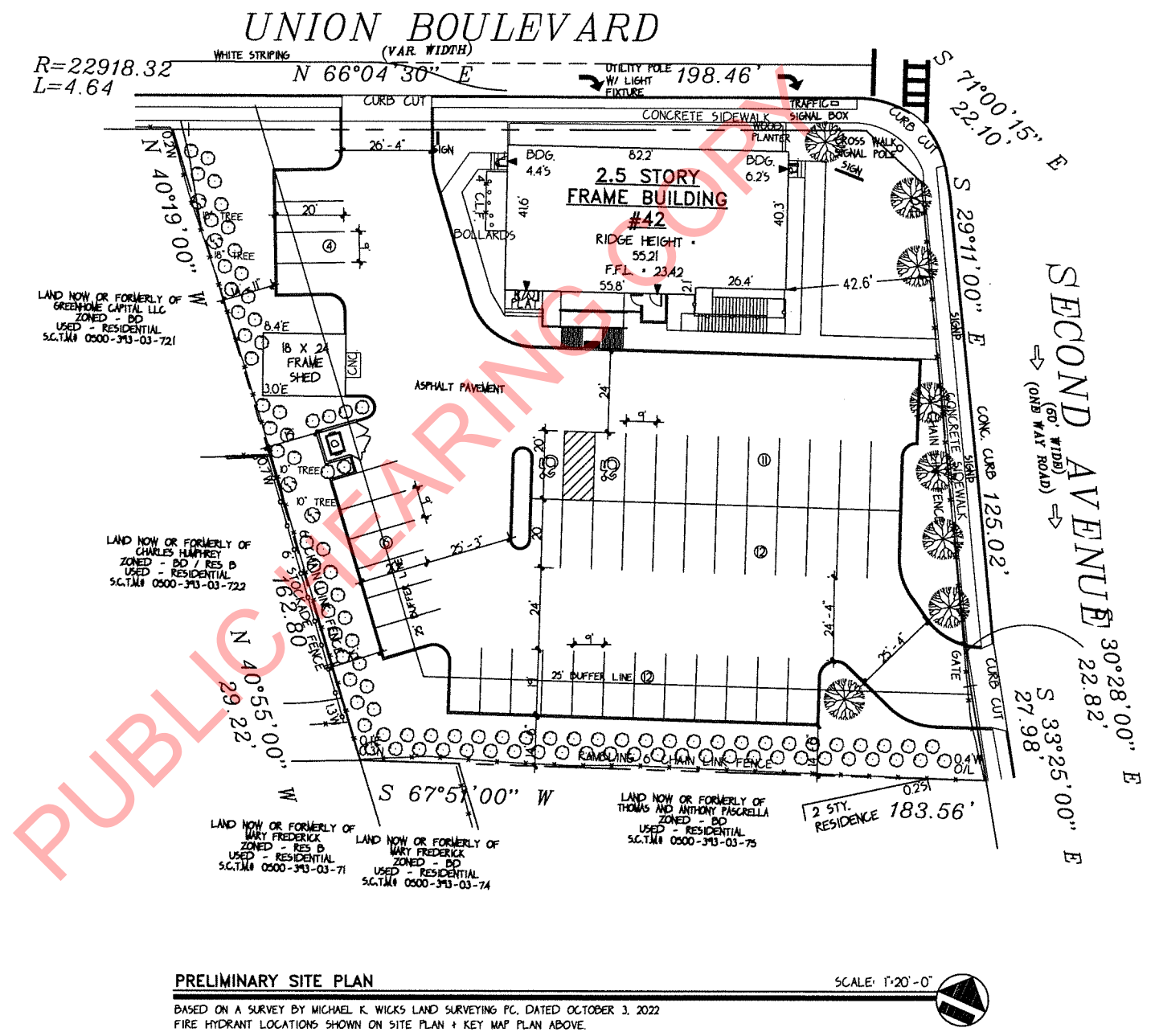
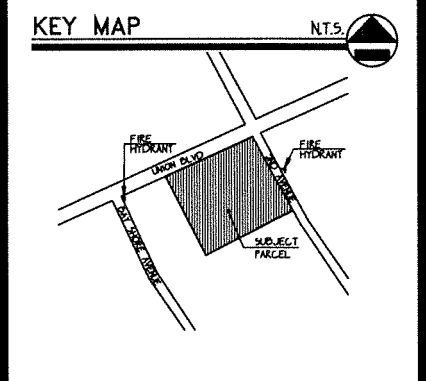


