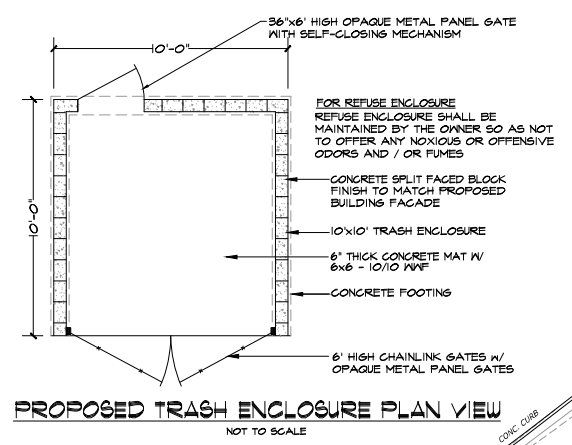
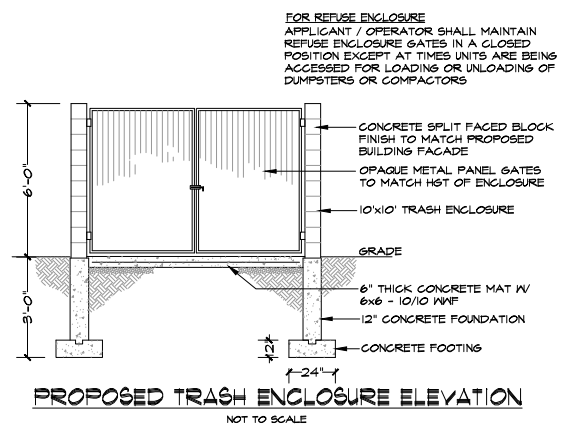
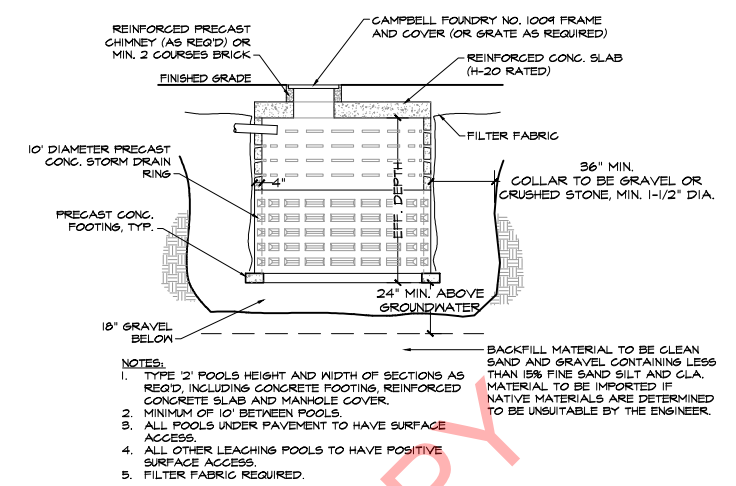


SPECIAL EXCEPTION APPLICATION FOR PROP. OUTDOOR STORAGE OF MOTOR VEHICLES

4720 SUNRISE HWY BOHEMIA, NY 11716



- SCOPE OF WORK**
- SPECIAL PERMIT TO CONVERT EXISTING OUTDOOR STORAGE DISPLAY TO NEW OUTDOOR STORAGE FOR MOTOR VEHICLES.
 - NEW 20'x50' PREFABRICATED 'BUTLER' BUILDING ON SOUTHWEST SIDE OF SITE.
 - INSTALL NEW DRAINAGE ON SOUTHWEST SIDE OF SITE, AS INDICATED.
 - NEW GARBAGE ENCLOSURE AREA AS INDICATED.
 - NEW LANDSCAPING AS INDICATED.



