

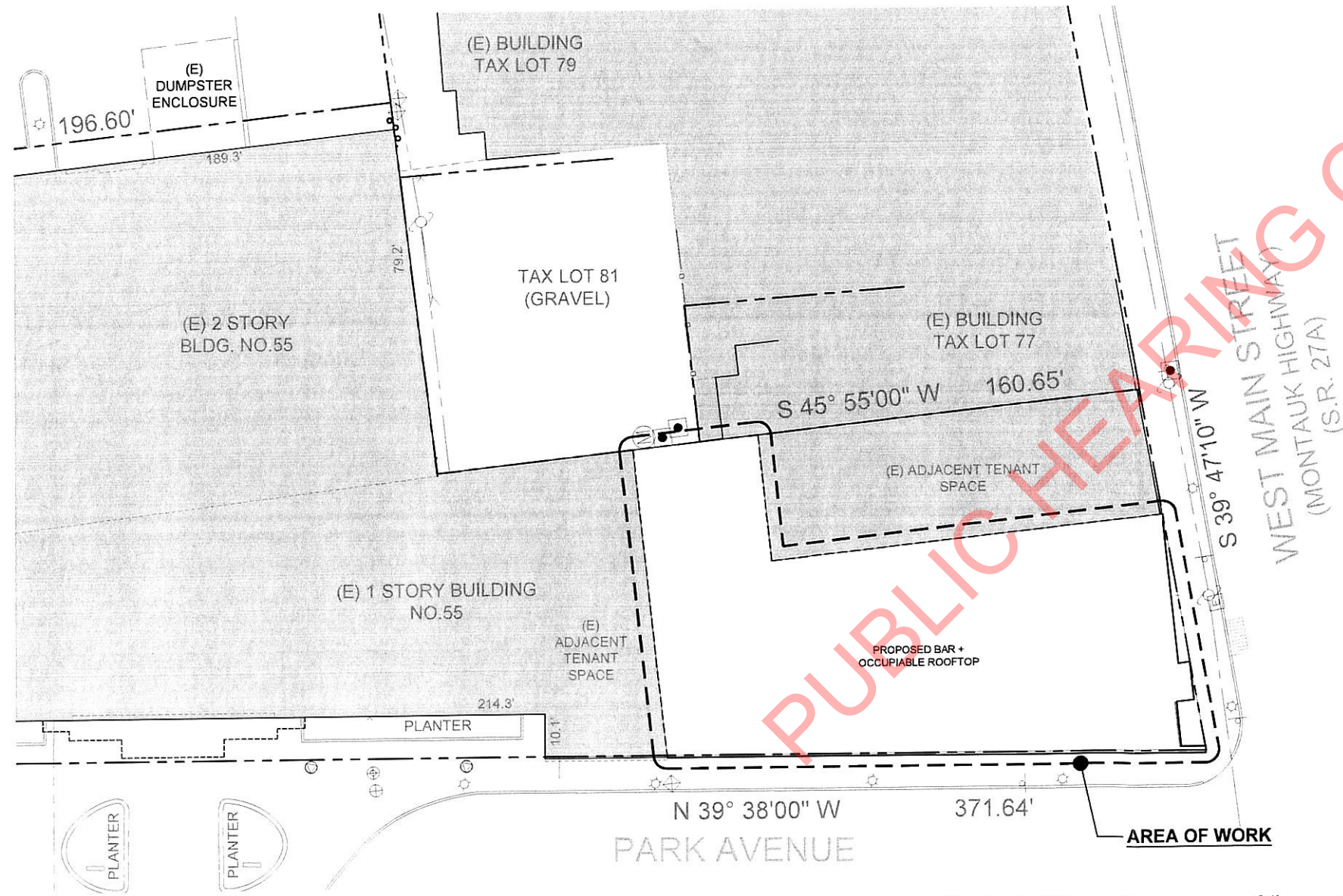
KEY PLAN

NOTE:
 SITE PLAN AND SITE INFORMATION DEPICTED ON THIS PAGE IS PROVIDED BY:
 COMPANY: BARRETT BONACCI + VAN WEELE PC
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 PHONE: 631-435-1111
 PROJECT #: A140140B
 DATE: 10/26/2022

EXISTING PARKING ANALYSIS			
	PARKING REQUIREMENTS	QUANTITY	SPACES REQ.
TENANT #1 - RESTAURANT (PENINSULA ASIAN FUSION)	1 SPACE PER 2 SEATS OF PERMANENT SEATING	160 SEATS ¹	80 SPACES

NOTE:

- AS PREVIOUSLY APPROVED UNDER PB2003-33
- NO CHANGE TO EXISTING TWO ADJACENT TENANTS AND PREVIOUS TOWN APPROVALS C of O DATED 27 JULY 05, AND PB2015-007.



ENLARGED SITE PLAN DIAGRAM

SCALE: 1/32" = 1'-0"



PROPOSED TENANT #1 (PARA TODO BIEN) PARKING ANALYSIS			
	PARKING REQUIREMENTS	PROPOSED	SPACES REQ.
1ST FLOOR	1 SPACE PER 2 SEATS OF PERMANENT SEATING	144 SEATS	72 SPACES
(N) 2ND FLOOR	1 SPACE PER 2 SEATS OF PERMANENT SEATING	66 SEATS	33 SPACES
TOTAL SPACES:			105 SPACES ¹
TOTAL NEW SPACES:			25 SPACES ¹

NOTE:

- PROPOSED IMPROVEMENT OF TENANT #1 SPACE INCREASES PARKING DEMAND BY 25 SPACES.
- NO CHANGE TO EXISTING TWO ADJACENT TENANTS AND PREVIOUS TOWN APPROVALS PB2003-33 AND PB2015-007.

LANDSCAPING ANALYSIS (EXISTING LOT AREA = 40,034 SF)			
LOCATION	REQUIRED	EXISTING	PROPOSED
OVERALL SITE	20%	2.8% (OR 1,110 SF)	NO CHANGE
FRONT YARD	10%	0%	NO CHANGE

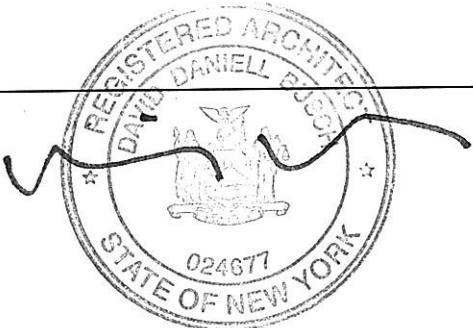
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

PLANNING BOARD SPECIAL PERMIT FILING
SP1.2 SITE + AREA DIAGRAMS

DATE: 12/19/2022
 PROJECT #: 226201

PARA TODO BIEN

55 WEST MAIN STREET
 BAY SHORE, NY 11706



BUSCH ASSOCIATES ARCHITECTS

BA

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