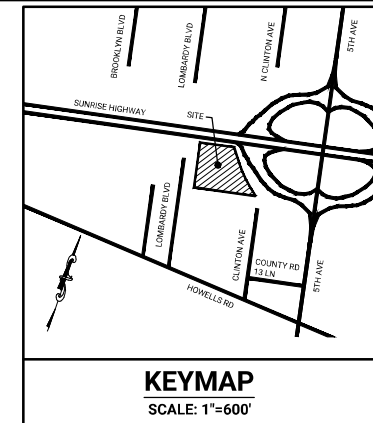


SUNRISE HIGHWAY N.Y.S. ROUTE 27
(SERVICE ROAD)



SITE DATA

SCTM: 0500-340-02-010 & 011
 LOT AREA: 10,306 SF (0.24 Ac.)
 EXISTING ZONE: RESIDENCE B
 PROPOSED ZONE: BUSINESS 3 (BUS3)
 EXISTING USE: VACANT LOT
 PROPOSED USE: PARKING LOT
 WATER DISTRICT: SCWA
 SEWER DISTRICT: SOUTHWEST (SD 3)
 POST OFFICE: BAY SHORE 11706
 FIRE DISTRICT: BAY SHORE
 SCHOOL DISTRICT: BAY SHORE UFSD

ZONING COMPLIANCE TABLE

ITEM	CODE SECTION	REQUIRED	PROPOSED
HEIGHT OF BUILDING (MAX.)	§68-306(A)(1)	35 FT	N/A
FLOOR AREA RATIO (MAX.)	§68-307(A)	0.25	N/A
LOT AREA (MIN.)	§68-309(C)	20,000 SF	10,306 SF *
LOT WIDTH (MIN.)	§68-310(A)(5)	100 FT	75.5 FT *
FRONT YARD (MIN.)	§68-311(F)	25 FT	N/A
SIDE YARD (MIN.)	§68-312(B)	15 FT	N/A
COMBINED SIDE YARD (MIN.)	§68-312(B)	30 FT	N/A
REAR YARD (MIN.)	§68-313(B)	35 FT	N/A
RESIDENTIAL BUFFER (MIN.)	§68-315(C)	25 FT	15 FT *

