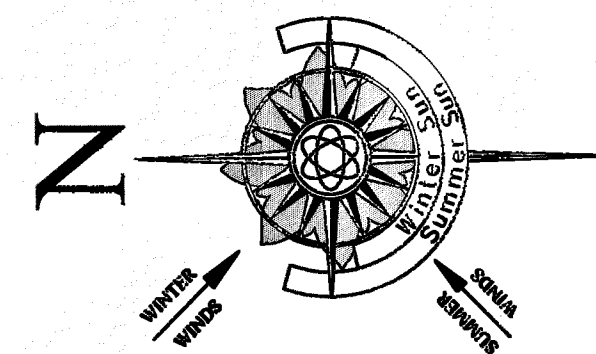


PRELIMINARY SITE PLAN

1" = 40'-0"



SITE INFO:

AREA	= 267,678 SQ. FT. / 6.145 ACRES
PROPOSED UNITS	= 106 UNITS / MIX OF 1 AND 2 BEDROOMS.
PROPOSED PARKING	= 156 SPACES (INCLUDES LAND BANKED SPACES)

ZONING DATA: ASSISTED LIVING

	CODE	PROPOSED	REMARKS
BLDG. HGT.	35' / 2 STORIES	28' / 2 STORIES	VARIANCE REQUIRED
FAR	0.40 (107,071 SF)	.47 (125,268 SF)	VARIANCE REQUIRED
MIN. LOT AREA	80,000 SF	267,678 SF	
MIN. UNIT SIZE	500 SF	600 SF	
MIN. LOT WIDTH	200'	400'	
MIN. FRONT YARD	50'	65'-6"	
MIN. SIDE YARD	50'	63'	
BUFFER ZONE	25'	62'	

SITE DATA :

PARKING REQUIRED	185	156	VARIANCE REQUIRED
LANDSCAPED AREA	20% (53,535 SF)	37% (99,894 SF)	

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.

- GENERAL NOTES:**
1. All work shall conform to national, state, and local codes.
 2. All unnoted or non-visible easements are the responsibility of the owner / contractor.
 3. It is the contractor's responsibility to familiarize himself with all aspects of these documents prior to beginning any work. Report any discrepancies to the Architect before beginning any work.
 4. These drawings are the property of Victor Cuneo Architect PC. Victor Cuneo Architect PC retains all common law statutory and other reserved rights, including the Copyright therein. Victor Cuneo Architect PC bears no responsibility for their unauthorized use.
 5. Victor Cuneo Architect PC shall not control nor be in charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or safety precautions and programs in connection with the work, for the acts or omissions of any persons performing any of the work, or the failure of any of them to carry out the work in accordance with the contract documents.

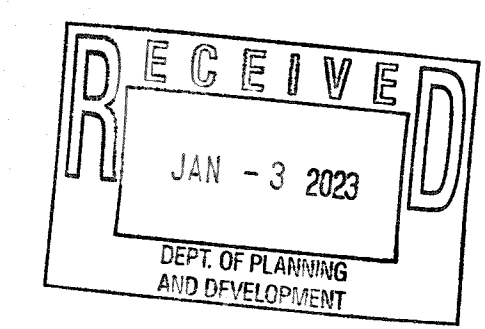
NO.	DATE	REVISIONS
	03/16/2022	OWNER
	12/01/2022	OWNER
	12/26/2022	OWNER

License / Seal

VICTOR CUNEO ARCHITECT P.C.

154 LAUREL ROAD
EAST NORTHPORT, NY 11731
(631) 261-2744

Project Name and Address
ASSISTED LIVING
LINCOLN BLVD
HAUPPAUGE, NY



Date: 12/6/21 Scale: SEE PLAN
Sheet No.

A1.01