

(MOTOR PARKWAY)  
(LONG ISLAND MOTOR PARKWAY) (C.R. 67)

**SITE DATA**

S.C.T.M.  
PROPERTY ADDRESS: 160 WHEELER RD, CENTRAL ISLIP, NY 11722  
LOT AREA: 402,322 SF (9.24 Ac)  
EXISTING BUILDING AREA: 88,631 SF  
EXISTING ZONE: BUSINESS 2 DISTRICT (B2)  
EXISTING USE: COMMERCIAL  
SCHOOL DISTRICT: CENTRAL ISLIP UFSD  
POST OFFICE DISTRICT: CENTRAL ISLIP, 11722  
WATER DISTRICT: ISLIP  
FIRE DISTRICT: CENTRAL ISLIP  
GROUNDWATER ZONE: 1

**FLOOR AREA RATIO**

EXISTING:  
SHOPPING CENTER: = 84,771 SF  
BANK: = 3,860 SF  
TOTAL EXISTING FLOOR AREA = 88,631 SF  
FLOOR AREA RATIO = 88,631 SF / 402,322 SF = 0.220

**LOT COVERAGE**

ROOF AREA 88,631 SF / 22.03%  
IMPERVIOUS AREA 246,566 SF / 61.28%  
LANDSCAPE/NATURAL AREA  
WITHIN FRONT YARD 21,000 SF / 5.21%  
RECHARGE BASIN AREA 34,140 SF / 8.48%  
REMAINDER OF SITE 11,985 SF / 2.98%  
TOTAL AREA 402,322 SF / 100.00%

**ZONING COMPLIANCE TABLE: BUSINESS 2 DISTRICT**

ITEM	SECTION	REQUIRED	EXISTING
HEIGHT (MAX)	S68-290	35 FT	<35 FT
FLOOR AREA RATIO (FAR) (MAX)	S68-291	0.30	0.220
LOT AREA (MIN)	S68-292	7,500 SF	402,322 SF
LIVING AREA (MIN)	S68-293 / S68-263	500 SF	88,631 SF
LOT WIDTH (MIN)	S68-294	100 FT	431.5 FT
FRONT YARD (MIN)	S68-295	25 FT	68.4 FT
SIDE YARD (MIN) - NORTH SIDE	S68-296 A.	10 FT	25.7 FT
SIDE YARD (MIN) - SOUTH SIDE	S68-296 B.	25 FT	51.0 FT
REAR YARD (MIN)	S68-297 B.	15 FT	70.0 FT
BUFFER AREA (MIN)	S68-299 C.	25 FT	25.0 FT

**PARKING CALCULATIONS**

REQUIRED PARKING  
SHOPPING CENTER > 25,000 SF: 84,771 SF @ 1 STALL / 175 SF = 485 STALLS  
BANK: 3,860 SF @ 1 STALL / 200 SF = 20 STALLS  
TOTAL STALLS REQUIRED = 505 STALLS

