

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

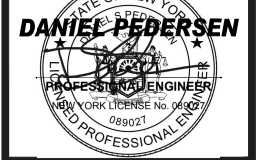
PROJECT NO.: NYA220542.00  
 DRAWN BY: CR  
 CHECKED BY: DP/KD  
 DATE: 3/29/23  
 CAD ID.: NYA220542.00-EXIST-16B

**SITE DEVELOPMENT PLANS**  
 FOR  
**SOUTH SHORE MALL REALTY**

LOCATION OF SITE  
 1701 SUNRISE HIGHWAY  
 (NYS ROUTE 27)  
 BAY SHORE  
 TOWN OF ISLIP  
 SUFFOLK COUNTY, NY 11705  
 SEC. 316 | BLK. 2 | LOT: 15,001  
 SEC. 317 | BLK. 1 | LOT: 110

**BOHLER**  
 BOHLER ENGINEERING NY, PLLC

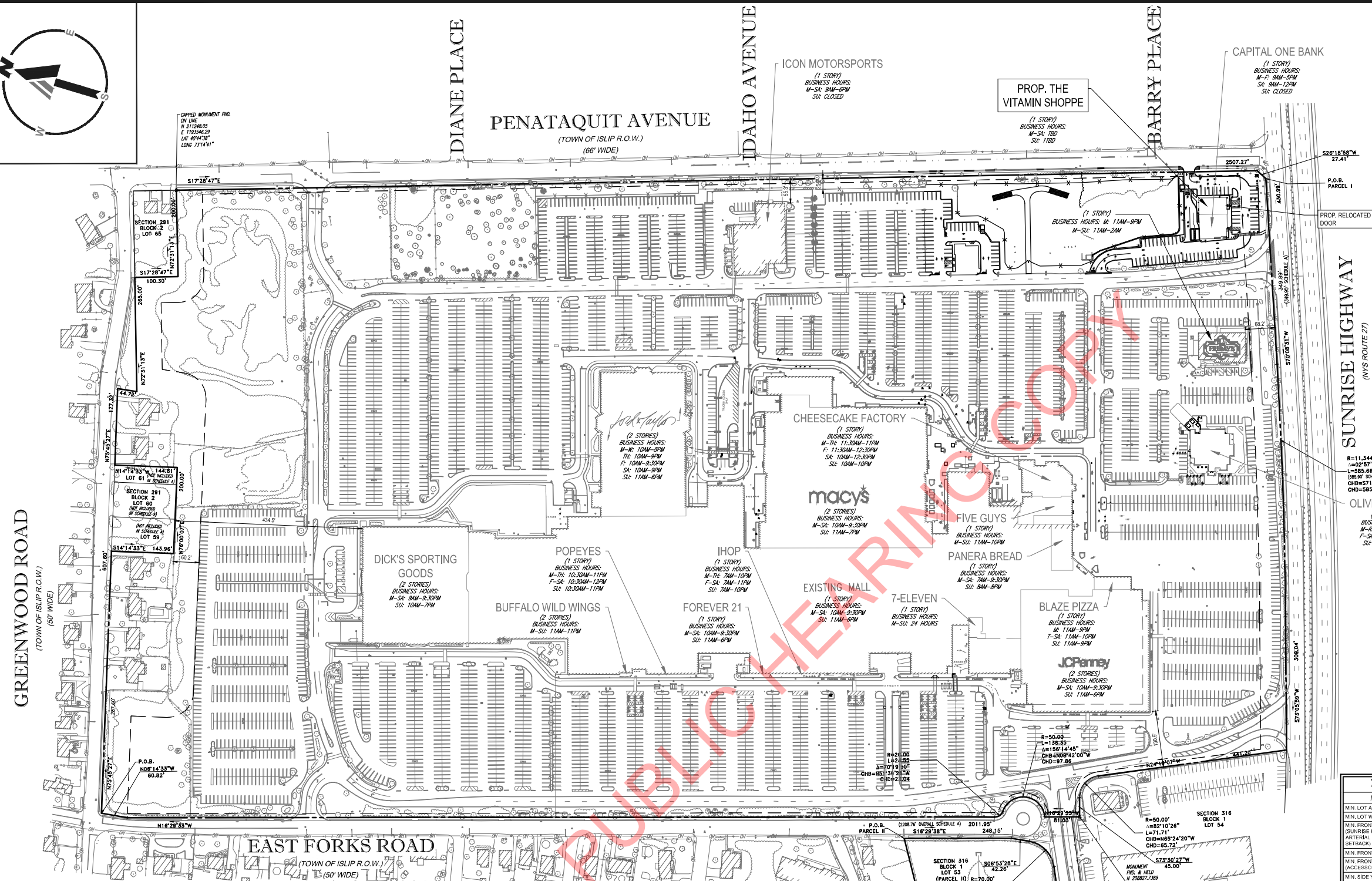
275 BROADHOLLOW ROAD, SUITE 100  
 MELVILLE, NY 11747  
 Phone: (631) 735-1200  
 Fax: (631) 295-6454  
 www.BohlerEngineering.com



SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 3/29/2023



**RESTAURANT SEATING TABLE**

RESTAURANT	NUMBER OF SEATS		
	INDOOR	OUTDOOR	BAR
FIVE GUYS	149	32	0
PANERA BREAD	143	25	0
IHOP	166	0	0
SUFFALO WILD WINGS	178	28	12
FOOD COURT	422	0	0
CHEESECAKE FACTORY	202	78	10
BLAZE PIZZA	69	13	0
POPEYES	27	0	0
TAKUMI SUSHI	100	0	0
OLIVE GARDEN	247	0	0
TGI FRIDAYS	237	0	10
TOTALS:	1,791	144	32

**PARKING SUMMARY**

DESCRIPTION	EXISTING	ADA
SEARS NORTH LOT	518	0
SEARS WEST LOT	425	4
SEARS EAST LOT	730	14
SEARS PRE-CAR LOT	12	7
ICON MOTORSPORTS LOT	58	3
LORD & TAYLOR EAST LOT	152	4
OLIVE GARDEN LOT	198	5
TGI FRIDAYS LOT	138	6
MALL WEST LOT	729	26
JC PENNY WEST LOT	65	4
LORD & TAYLOR SOUTH LOT	28	5
MACY'S EAST LOT	303	5
MALL EAST LOT	282	7
MALL SOUTH LOT	195	6
JC PENNY SOUTH LOT	304	4
PENATAQUIT NORTH LOT	221	0
PENATAQUIT SOUTH LOT	154	0
SOUTH OUTLOT LOT	46	2
NORTH OUTLOT LOT	66	3
SUB-TOTALS:	4,604	105
PENATAQUIT LANDBANKED NORTH LOT	317	0
PENATAQUIT LANDBANKED SOUTH LOT	212	0
SUB-TOTALS:	529	0
TOTAL NUMBER OF PARKING STALLS	5,133	105

**ZONING COMPLIANCE (BUSINESS 3)**

ITEM	CODE	PERMITTED	PROVIDED
MIN. LOT AREA	§ 66-30(a)	20,000 SF	3,797,353 SF (87.15 ACRES)
MIN. LOT WIDTH	§ 66-30(a)(6)	100'	1,345'
MIN. FRONT YARD (SUNRISE HIGHWAY - ARTERIAL HIGHWAY SETBACK)	§ 66-411	50'	69.2' (TGI FRIDAYS)
MIN. FRONT YARD	§ 66-311D	25'	55.3' (PENATAQUIT AVE.)
MIN. FRONT YARD (ACCESSORY)	§ 66-311E	35'	55.3' (PENATAQUIT AVE.)
MIN. SIDE YARD	§ 66-31A	10'	N/A
MIN. REAR YARD	§ 66-31B	15'	43.5' (DICK'S SPORTING GOODS)
MAX. BUILDING HEIGHT	§ 66-30A	35'	44.5'
MAX. LOT OCCUPANCY	§ 66-307A	0.25	0.21
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	§ 66-31C	25'	60.2'
MIN. LANDSCAPE AREA (EXCLUDING BUFFER)	§ VI-0-3.1	20% (759,470.6 SF)	21.65% (822,227.97 SF)
MIN. LANDSCAPE AREA AT FRONT YARD	§ VI-0-3.1	50% OF REQUIRED	TBD
MIN. LANDSCAPE DEPTH ALONG STREET FRONTAGES	§ VI-0-3.1	8'	COMPLIES
MIN. REQUIRED STREET TREES	§ VI-0-3.5	TREES SHALL BE MAINTAINED 20' O.C.	COMPLIES
MAX. NET LEASABLE FLOOR AREA	TC 5028	1,227,800 SF	994,918 SF
MIN. BUFFER AREA TO RESIDENTIAL USES FRONTING GREENWOOD ROAD	TC 5028	60'	60.2'
MIN. BUFFER TO EAST FORKS ROAD	TC 5028	LANDSCAPED AREA WITH 4' BLACK VINYL CHAIN LINK FENCE	COMPLIES
MIN. BUFFER TO PENATAQUIT AVENUE	TC 5028	4'-6" HIGH BERM WITH 6' BLACK VINYL CHAIN LINK FENCE ADJACENT TO ALL PARKING AREAS	COMPLIES
MIN. LANDSCAPE BUFFER ADJACENT TO ICON MOTORSPORTS	TC 5028	15'	25.2'

