

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P		12' x 18' 12' x 6'
	NO PARKING ANYTIME	NYR7-4		12' x 18'
	STOP SIGN	R1-1		30"

NOTES:

- SIGN POST 'MINUTE MAN' BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- ALL SIGNS ARE TO BE REFLECTORIZED.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

SITE DATA

S.C.T.M.: DIST. 0500, SECT. 392, BLK. 03, LOT 31.001
 LOT AREA: 68,966 SF (1.58 Ac)
 SITE ADDRESS: 1420 UNION AVENUE, BAY SHORE, NY 11706
 EXISTING ZONE: RESIDENCE B DISTRICT
 PROPOSED ZONE: GENERAL SERVICE D DISTRICT (GSD)
 EXISTING USE: CHURCH
 PROPOSED USE: MEDICAL OFFICE
 EXISTING BUILDING AREA: 4,000.0 SF
 PROPOSED BUILDING AREA: 9,347.5 SF
 PROPOSED FLOOR AREA RATIO: 0.135
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 SCDSH ZONE: GWMZ VII

ZONING COMPLIANCE

ITEM	SECTION	REQUIRED	EXISTING	PROPOSED
HEIGHT OF BUILDING/STRUCTURE (MAX.)	§68-199B	35 FT / 2 STY	21 FT / 2 STY	34.9 FT / 2 STY
FLOOR AREA RATIO (MAX.)	§68-200	0.40 (27,586.0 SF)	0.12 (8,040.0 SF)	0.14 (9,347.5 SF)
LOT AREA DENSITY (MIN.)	§68-201	20,000 SF	68,966 SF	68,966 SF
LOT WIDTH (MIN.)	§68-202	100 FT	156.3 FT	156.3 FT
FRONT YARD SETBACK (MIN.) - UNION BLVD	§68-203B	25 FT	46.7 FT	46.7 FT
FRONT YARD SETBACK (MIN.) - LANIER LANE	§68-203B	25 FT	52.2 FT	52.2 FT
SIDE YARD SETBACK (MIN.)	§68-204A	30 FT / 15 FT	N/A	N/A
REAR YARD SETBACK (MIN.)	§68-205	35 FT	128.4 FT	128.4 FT
REAR YARD SETBACK (MIN.) - ACCESSORY BUILDING	§68-205B (1)	10 FT	-	25.0 FT
BUFFER AREA TO ANY RESIDENTIAL ZONE (MIN.)	§68-207C	25 FT	7.2 FT	25.0 FT

FLOOR AREA RATIO

TOTAL LOT AREA: 68,966.0 SF (1.58 Acre)
 GROSS FLOOR AREA (GFA):
 PRINCIPAL BUILDING(S) 1ST FLR: 4,465.0 SF
 2ND FLR: 4,162.5 SF
 STORAGE: 720.0 SF
 TOTAL: 9,347.5 SF
 FLOOR AREA RATIO (FAR):
 GFA / TOTAL LOT AREA x 100 = FAR
 9,347.5 SF / 68,966.0 SF x 100 = 13.55%

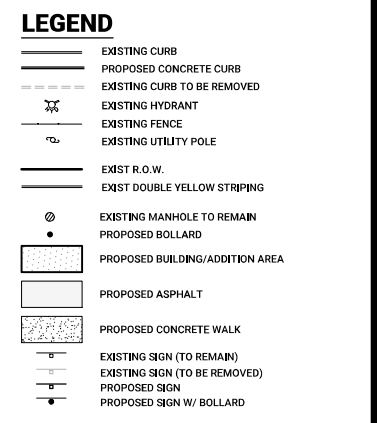
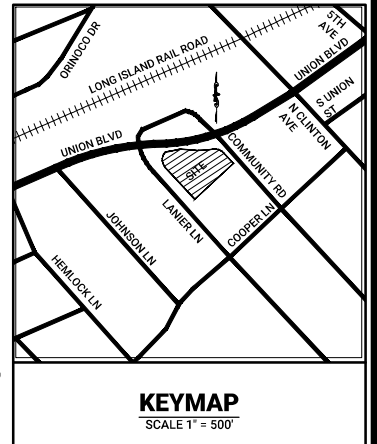
PARKING CALCULATIONS

PARKING REQUIRED
 MEDICAL OFFICE USE:
 EXISTING BUILDING (GFA): 8,040.0 SF @ 1 STALL / 150 SF GFA = 53.6 STALLS
 BUILDING ADDITION (GFA): 587.5 SF @ 1 STALL / 150 SF GFA = 3.9 STALLS
 ACCESSORY SHED (STORAGE): 720 SF @ 1 STALL / 600 SF GFA = 1.2 STALLS
 TOTAL PARKING REQUIRED = 58.7 STALLS