**PARKING PROVIDED**

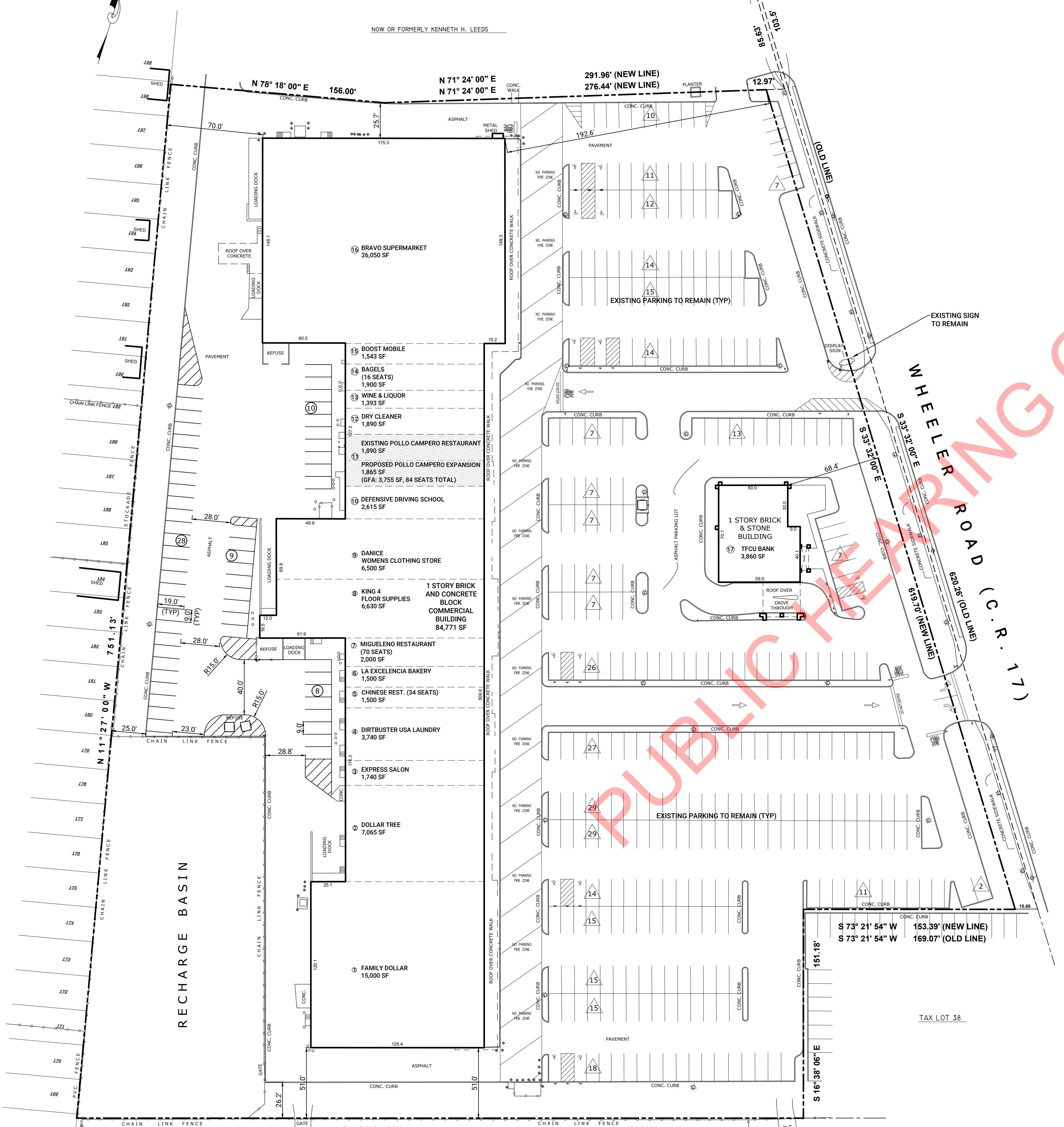
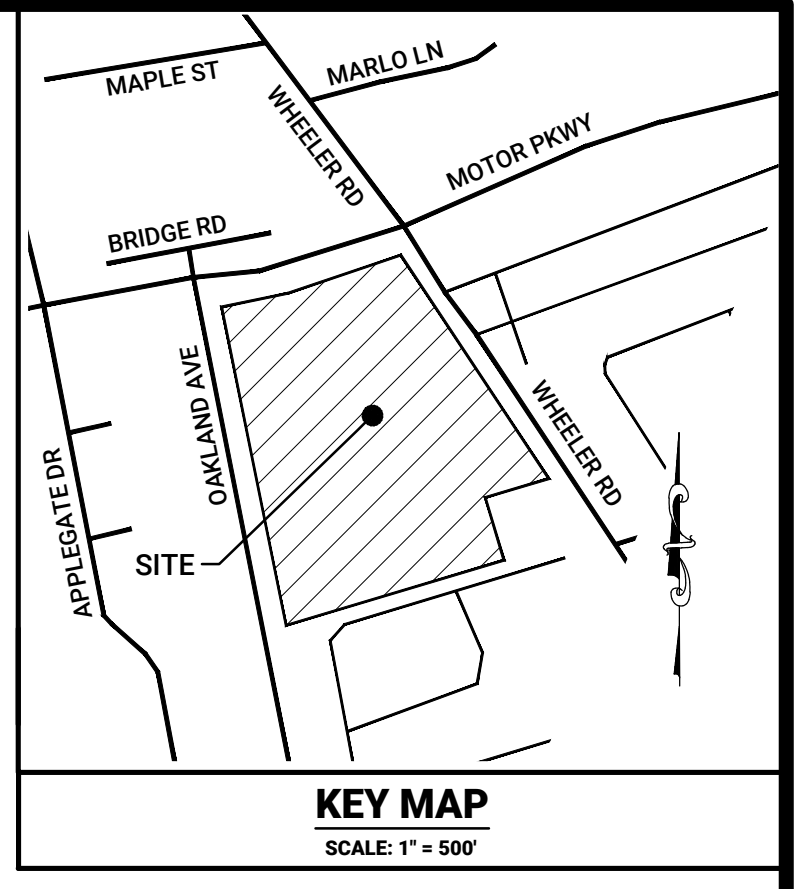
FULL SIZE STALLS (INCLUDING 14 ACCESSIBLE) = 394 STALLS  
TOTAL STALLS PROVIDED = 394 STALLS

