

# 1056 MOTOR PARKWAY ASSOCIATES, LLC

## SUBWAY TENANT SPACE

1066 MOTOR PARKWAY  
CENTRAL ISLIP, NEW YORK  
PROJECT NO. 2239

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.

### LIST OF DRAWINGS:

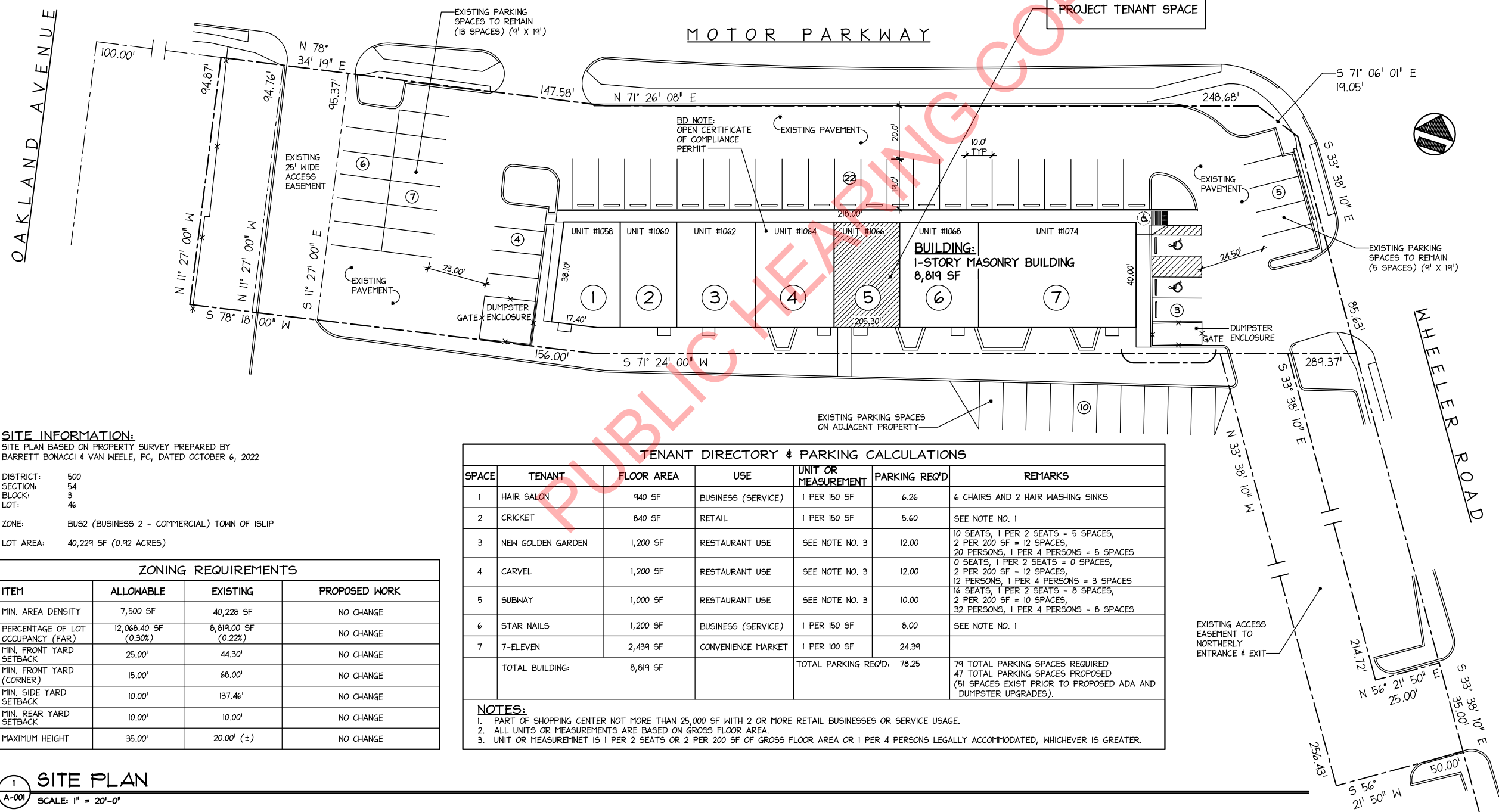
- A-001 SITE PLAN, ZONING INFORMATION AND PARKING CALCULATIONS
- A-002 EXISTING TENANT FLOOR PLAN

### BUILDING PLAN REVIEW NOTE:

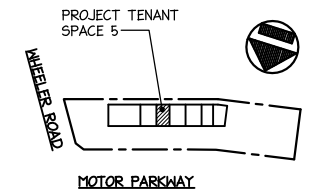
TOWN OF ISLIP PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE,
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE, IS THE RESPONSIBILITY OF THE LICENSEE.

