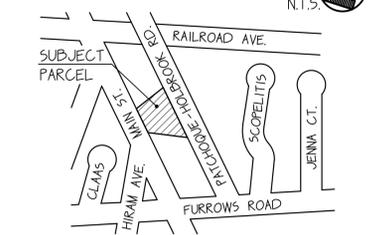


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

**PROPERTY OWNER**

FRIENDLY SHOPPING PLAZA  
200 RAILROAD AVENUE  
SAYVILLE, NEW YORK 11782  
CONTACT: AUGIE MALANDRUCCOLO  
PH: (516) 369-1772  
EMAIL: OFFICE@MALANDGROUP.COM

**KEY MAP**



**SITE DATA**

AREA OF SITE 2597 ACRES (113,127 SQ.FT.)  
ZONING BUSINESS-1  
EXISTING USE RETAIL SHOPPING CENTER (W/ VARIOUS USES)  
EXISTING BUILDING AREA (EXCLUDING OVERHANGS) 16,631 SQ. FT. (14.73)  
EXISTING OUTDOOR PATIO 1,820 SQ. FT. (1.62)  
TOTAL 18,451 SQ. FT. (16.33)

**TENANT SCHEDULE**

(SEE PLAN & LEFT FOR LOCATIONS)

SUITE	AREA (+/-)	CURRENT NAME	PER CO
STORE #1A	±1,413 SQ.FT.	KEMPO KARATE	NEEDS COMPLIANCE
STORE #1B	±1,447 SQ.FT.	SHAH'S HALAL	CO'D ON 12/23/20
STORE #1C	±710 SQ.FT.	VAPE SHOP - THE JUICE BOX	NEEDS COMPLIANCE
STORE #2	±5,180 SQ.FT.	THE IRISH TIMES PUB	CO'D ON 11/07/13
	±1,820 SQ.FT.	THE IRISH TIMES PUB (EXTERIOR)	
STORE #3	±976 SQ.FT.	REVOLUTION RUNNING P.T.	CO'D ON 04/19/21
STORE #4	±990 SQ.FT.	HAIR PAVILION	CO'D ON 10/01/79
STORE #5	±1,650 SQ.FT.	OVEN LOVIN	NEEDS COMPLIANCE (PB2010-34)
STORE #6	±1,980 SQ.FT.	MAZ OPTICAL	NEEDS COMPLIANCE
STORE #7A	±856 SQ.FT.	VACANT	NEEDS COMPLIANCE/ALTRATION
STORE #7B	±1,124 SQ.FT.	PROFESSIONAL PHYSICAL THERAPY	PROFESSIONAL PHYSICAL THERAPY

**PARKING REQUIREMENTS**

(PER CURRENT FIELD CONDITIONS)

SUITE	AREA (+/-)	CURRENT NAME	CALCULATIONS (PER TOI REGULATIONS)
STORE #1A	±1,413 SQ.FT.	KEMPO KARATE	1,413 / 200 = 7.1
STORE #1B	±1,447 SQ.FT.	SHAH'S HALAL	1,447 / 100 = 14.5
STORE #1C	±710 SQ.FT.	VAPE SHOP - THE JUICE BOX	710 / 150 = 4.7
STORE #2	±5,180 SQ.FT.	THE IRISH TIMES PUB	7,000 / 100 = 70.0
	±1,820 SQ.FT.	THE IRISH TIMES PUB (EXTERIOR)	
STORE #3	±976 SQ.FT.	REVOLUTION RUNNING P.T.	976 / 150 = 6.5 (MIN. 8)
STORE #4	±990 SQ.FT.	HAIR PAVILION	990 / 150 = 6.6
STORE #5	±1,650 SQ.FT.	OVEN LOVIN	1,650 / 100 = 16.5
STORE #6	±1,980 SQ.FT.	MAZ OPTICAL	1,980 / 150 = 13.2
STORE #7A	±856 SQ.FT.	VACANT	856 / 150 = 5.7
STORE #7B	±1,124 SQ.FT.	PROFESSIONAL PHYSICAL THERAPY	1,124 / 150 = 7.5 (MIN. 8)

154.3 SPACES REQUIRED  
EXISTING SPACES PROVIDED: 144 SPACES PROVIDED (PER SURVEY DATED 02/24/20 - WITHIN TOI FOIL DOCUMENTS)  
6 SPACES REMOVED  
8 SPACES ADDED  
146 SPACES PROVIDED (5.4% PARKING RELIEF)  
(4 SPACES MORE THEN THE LAST APPROVED SITE PLAN DATED 04/26/10)