ZONING DATA		ARTICLE XIX - BUSINESS DISTRICT	
SECTION	TITLE	REQUIRED	PROPOSED
68-256	PERMITTED USES	BI OFFICE, INCLUDING MEDICAL OFFICE	OFFICE / MEDICAL OFFICE
68-257	SPECIAL PERMIT - PB	BI MIXED USE	EXISTING ACCESSORY RESIDENTIAL APARTMENT UNIT (LOD)
68-260	HEIGHT	35 FT. / THREE STORIES	1 20.5 FT. / 3 STORIES
68-261	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.60 1600	FAR - 20.62
68-262	AREA DENSITY	MIN LOT - 7500 SQFT.	SITE AREA - 1 37.132 SQFT.
68-264	WIDTH OF LOT	MIN WIDTH - 100 FT. MIXED USE	WIDTH - 1 183.5 FT.
68-265	FRONT YARD	1 FT. MIN. 25' ACCESSORY	MAIN - 4.3 CR. 50. 1426 FT 2ND AVE. ACCESSORY - 194 FT CR. 50
68-266	SIDE YARDS	0 FT.	MAIN 40 FT., ACCESSORY 13 FT
68-267	REAR YARD	MIN 10 FT.	MAIN 108 FT., ACCESSORY 100 FT
68-269	EXTERIOR SITE IMPROVEMENTS AND PARKING	BI CHANGE OF USE WITH HIGHER PARKING CALCULATION REQUIRES PARKING IN COMPLIANCE WITH ARTICLE XXXI OF CHAPTER 58	45 PARKING SPACES REQUIRED AND PROVIDED
68-269	EXTERIOR SITE IMPROVEMENTS AND PARKING	BI SCREEN PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE XXXI. A MINIMUM 25 FT IN WIDTH IN ACCORDANCE WITH TOWN STANDARDS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO RESIDENTIAL USE OR ZONE.	1'-6" IN BUFFER PROPOSED MINU NARIES - SEE PLAN + RIGHT
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS			
SECTION	TITLE	REQUIRED	PROPOSED
VI-Q-3.1	COMMERCIAL LANDSCAPE STANDARDS	20% TOTAL LANDSCAPING REQUIRED 10% FRONT YARD LANDSCAPING REQUIRED	22% TOTAL LANDSCAPING PROVIDED W/O BUFFER AREAS 21.3% TOTAL LANDSCAPING PROVIDED W/ BUFFER AREAS  10.7% FRONT YARD LANDSCAPING PROVIDED W/O BUFFER AREAS 11.9% FRONT YARD LANDSCAPING PROVIDED W/ BUFFER AREAS

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.



SITE DATA	
AREA OF SITE	0.852 ACRES (37.132 SQFT)
ZONING	BD BUSINESS DISTRICT
INTENDED USE	OFFICES, MEDICAL OFFICE, RESIDENTIAL
EXISTING BUILDING AREA	
BUILDING #1	8,747 SQFT. (23.6%)
ROOF OVER AREA	126 SQFT. (0.3%)
ROOF OVER 3RD FLR STAIR	273 SQFT. (0.7%)
SHED	432 SQFT. (1.2%)
TOTAL BUILDING AREA	9,578 SQFT. (25.8%)
PAVING AREA	16,660 SQFT. (44.9%)
BUFFER AREA	6,135 SQFT. (16.5%)
FRONT YARD LANDSCAPE AREA	
W/O BUFFER	3,976 SQFT. (10.7%)
W/ BUFFER	5,150 SQFT. (13.9%)
TOTAL LANDSCAPE AREA	
W/O BUFFER	4,759 SQFT. (12.8%)
W/ BUFFER	10,894 SQFT. (29.1%)



PARKING	
PARKING REQUIRED:	
RESIDENCE -	175 SPACES
OFFICE - 2,787 / 200 -	139 SPACES
MEDICAL OFFICE - 3,388 / 150 -	226 SPACES
SUPPLY - 1,172 / 200 -	59 SPACES
PARKING REQUIRED -	442 SPACES
PARKING PROVIDED -	45 CAR SPACES (INCLUDING 2 HC. SPACES)

REVISION	DATE

**NY FOOT & ANKLE SPECIALISTS**  
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FILE NO. 2024  
 DATE 01/30/23  
 DRAWN DEC  
 CHKD JLG  
**SK1**