\* RELIEF REQUIRED, EXISTING PARKING DEFICIT

**LANDSCAPE CALCULATIONS**

OVERALL LANDSCAPE REQUIRED: 20.0% (80,464.4 SF) PROVIDED: 16.7% (67,125 SF) \*\*  
FRONT YARD LANDSCAPING 50% MIN. OF REQUIRED LANDSCAPING 26.1% (21,000 SF) \*\*  
50.0% (40,232.2 SF)

\*\* EXISTING NON-COMFORMANCE



**PARKING LEGEND**

- # EXISTING PARKING STALLS
- ⊙ PROPOSED PARKING STALLS

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.

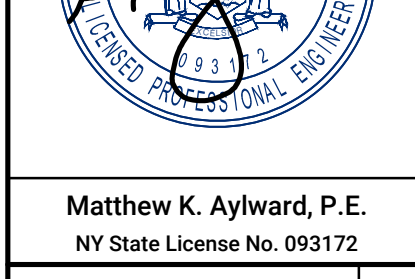
THIS PLAN IS BASED ON THE SURVEY PREPARED BY PETER J. BRABAZON PLS, P.C. PROFESSIONAL LAND SURVEYOR, DATED MARCH 8, 2017, THE SITE PLAN (SITE-1) PREPARED BY BARTLETT, AMORUSO & REECE ARCHITECTS, P.C., DATED JULY 8, 2013 AND THE SITE PLAN (SP-1) PREPARED BY BARTLETT, AMORUSO & REECE ARCHITECTS, P.C., LAST REVISED FEBRUARY 28, 2014 (REV. No. 3) AND AERIAL PHOTOGRAPHS TAKEN FROM GOOGLE EARTH.

SCDHS # \_\_\_\_\_  
TOWN FILE # \_\_\_\_\_

No.	REVISION DESCRIPTION	DATE	BY

OWNER:  
POLLO CAMPERO OF NEW YORK, LLC  
12404 PARK CENTRAL DRIVE, SUITE 250N  
DALLAS, TX 75231

APPLICANT:  
LELIANA COCHRAN  
12404 PARK CENTRAL DRIVE, SUITE 250N  
DALLAS, TX 75231 | P.(214) 207-2301



Matthew K. Aylward, P.E.  
NY State License No. 093172

**SITE ALIGNMENT PLAN**

**160 WHEELER ROAD**  
SITUATED IN  
**CENTRAL ISLIP**  
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 0500, SECTION 054, BLOCK 03, LOT 045



Robinson & Muller  
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DWN. BY: DJG CHKD. BY: MKA SCALE: 1"=40' SHEET: **SP-1**  
DATE: 04-16-2023 DATE: 06-02-2023 JOB No.: 2023-015