**PARKING CALCULATIONS\***

PARKING RATIO REQUIRED PER T.C. 5028 EFFECTIVE 10/20/10 = 4.3 STALLS / 1,000 SF OF LEASABLE FLOOR AREA  
 EXISTING PARKING PER SITE DEVELOPMENT PLAN SD-1 = 4,807 STALLS  
 NET LEASABLE FLOOR AREA PER SITE DEVELOPMENT PLAN SD-1 = 1,010,081 SF  
 PARKING RATIO PER SITE DEVELOPMENT PLAN SD-1 = 4.3 STALLS / 1,000 SF  
 TOTAL NET LEASABLE FLOOR AREA EXISTING = 989,816 SF  
 TOTAL PARKING REQUIRED PER APPROVED PARKING RATIO = 4,351 STALLS  
 EXISTING PARKING TO REMAIN = 4,804 STALLS (INCLUDING 109 ADA ACCESSIBLE STALLS)  
 EXISTING PARKING RATIO = 4.68 STALLS / 1,000 SF OF LEASABLE FLOOR AREA

\* REFERENCES SITE DEVELOPMENT PLAN SD-1 BY TRC ENGINEERS, INC. DATED 1/16/13 (REV. 0)

**NET LEASABLE FLOOR AREA TABLE**

DESCRIPTION	EXISTING FLOOR AREA SUMMARY		PROPOSED FLOOR AREA SUMMARY	
	GROSS FLOOR AREA (SF)	FLOOR AREA REDUCTION (SF)	GROSS FLOOR AREA (SF)	FLOOR AREA REDUCTION (SF)
LORD & TAYLOR	120,000	21,000	99,000	21,000
MACY'S	318,804	55,791	263,013	35,018
JC PENNY	194,078	33,964	160,114	33,964
DICK'S SPORTING GOOD	200,736	35,129	165,607	35,129
MALL RETAIL	337,929	N/A	337,929	N/A
ICON MOTORSPORTS	15,493	N/A	15,493	N/A
TGI FRIDAYS	5,140	N/A	5,140	N/A
OLIVE GARDEN	7,795	N/A	7,795	N/A
MENS WAREHOUSE	8,192	N/A	8,192	N/A
CHEESECAKE FACTORY	9,255	N/A	9,255	N/A
FIVE GUYS	6,207	N/A	6,207	N/A
TAKUMI SUSHI	1,814	N/A	1,814	N/A
BLAZE PIZZA	2,500	N/A	2,500	N/A
OUTLOT - CAPITAL ONE	3,490	N/A	3,490	N/A
OUTLOT - VISION WORLD	2,533	N/A	2,533	N/A
TOTALS:	1,233,726	145,884	1,087,842	1,115,027

1. NET LEASABLE FLOOR AREA IS DEFINED AS GROSS LEASABLE FLOOR AREA LESS 17.5% FOR THE MULTIPLE LEVEL STORIES.  
 2. GROSS LEASABLE FLOOR AREA IS DEFINED AS THE LEASED AREA OF THE MALL AND DOES NOT INCLUDE PUBLIC AREAS, RESTROOMS AND SIMILAR FACILITIES RELATED TO THE OPERATIONS OF THE MALL.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NYS EDUCATION LAW SECTION 7209-2)

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.

SCM #: 500 - 316 - 2 - 15,001  
 TOI SITE PLAN #: SPXXXX-XXX