



PROJECT AND SITE DATA

SUBJECT PROPERTY/APPLICANT	1174 SUNRISE HY. ASSOC., LLC 111 Howells Road Bay Shore, New York 11706 631-666-6720 VACANT LOT
SUFFOLK COUNTY TAX MAP	District 0500; Sect. 339; Block 02; Lot 83
CURRENT ZONING	EXISTING GST
PROPOSED USE	AUTOMOBILE INVENTORY LOT
SITE AREA	14,730 s.f. / .338 Acres
PROPOSED INVENTORY PARKING SPACES	38 Spaces
PROPOSED 6" STOCKADE FENCE SETBACKS:	
ALONG MANTATUCK BLVD	10'-0"
ALONG HOWELLS ROAD	15'-0"
LANDSCAPE AREA:	
REQUIRED: 14,730 x .20 (20%) =	2,946.00 SF
PROVIDED LANDSCAPE AREA #1	2,681.19 SF (18.20%)



Town of Islip Plan Review Notice:
Town of Islip Building Plans Examiner shall review the enclosed document for minimum acceptable plan submittal requirements of the Town of Islip as specified in the Building and /or Residential Code of the State of New York. This review does not guarantee compliance with that code. The seal and signature of the design professional has been interpreted as an attestation that, to the best of the licensee's belief and information, the work in the document is:

- Accurate.
- Conforms with the governing codes applicable at the time of submission.
- Conforms with reasonable standards of practice and with view to the safeguarding of life health, property and public welfare.
- Is the responsibility of the licensee.

Proposed Site Plan :
111 Howells Road
Bay Shore, New York 11706

MIG
ARCHITECT
PLLC

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date: 7-10-2020
scale: as noted
revisions: 7-27-2020
8-13-2020
2-12-2021

drawing no: **SP-1**
file no: 20:08

Preliminary Site Plan
SCALE: 1" = 10'-0"

PRELIMINARY SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY MICHAEL W. MINTO L.S.P.C. DATED JANUARY 17, 2020.

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.