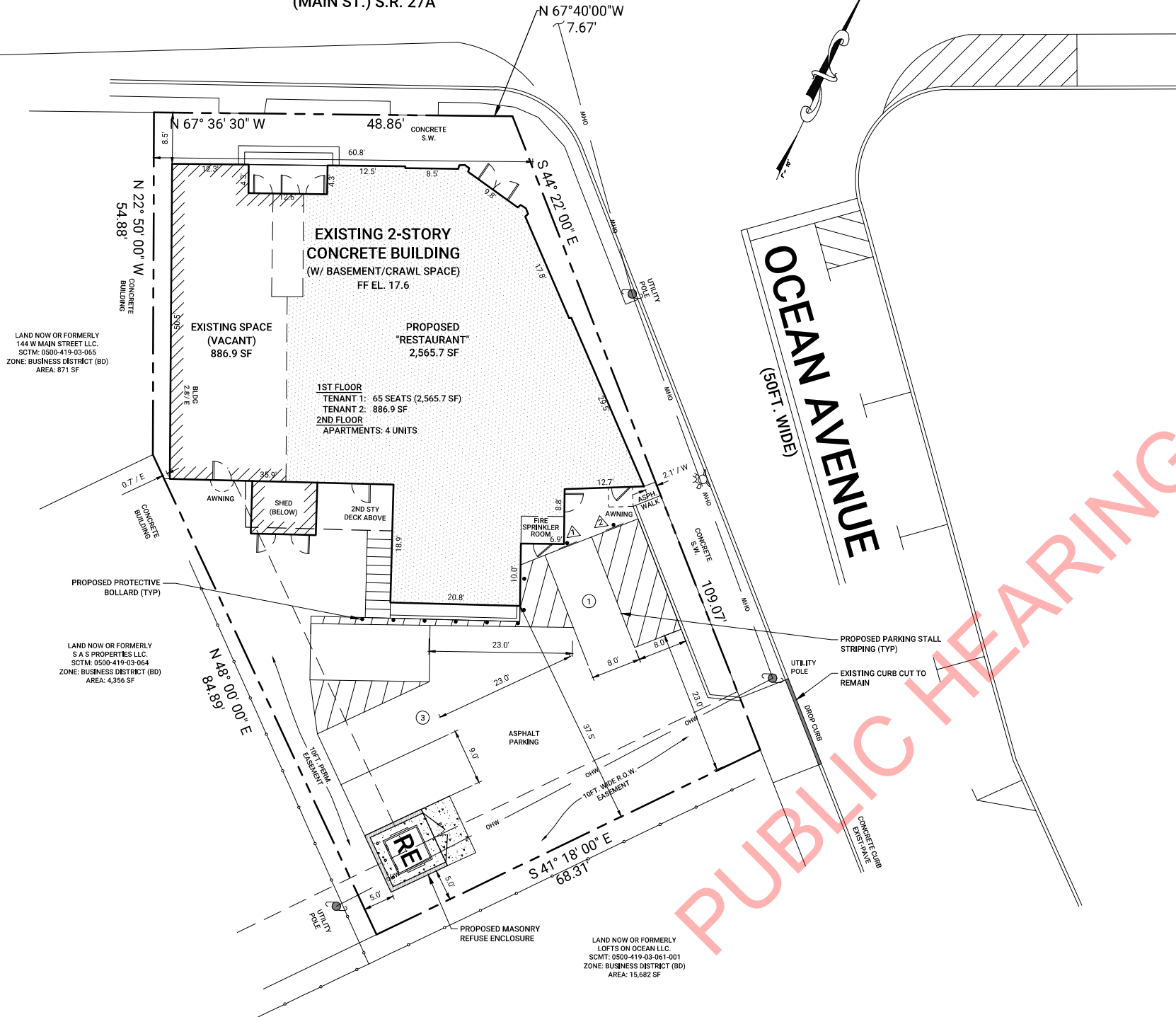


# WEST MAIN STREET

(MONTAUK HWY.)(S. COUNTRY RD.)  
(MAIN ST.) S.R. 27A



## SITE DATA

SCTM: DIST. 0500, SECT. 419, BLK. 03, LOT 66  
LOT AREA: 8,485.9 SF (0.195 Ac)  
ZONE: BUSINESS DISTRICT (BD)  
EXISTING USE: MIXED USES  
PROPOSED USE: SUFFOLK COUNTY WATER AUTHORITY (SCWA)  
WATER DISTRICT: SOUTHWEST SEWER DISTRICT (SD-3)  
SEWER DISTRICT: BAY SHORE, 11706  
POST OFFICE: BAY SHORE  
FIRE DISTRICT: BAY SHORE UFSO  
SCHOOL DISTRICT: VII  
GROUNDWATER ZONE: NAVD88  
DATUM: NGVD 29 - AS NOTED\*

\*BASED ON ELEVATIONS FROM SOUTHWEST SEWER DISTRICT NO. 3 "SEWER PLAN & PROFILE LONG DRIVE COURT, PEARSON COURT, GRACE COURT, JOHNSON DRIVE AND EASEMENT NO.1", SHEET 6 OF 41, DATED FEBRUARY, 1974

