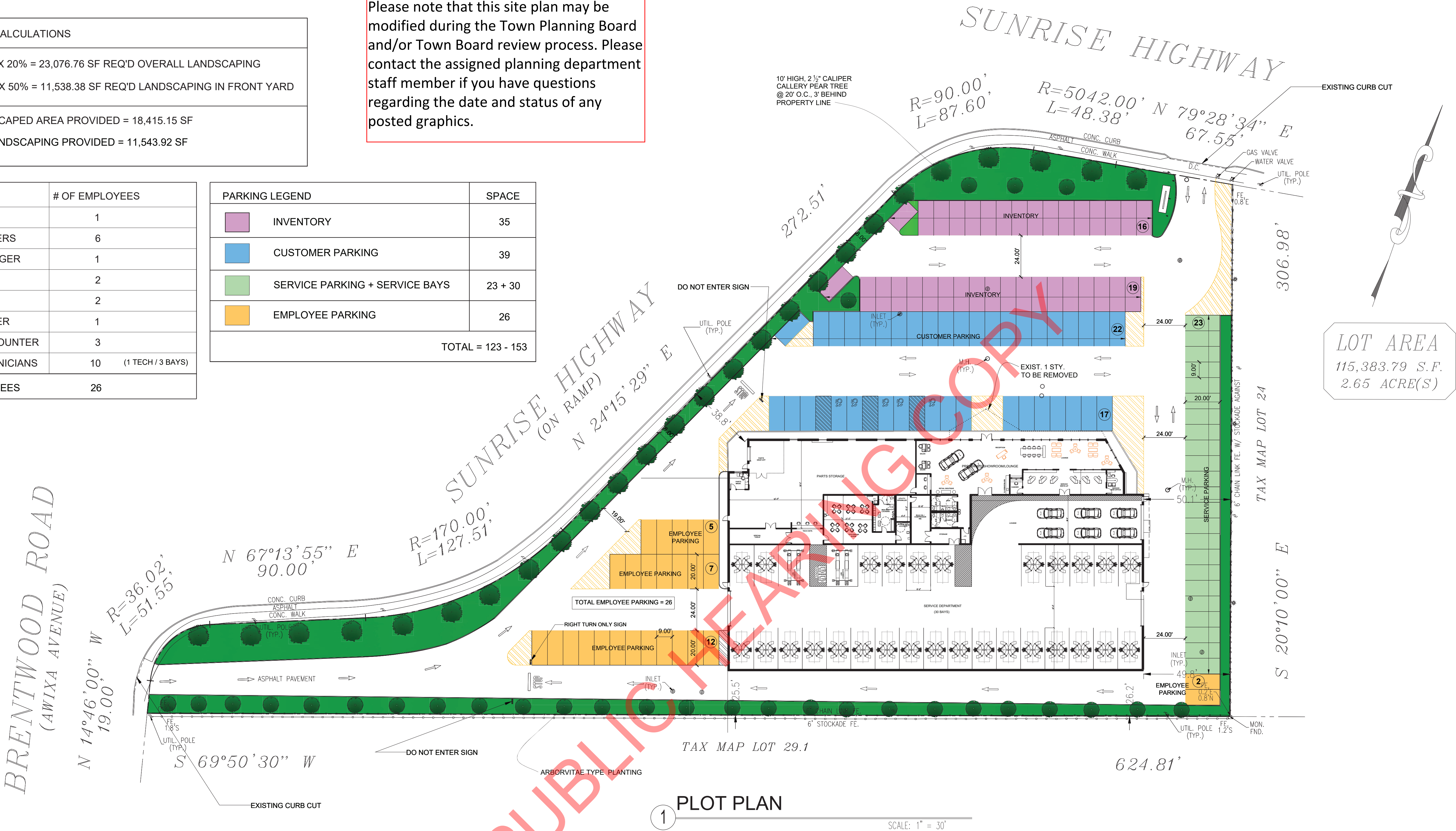


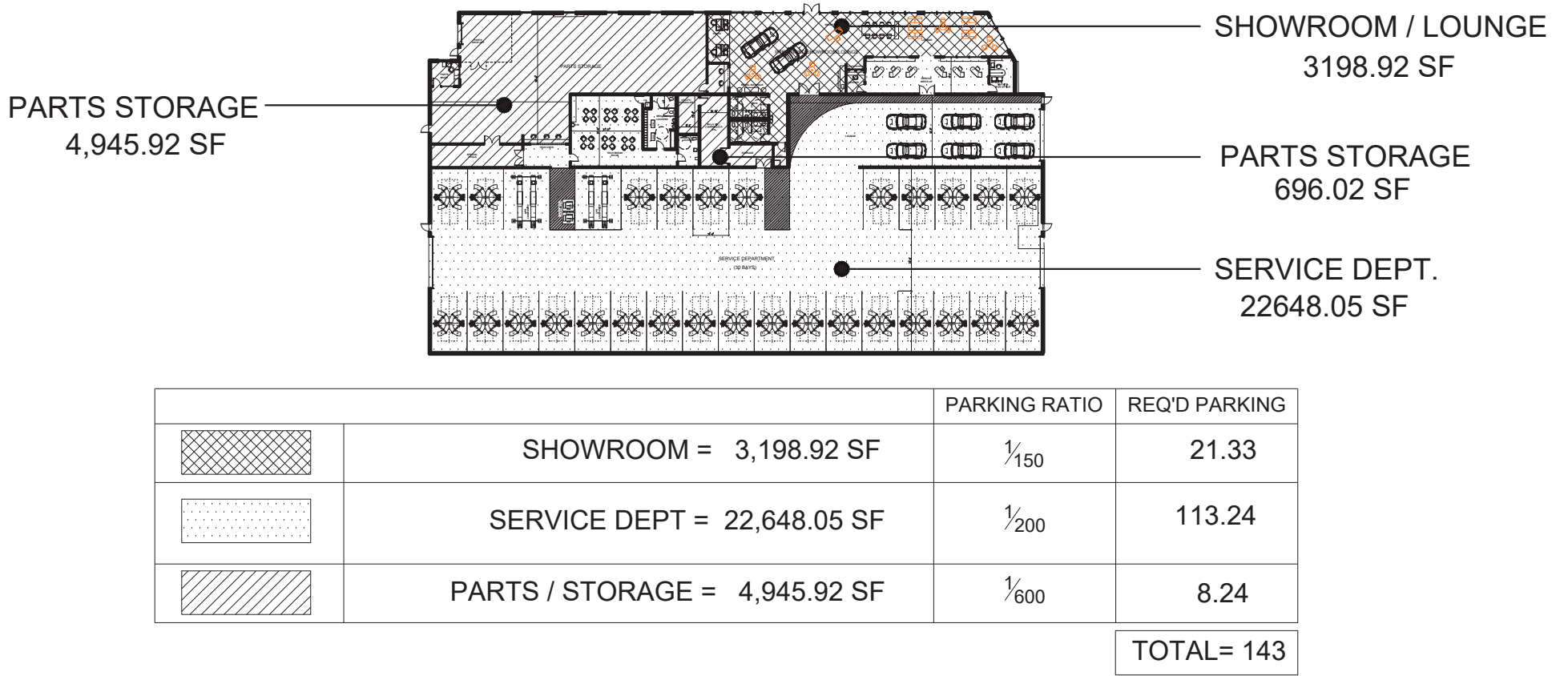
LANDSCAPE CALCULATIONS	
115,383.79 SF X 20% = 23,076.76 SF REQ'D OVERALL LANDSCAPING	
23,076.76 SF X 50% = 11,538.38 SF REQ'D LANDSCAPING IN FRONT YARD	
TOTAL LANDSCAPED AREA PROVIDED = 18,415.15 SF	
TOTAL F.Y. LANDSCAPING PROVIDED = 11,543.92 SF	

DEPARTMENTS	# OF EMPLOYEES
RECEPTIONIST	1
SERVICE WRITERS	6
SERVICE MANAGER	1
SALES	2
PARTS RETAIL	2
PARTS MANAGER	1
TECH PARTS COUNTER	3
SERVICE TECHNICIANS	10 (1 TECH / 3 BAYS)
TOTAL EMPLOYEES	26

PARKING LEGEND		SPACE
<div></div>	INVENTORY	35
<div></div>	CUSTOMER PARKING	39
<div></div>	SERVICE PARKING + SERVICE BAYS	23 + 30
<div></div>	EMPLOYEE PARKING	26
		TOTAL = 123 - 153



PARKING CALCULATION:



ZONING ANALYSIS & CALCULATIONS - TOWN OF ISLIP						
LOT AREA = 115,383.79 SF						
ZONING ITEM	Recreation Service G RSG	BUS 3	EXISTING	PROPOSED	RELIEF	REMARKS
