

(N)	BUFFER AREAS SHALL NOT BE INCLUDED WHEN CALCULATING THE MINIMUM 20% LANDSCAPE
(V)	VARIANCE
(EN)	EXISTING NON-CONFORMANCE

(V) IN THE CASE THAT THE LANDBANKED PARKING SPACES ARE CONSTRUCTED, THE MINIMUM AISLE WIDTH WILL DECREASE TO 23 FT VARIANCE

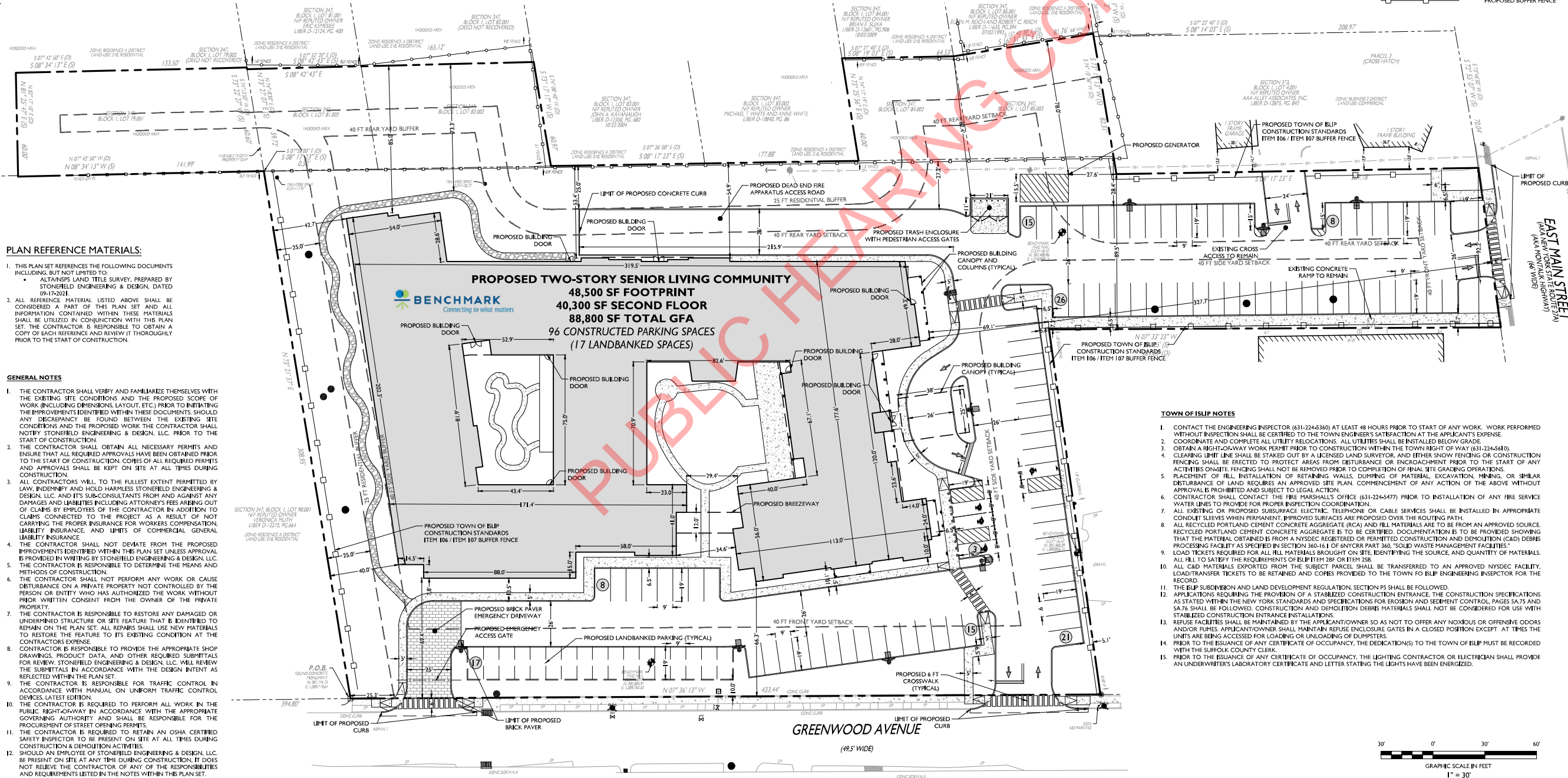
LAND USE AND ZONING			
SECTION 3-47, BLOCK 1, LOTS 47, 79, 81, 82, 84 & 85			
RESIDENCE C DISTRICT			
PROPOSED USE			
ASSISTED LIVING FACILITY		PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	120,000 SF (2.75 AC)	186,085 SF (4.27 AC)	186,085 SF (4.27 AC)
MINIMUM LOT WIDTH	200 FT	433.4 FT	433.4 FT
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.357	0.477 (88,800 SF) (V)
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	2 STORIES	35 FT (2 STORIES)
MINIMUM FRONT YARD SETBACK	40 FT	149.7 FT	66.3 FT
MINIMUM SIDE YARD SETBACK	40 FT	27.5 FT (EN)	40.0 FT
MINIMUM REAR YARD SETBACK	40 FT	14.1 FT (EN)	53.4 FT

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**EAST ISLIP LANES INC. &  
AAA ALLEY ASSOCIATES, INC.**  
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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.