKING CALCULATIONS			
OPTION 1:			
1 PARKING STALL PER 36 SEATS IN DINING AREA			18 PARKING STALLS REQ.
1 PARKING STALL PER 12 SQ. FT. OF STANDING RM AT THE BAR	85 SQ. FT.		7 PARKING STALLS REQ.
TOTAL			25 PARKING STALLS
OPTION 2:			
1 PARKING STALL PER 100 SQ. FT. OF GFA PLUS 12 SQ. FT. OF STANDING ROOM AT THE BAR	GFA: 1,776 SF		18 STALLS
	17 SEATS		7 STALLS
TOTAL			25 STALLS

2
SP-1
PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED TENANT FIT-OUT FOR
RENOVATION OF EXISTING RESTAURANT,
TREME/LAKEHOUSE
553 MAIN STREET, NO CHANGE OF USE;

ONE STORY MASONRY BLDG
539-553 MAIN STREET, ISLIP, NY
SCTM: 0500-370.00-02.00-045.001
AREA: 16,958.82 SQ. FT. = 0.3893 ACRES
SCTM NO: 0500-370.00-02.00-045.001



ZONING: BUSINESS DISTRICT (BD)
AREA OF PROPERTY: 16,948.82 S.F.
AREA OF EXISTING BUILDING: 12,165.6 S.F.
MAX. FAR: 60%
EXISTING FAR: 72%
PROPOSED ADDITION: NONE
RESTAURANT GFA: 1,776 S.F.
MIN REAR YARD REQ: 10.0'; PROVIDED: 15.37'

TREME/LAKEHOUSE
553 MAIN STREET
ISLIP, NEW YORK

COHEN
DESIGN / BUILD
ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

SHEET TITLE:
CONCEPTUAL
SITE PLAN



WILLIAM J. COHEN, AIA

DATE:
05/13/2022

DRAWN BY:
JMB

CHECKED BY:
WJC

SP-1