PROPOSED SITE PLAN INFO		
SITE INFORMATION TAKEN FROM SURVEY UPDATED : JUNE 20, 2024 BY : EAGLE EYE LAND SURVEYING, LLC 631-277-1726		
MAIN BUILDING (ROOF) :	1,203	SQ. FT.
LOT COVERAGE :	2.14%	
MAIN BUILDING (1ST FL.) :	476	SQ. FT.
LOT COVERAGE :	1.74%	
MAIN BUILDING (BSMT) :	892	SQ. FT.
LOT COVERAGE :	1.54%	
EXISTING STORAGE SHED 1 :	394	SQ. FT.
LOT COVERAGE :	0.70%	
PROPOSED BUTLER BLDG :	1,000	SQ. FT.
LOT COVERAGE :	1.78%	
CONG. / ASPHALT AREA :	24,130	SQ. FT.
LOT COVERAGE :	42.44%	
GRAVEL / LANDSCAPE AREA :	29,466	SQ. FT.
LOT COVERAGE :	52.44%	
TOTAL SITE : 56,193 SQ. FT.		
ZONE :	BUS-3	
USAGE :	OUTDOOR STORAGE	
OCCUPANCY :	MERCANTILE	
CONSTRUCTION CLASS :	VB	
PARKING CRITERIA:		
SALES BLDG. AREA 1,203 S.F.		
1,203 SQ. FT. / 150 = 8.02		
WAREHOUSE/STORAGE AREA 2,286 S.F.		
2,286 SQ. FT. / 600 = 3.81		
8.02 + 3.81 = 11.83 = 12 STALLS REQUIRED		
PROVIDED PARKING :		
11 PARKING STALLS EXIST		
INCLUDING 1 HANDICAPPED PARKING STALL		
POTENTIAL FOR 6 LANDBANKED STALLS		
DRAINAGE CALCULATIONS BASED UPON 2" RAINFALL		
DRYWELL CAPACITY : 10' DRYWELL = 68.42 CF/FT		
BUILDING (ROOFS) : 2,547 SF x .17 FT x 1.0 = 441.9 CF		
PAVED AREA : 24,130 SF x .17 FT x 1.0 = 4,102.1 CF		
LANDSCAPE / GRAVEL AREA : 29,466 SF x .17 FT x .25 = 1,252.3 CF		
TOTAL : 5,196.3 CF / 68.42 CF/FT = 84.72 V.F. REQ'D		
EXISTING : (8) 10' DIA X 10' DEEP DRYWELLS = 30 V.F. EX.		
NEW : (5) 10' DIA X 12' DEEP DRYWELLS = 60 V.F. NEW		
ALL SYSTEMS TO BE INTERCONNECTED TO ACT AS ONE SINGLE SYSTEM		
ALL INTERCONNECTING PIPING BETWEEN LEACHING POOLS/ DRYWELLS TO BE 15" (ADS) HDPE		
ALL PIPING FROM ROOF DRAINS TO BE 6" PVC-SDR 35 (TYP.)		