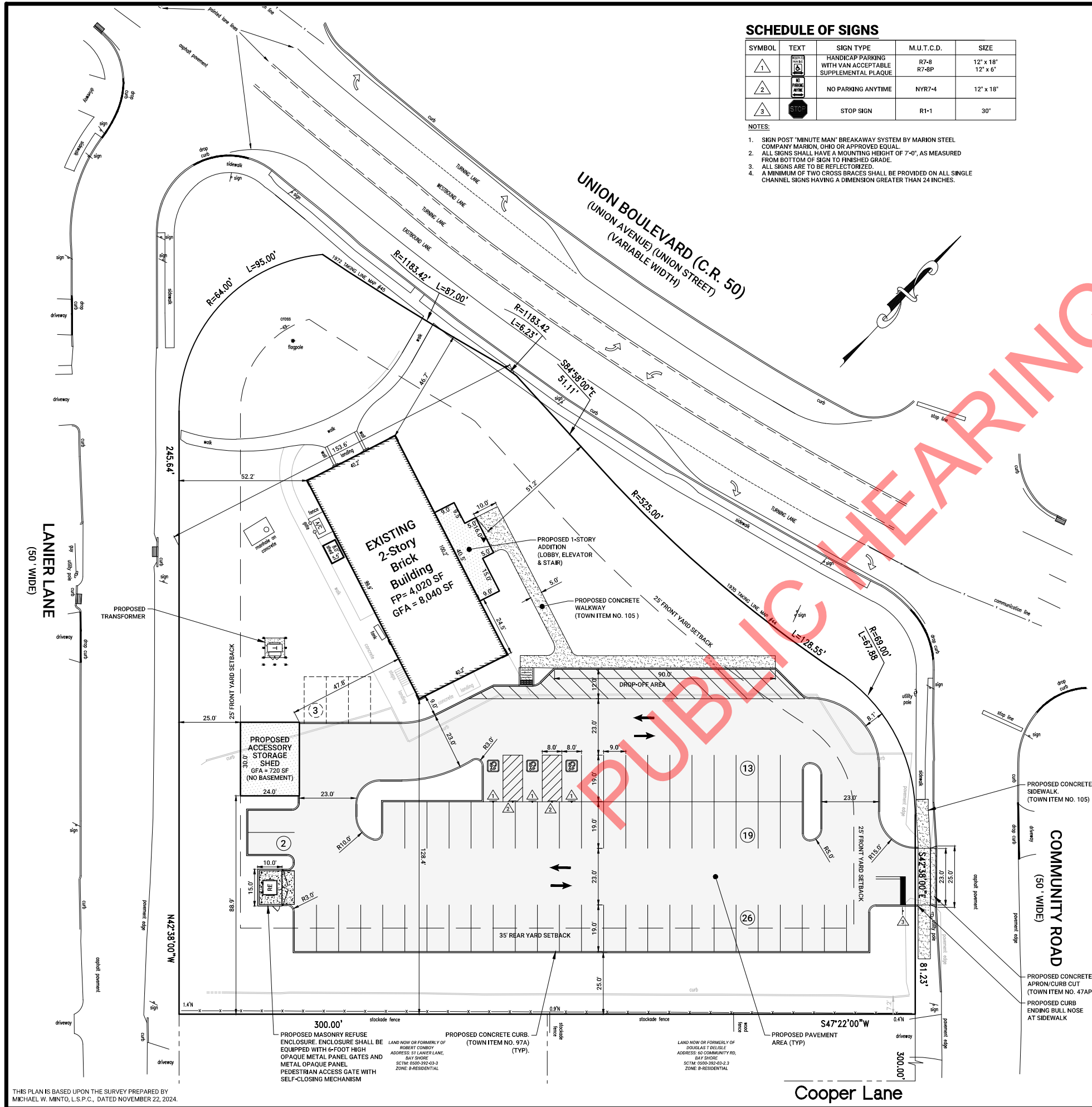
PARKING PROVIDED
 REGULAR PARKING STALLS: 9' WIDE X 19' LONG = 57 STALLS
 HANDICAP ACCESSIBLE STALLS: 8' WIDE X 19' LONG = 3 STALLS
 LANDBANKED (LB) PARKING STALLS: 9' WIDE X 19' LONG = 3 STALLS
 TOTAL PARKING PROVIDED = 63 STALLS

COMMERCIAL LANDSCAPE STANDARDS

ITEM	REQUIRED	PROVIDED
OVERALL LANDSCAPING (MIN.) (EXCL. REQ'D BUFFER AREAS)	20% (13,793.2 SF)	39.6% (27,350 SF)
FRONT YARD LANDSCAPING (MIN.)	50% OF REQ'D LANDSCAPING [10% (6,896.6 SF)]	[24.1% (16,650 SF)]
LANDSCAPE BUFFER DEPTH AT FRONTAGE (MIN.)	8 FT	8.1 FT
LANDSCAPE BUFFER DEPTH (MIN.) BETWEEN PROPERTY LINES AND INTERIOR PARKING FACILITIES	5 FT	8.1 FT



Disclaimer:
 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.



No.	REVISION DESCRIPTION	DATE	BY

CHANGE OF ZONE SITE PLAN

1420 UNION BOULEVARD
 SITUATED IN
BAY SHORE
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SC TM: DISTRICT 0500, SECTION 392, BLOCK 03, LOT 31.001

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DWN. BY: DJG DATE: 12-12-24
 CHKD. BY: DJG DATE: 01-15-25
 SCALE: 1"=20'
 SHEET: **COZ-1**

THIS PLAN IS BASED UPON THE SURVEY PREPARED BY MICHAEL W. MINTO, L.S.P.C., DATED NOVEMBER 22, 2024.