PERMITTED USES			BOWLING ALLEY	MOTOR VEHICLE SHOWROOM AND SERVICE	C/Z	ZONE CHANGE / SPECIAL PERMITS
ALLOWABLE HEIGHT	35 FT / TWO STORY	35 FT / TWO STORY	32 FT / 1 STY	UNCHANGED	NA	
TOTAL BLDG. AREA	FAR: 0.40 = 46153.51 SF	FAR: 0.25 = 28845.95 SF	32,166.35 SF	31,488.91 SF	VARIANCE	*C&Rs FOR 46,000 SF BOWLING ALLEY
AREA DENSITY	20,000 SF	160,000 SF	115,383.79 SF	UNCHANGED	VARIANCE	
LOT WIDTH	100 FT	100 FT	100 FT	UNCHANGED	NA	
FYSB-MAIN BLDG	50 FT	50 FT	38.8 FT	UNCHANGED	VARIANCE	
SYSB-MAIN BLDG	*15 FT	*10 FT	49.8 FT	UNCHANGED	NA	*OR MORE RESTRICTIVE SIDE YARD ABUTTED
SYSB-AGG	30 FT				NA	
RYSB-MAIN BLDG	35 FT	15 FT	25.5 FT	UNCHANGED	NA	
PARKING		143 SPACES		123 SPACES	RELAXATION	

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BY	REVISIONS	DATE

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EMPIRE CDR+J
PROPOSED PRE-OWNED SALES AND SERVICE
1840 SUNRISE HIGHWAY
BAYSHORE, NY

SEAL

TITLE
PLOT PLAN

DATE 04/05/2021	SCALE AS NOTED
DRAWN BY	CHECKED BY
JOB #	DRAWING # A-1 of