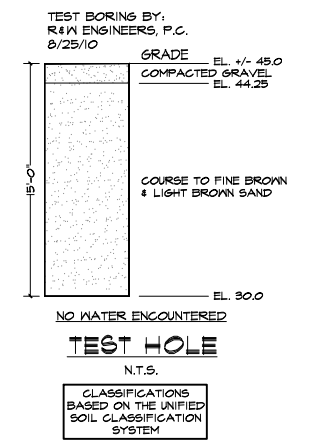
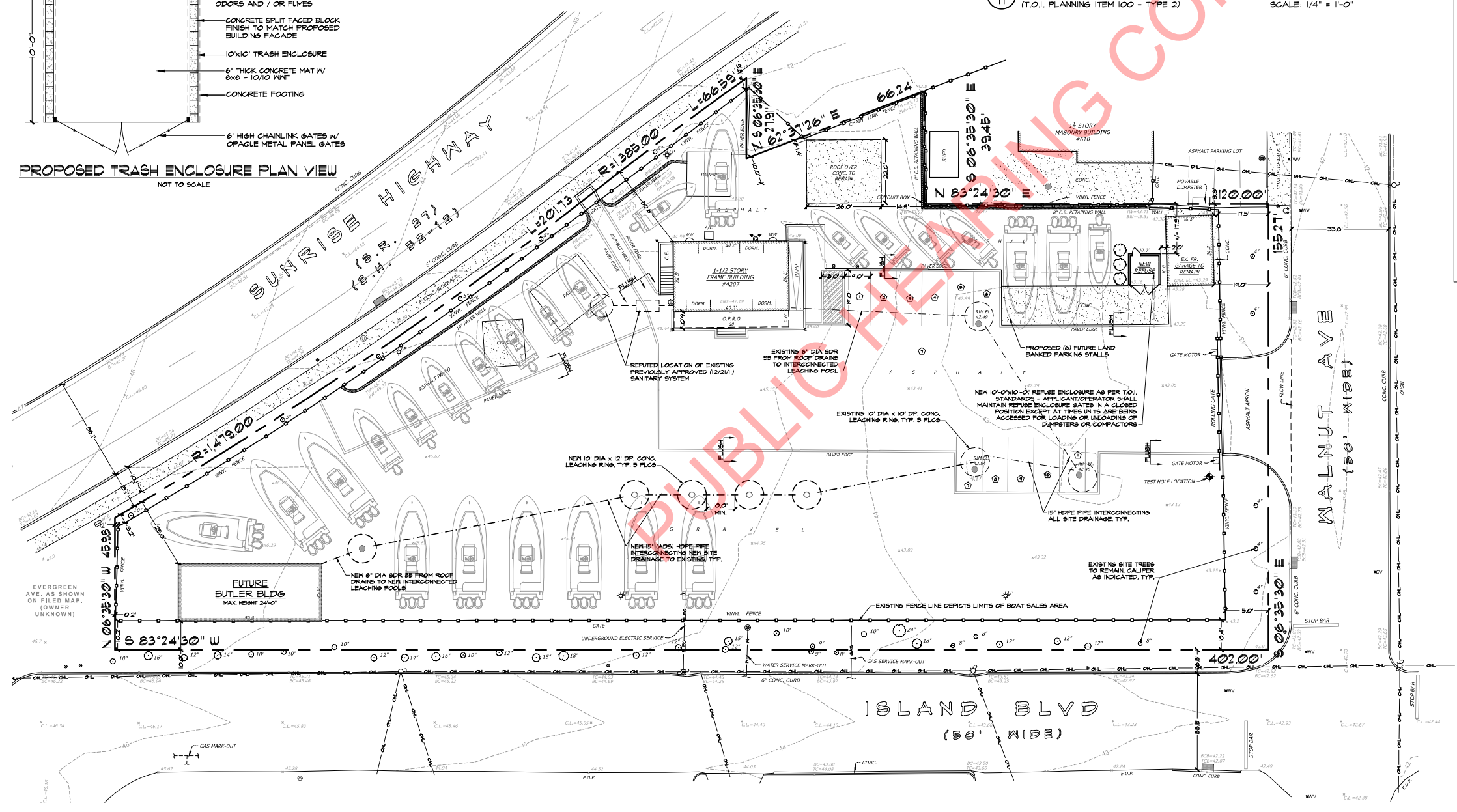
PROJECT INFORMATION:

OWNER / APPLICANT:
LEONARDI GALARDO
28 42ND ST
ISLIP, NY 11751

COAPPLICANT:
ISLAND YACHT MANAGEMENT & SALES
GRET STRUHLIN
822 ABERDEEN RD
BAY SHORE, NY 11706

SITE ZONING : BUS 3
USE : OUTDOOR SALES

REV	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	GPH	7.26.24
2	REVISED LANDSCAPE PLAN	MRF	9.27.24
3	PRELIMINARY SITE PLAN PACKAGE	GPH	10.10.24



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.

GRAHAM ASSOCIATES
PLANNING & DESIGN
256a ORINOCO DR. BRIGHTWATERS, NY 11718
OFFICE: (631) 665-9619
Glenn@grahmassociatesny.com

*RESIDENTIAL DESIGN *COMMERCIAL SITE PLANNING
*ENVIRONMENTAL ENGINEERING *PETROLEUM SPECIALISTS
*ZONING VARIANCES *WETLANDS PERMITS, DEC. DEP
*ALL PHASES OF EXISTING

GLENN W. GRAHAM, PRES.
GEORGE HOHENSTEIN, P.M.
PAUL C. BAUMGART, P.M.
JOSEPH L. D'AIRO, P.M.
ANALICIL, P.M.
MAXAMILLION R. FOLEY, J.P.M.
MICHAEL K. DUNN, R.A.

PROJECT LOCATION:
ISLAND YACHT MGMT & SALES
4720 SUNRISE HIGHWAY
BOHEMIA, NY 11716

PROJECT DESCRIPTION:
SITE PLAN PACKAGE

PAGE DESCRIPTION:
PROPOSED SITE PLAN

JOB #:	TAX MAP:
240711	500 - 271 - 1 - 6.1
DATE:	SCALE:
7/26/24	AS INDICATED
DRAWN BY:	IN SET:
GPH	1 OF 3
CHK'D BY:	SHEET:
GWS	

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