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PROJECT TENANT SPACE



KEY PLAN  
N.T.S.

**SITE INFORMATION:**  
SITE PLAN BASED ON PROPERTY SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC, DATED OCTOBER 6, 2022

DISTRICT: 500  
SECTION: 54  
BLOCK: 3  
LOT: 46

ZONE: BU52 (BUSINESS 2 - COMMERCIAL) TOWN OF ISLIP  
LOT AREA: 40,229 SF (0.92 ACRES)

ZONING REQUIREMENTS			
ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MIN. AREA DENSITY	7,500 SF	40,228 SF	NO CHANGE
PERCENTAGE OF LOT OCCUPANCY (FAR)	12,068.40 SF (0.30%)	8,819.00 SF (0.22%)	NO CHANGE
MIN. FRONT YARD SETBACK	25.00'	44.30'	NO CHANGE
MIN. FRONT YARD (CORNER)	15.00'	68.00'	NO CHANGE
MIN. SIDE YARD SETBACK	10.00'	137.46'	NO CHANGE
MIN. REAR YARD SETBACK	10.00'	10.00'	NO CHANGE
MAXIMUM HEIGHT	35.00'	20.00' (±)	NO CHANGE

TENANT DIRECTORY & PARKING CALCULATIONS						
SPACE	TENANT	FLOOR AREA	USE	UNIT OR MEASUREMENT	PARKING REQ'D	REMARKS
1	HAIR SALON	940 SF	BUSINESS (SERVICE)	1 PER 150 SF	6.26	6 CHAIRS AND 2 HAIR WASHING SINKS
2	CRICKET	840 SF	RETAIL	1 PER 150 SF	5.60	SEE NOTE NO. 1
3	NEW GOLDEN GARDEN	1,200 SF	RESTAURANT USE	SEE NOTE NO. 3	12.00	10 SEATS, 1 PER 2 SEATS = 5 SPACES, 2 PER 200 SF = 12 SPACES, 20 PERSONS, 1 PER 4 PERSONS = 5 SPACES
4	CARVEL	1,200 SF	RESTAURANT USE	SEE NOTE NO. 3	12.00	0 SEATS, 1 PER 2 SEATS = 0 SPACES, 2 PER 200 SF = 12 SPACES, 12 PERSONS, 1 PER 4 PERSONS = 3 SPACES
5	SUBWAY	1,000 SF	RESTAURANT USE	SEE NOTE NO. 3	10.00	16 SEATS, 1 PER 2 SEATS = 8 SPACES, 2 PER 200 SF = 10 SPACES, 32 PERSONS, 1 PER 4 PERSONS = 8 SPACES
6	STAR NAILS	1,200 SF	BUSINESS (SERVICE)	1 PER 150 SF	8.00	SEE NOTE NO. 1
7	7-ELEVEN	2,439 SF	CONVENIENCE MARKET	1 PER 100 SF	24.39	
TOTAL BUILDING:		8,819 SF			TOTAL PARKING REQ'D: 78.25	79 TOTAL PARKING SPACES REQUIRED 47 TOTAL PARKING SPACES PROPOSED (51 SPACES EXIST PRIOR TO PROPOSED ADA AND DUMPSTER UPGRADES).

**NOTES:**  
1. PART OF SHOPPING CENTER NOT MORE THAN 25,000 SF WITH 2 OR MORE RETAIL BUSINESSES OR SERVICE USAGE.  
2. ALL UNITS OR MEASUREMENTS ARE BASED ON GROSS FLOOR AREA.  
3. UNIT OR MEASUREMENT IS 1 PER 2 SEATS OR 2 PER 200 SF OF GROSS FLOOR AREA OR 1 PER 4 PERSONS LEGALLY ACCOMMODATED, WHICHEVER IS GREATER.

No.	Issue Date	Description
	10/14/22	ISSUED FOR BZA SUBMITTAL
	10/03/22	ISSUED FOR BZA SUBMITTAL

**REVISIONS**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

SITE:  
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CENTRAL ISLIP, NEW YORK

**DRAWING TITLE:**  
SITE PLAN, ZONING INFORMATION AND PARKING CALCULATIONS

SEAL & SIGNATURE DATE:  
PROJECT No.: 2239  
DRAWN BY: DRV & AJH  
SCALE: AS NOTED

**A-001.00**

01 OF 02

1 SITE PLAN  
A-001 SCALE: 1" = 20'-0"