## ZONING COMPLIANCE TABLE:

### BUSINESS DISTRICT (BD)

ITEM	REQUIRED:	EXISTING:
HEIGHT OF BUILDING (MAX.)	35 FT / 3 STY	< 35 FT / 2 STY
FLOOR AREA RATIO (MAX.)	0.60	1.05 *
LOT AREA (MIN.)	7,500 SF	8,485.9 SF
LOT WIDTH (AT SETBACK) (MIN.)	65 FT	60.8 FT *
FRONT YARD (MIN.)	1 FT	8.5 FT
SIDE YARD EAST (MIN.)	0 FT	0.7 FT
SIDE YARD WEST (MIN.)	0 FT	2.1 FT
REAR YARD (MIN.)	10 FT	37.5 FT

\* EXISTING NON-COMFORMANCE

## PARKING CALCULATIONS

### PARKING REQUIRED:

1ST FLOOR - RESTAURANT USE	65 SEATS AT 1 STALL PER 2 SEATS =	32.5 STALLS
1ST FLOOR - RETAIL USE	886.9 SF AT 1 STALL PER 150 FT =	5.9 STALLS
2ND FLOOR - APARTMENTS	4 UNITS AT 1.75 STALL PER UNIT =	7 STALLS
BASEMENT - RESTAURANT USE	831.5 SF AT 1 STALL PER 100 SF =	8.3 STALLS
BASEMENT - RETAIL USE	889.4 SF AT 1 STALL PER 150 FT =	5.9 STALLS
TOTAL PARKING REQUIRED		= 59.6 STALLS
		= 60 STALLS

### PARKING PROVIDED:

PAVED PARKING STALLS (INCLUDING 1 H.C.)	=	4 STALLS
TOTAL PARKING PROVIDED	=	4 STALLS

A PARKING RELAXATION MAY BE REQUIRED. MUNICIPAL PARKING AVAILABLE WITHIN DOWNTOWN BAY SHORE.

## LANDSCAPE CALCULATIONS

\* EXISTING NON-COMFORMANCE

A FRONT YARD AND OVERALL LANDSCAPING RELAXATION MAY BE REQUIRED.

## SCHEDULE OF SIGNS

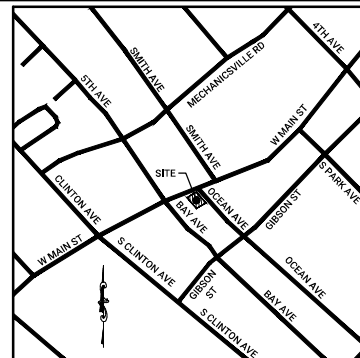
SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	R7-8 R7-8P	12" x 18" 12" x 6"
2	NO STOPPING ANYTIME	NYR7-4	NYR7-4	12" x 18"

## GROSS FLOOR AREA

1ST FLOOR AREA:	3,584.0 SF
2ND FLOOR AREA:	3,644.0 SF
BASEMENT:	1,720.9 SF
TOTAL GROSS FLOOR AREA:	8,948.9 SF
FLOOR AREA RATIO (FAR):	8,948.9 SF / 8,485.9 SF = 1.05

## LOT COVERAGE

ROOF AREA	3,840.0 SF /	45.25%
IMPERVIOUS AREA	4,460.9 SF /	52.57%
LANDSCAPE AREA	185.0 SF /	2.18%
TOTAL AREA	8,485.9 SF /	100.00%



## KEYMAP

SCALE: 1"=500'

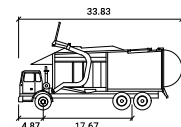
## LEGEND

EXISTING CURB	EXISTING HYDRANT
EXISTING FENCE	PROPOSED CHAIN LINK FENCE
EXISTING UTILITY POLE	EXISTING SPOT ELEVATION
PROPOSED SIGN	PROPOSED DOUBLE YELLOW STRIPING
EXIST R.O.W.	EXIST DOUBLE YELLOW STRIPING
EXISTING OVERHEAD WIRE	

## REFUSE PICK-UP INFORMATION

TRUCK TO PULL-IN VIA OCEAN AVENUE, DRIVER STOP IN FRONT OF REFUSE ENCLOSURE, DRIVER TO OPEN GATES, HOOK-UP DUMPSTER WITH TRUCK, LIFT DUMPSTER INTO TRUCK.

THE REVERSE PROCEDURE IS DONE TO EXIT THE PROPERTY.

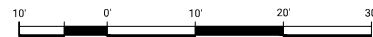


Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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.

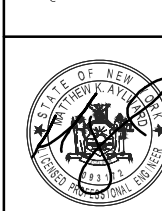
THIS PLAN IS BASED ON THE SURVEY PREPARED BY PAUL BARYLSKI LAND SURVEYING, DATED APRIL 27, 2019 AND AERIAL PHOTOGRAPHS TAKEN FROM NEARMAP.



NYSDOT CASE No.  
SCDPW PERMIT No.  
SCDHS #  
TOWN FILE # PB2024-003

No.	REVISION DESCRIPTION	DATE	BY
1.	REVISED REFUSE ENCLOSURE	02-20-24	DJG

OWNER/APPLICANT:  
SAL NIOLA  
134-136 WEST MAIN STREET  
BAY SHORE, NY 11706  
E: sniola@aol.com



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

DWN. BY: DJG  
DATE: 01-17-24

**SITE ALIGNMENT PLAN**  
**134-136 WEST MAIN STREET**  
SITUATED IN  
**BAY SHORE**  
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 0500, SECTION 419, BLOCK 03, LOT 66



Robinson & Muller  
Engineers, P.C.  
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Huntington, NY 11743  
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Fax: (631) 271-0592  
www.rmeengineering.com

CHKD. BY: DJG  
DATE: 01-31-24  
SCALE: 1"=10'  
JOB No.: 2023-202  
SHEET: **SP-1**