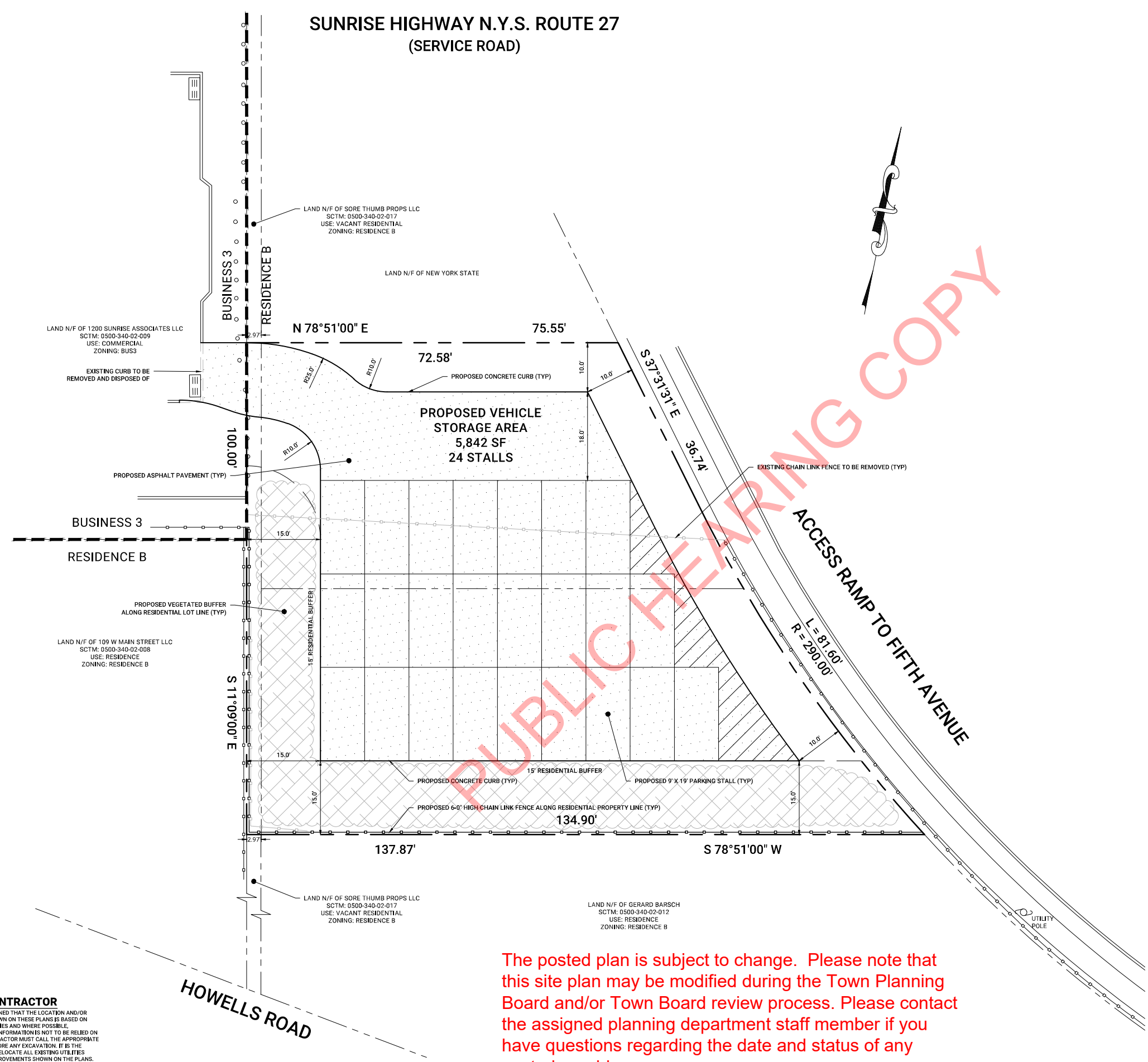
* VARIANCE REQUIRED, SEE SCHEDULE

VEHICLE STORAGE PROVIDED

TOTAL PARKING PROVIDED = 24 STALLS

SCHEDULE OF VARIANCES

SECTION	DESCRIPTION	REQUIRED	PROVIDED
§68-309	MIN. LOT AREA	20,000 SF	10,306 SF
§68-310	MIN. LOT WIDTH	100.0 FT	75.5 FT
§68-315	MIN. RESIDENTIAL BUFFER	25.0 FT	15.0 FT



PUBLIC HEARING COPY

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.



CAUTION NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THIS PLAN IS BASED ON A SURVEY PREPARED BY MICHAEL W. MINTO, L.S.P.C. DATED AUGUST 18, 2022 AND AERIAL PHOTOGRAPHS TAKEN FROM NEARMAP.

SCDHS # _____
 TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
 RICHARD S. DRAZIN
 50 JACKSON AVENUE
 SYOSSET, NY 11791

APPLICANT:
 BRIGHT BAY AUTO
 1174 SUNRISE HIGHWAY
 BAY SHORE, NY 11706

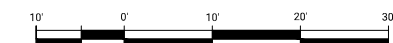


CHANGE OF ZONE PLAN
BRIGHT BAY AUTO
 SITUATED IN
BAY SHORE
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
 SCTM: DISTRICT 0500, SECTION 340, BLOCK 02, LOTS 10 & 11



Robinson & Muller
 Engineers, P.C.
 50 Elm Street
 Huntington, NY 11743
 Office: (631) 271-0576
 Fax: (631) 271-0592
 www.rmengineering.com

DWN. BY: JVC	CHKD. BY: MKA	SCALE: 1"=10'	SHEET: CZ-1
DATE: 11-06-23	DATE: 11-08-23	JOB No.: 2023-122	



Drawing Name: P:\2023 Projects\0203-122\MM\Change of Zone\0203-11-06 (2023-122) Bright Bay Auto - Change of Zone Planning Lot Modified: Nov 08, 2023 - 11:14am Plotted on: Feb 08, 2024 - 2:43pm by jmhinton