**OCCUPANCY CLARIFICATION NOTE:**

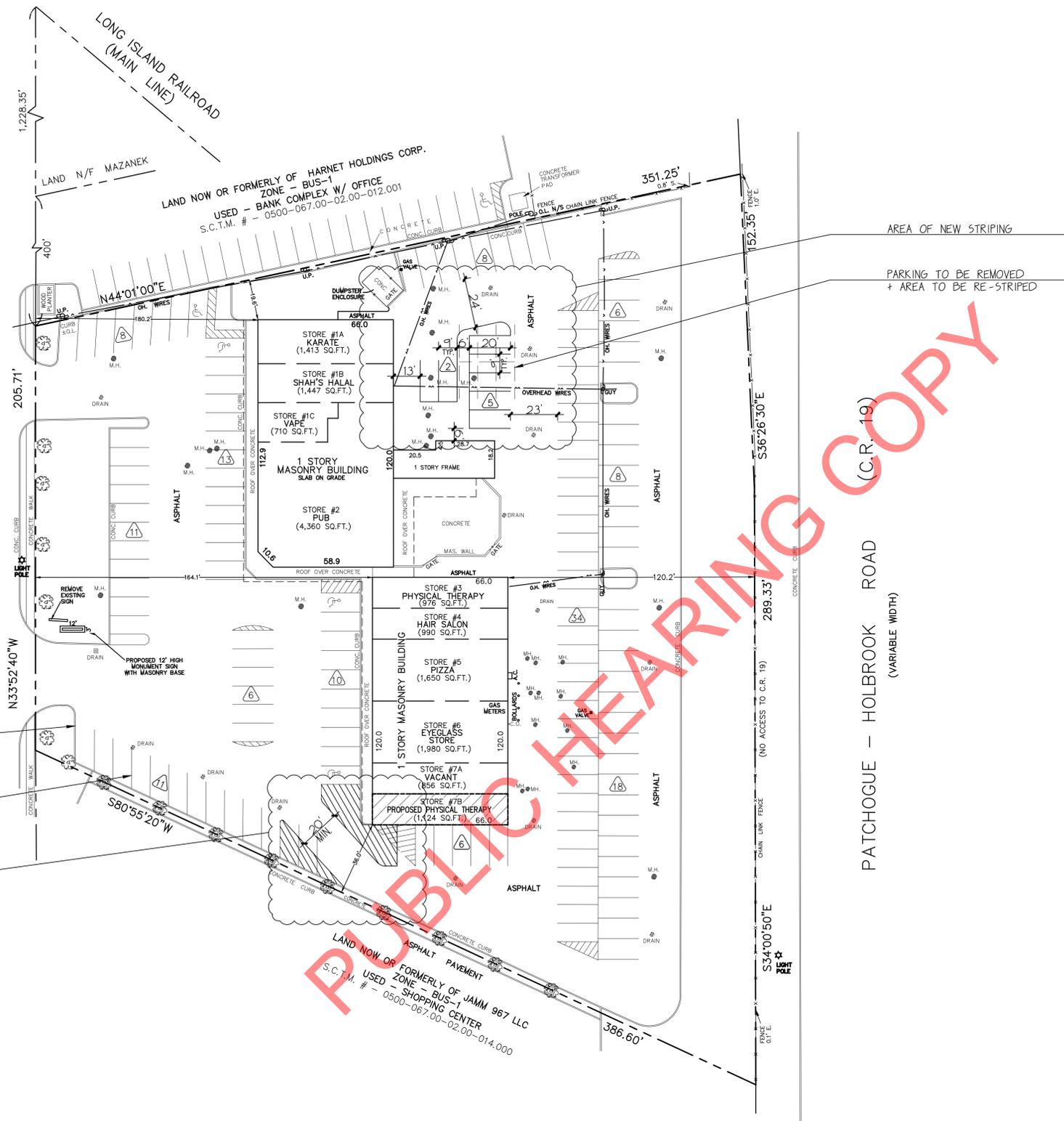
SHAH'S HALAL; CO'D ON 12/23/20; RECEIVED A PLANNING BOARD SPECIAL PERMIT UNDER PB2019-026 FOR A MINOR RESTAURANT IN A BUSINESS-1 DISTRICT PURSUANT TO 68-272.1A, AS WELL AS ASSOCIATED SITE PLAN MODIFICATIONS.

PER THE SITE PLAN MODIFICATION CONDITIONS, A PARKING RELAXATION WAS GRANTED. THE APPLICATION DOCUMENTS INCLUDED A TENANT KEY PLAN DEMONSTRATING THE OCCUPANTS AT THE TIME OF SUBMISSION.

REVOLUTION RUNNING P.T.; CO'D ON 04/19/21; WAS THE MOST RECENT OCCUPANCY TO OBTAIN APPROVAL AT THE TIME OF SUBMISSION, A TENANT KEY PLAN WAS PROVIDED; CONSISTENT WITH THE TENANTS IN PLACE AT THE TIME OF THIS APPLICATION. NO FURTHER RELAXATION WAS REQUIRED.

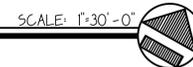
BEING THAT THE PARKING IS NOT INTENSIFIED; NO FURTHER RELIEF IS REQUIRED.

(C.R. 18)  
PATCHOQUE - HOLBROOK ROAD  
MAIN STREET  
(49.5' WIDE)



**PARKING STRIPING PLAN**

BASED ON A SURVEY BY SCHNEFF + MURRELL, P.C., LAND SURVEYOR, DATED 02/24/20



PUBLIC HEARING COPY

REVISION	DATE



**FRIENDLY PLAZA - PARKING**  
971-975 MAIN STREET, HOLBROOK, N.Y. 11741  
S.C.T.M. # 0500-067.00-02.00-013.000  
GERMAN & CLEMENS ARCHITECTURE, P.C.  
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)  
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779  
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 25045P  
DATE 11/24/20  
DRAWN J.M.C.  
CHKD J.L.G.  
**SK1**