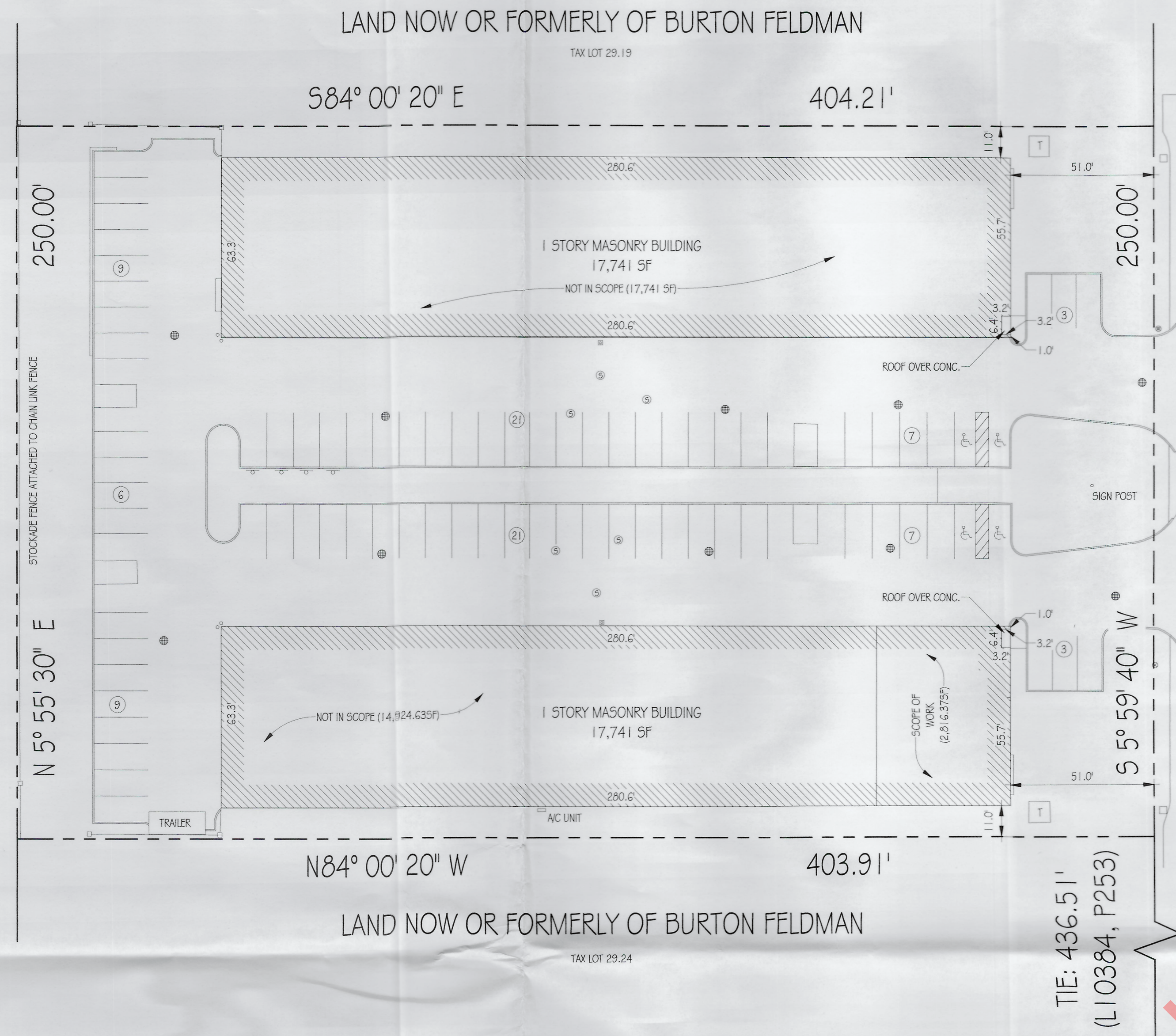
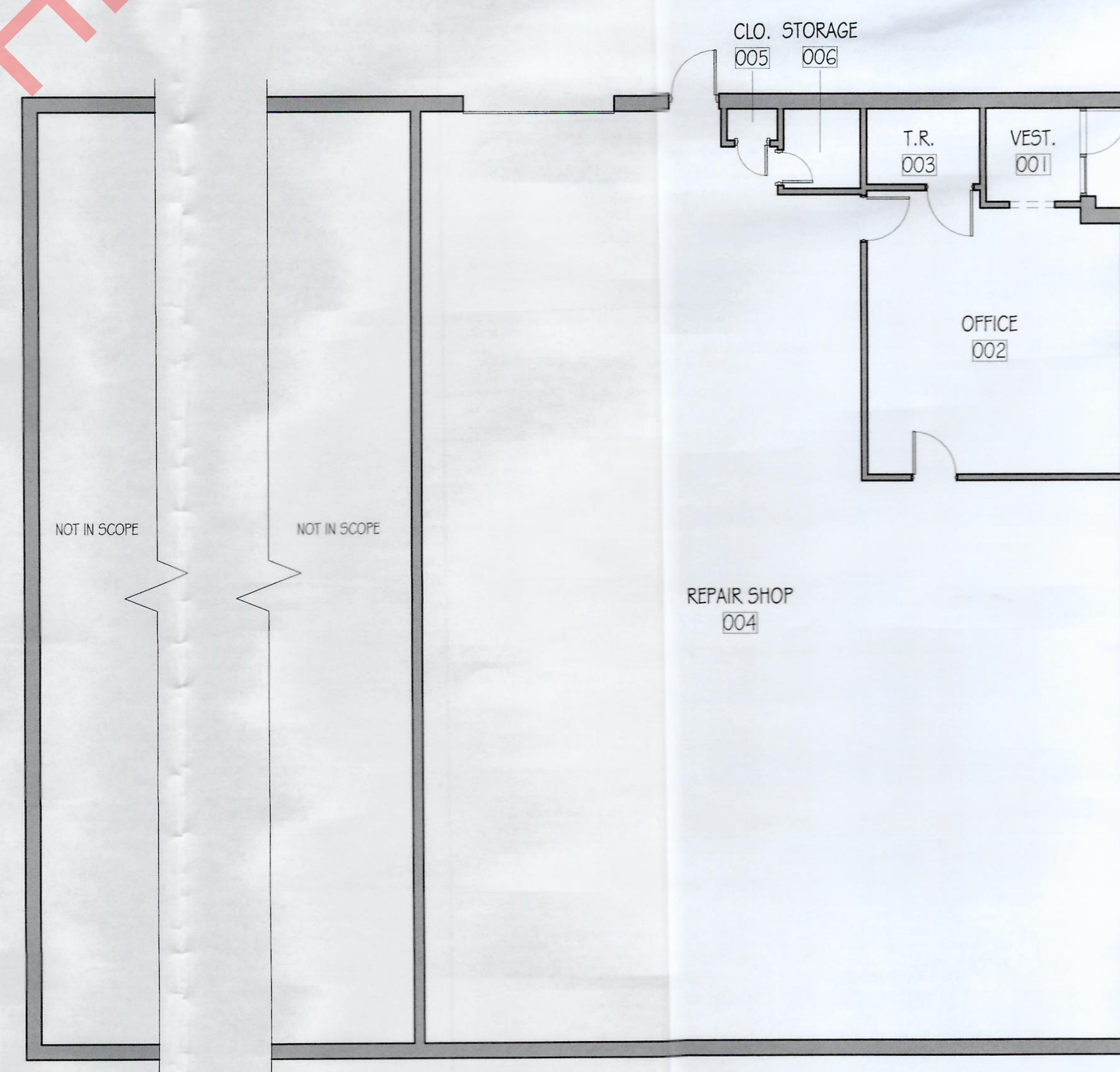


MAPOF SOUTH BAY FARMS
MAP #421, JANUARY 16, 1905



1 SITE PLAN
1" = 30'-0"

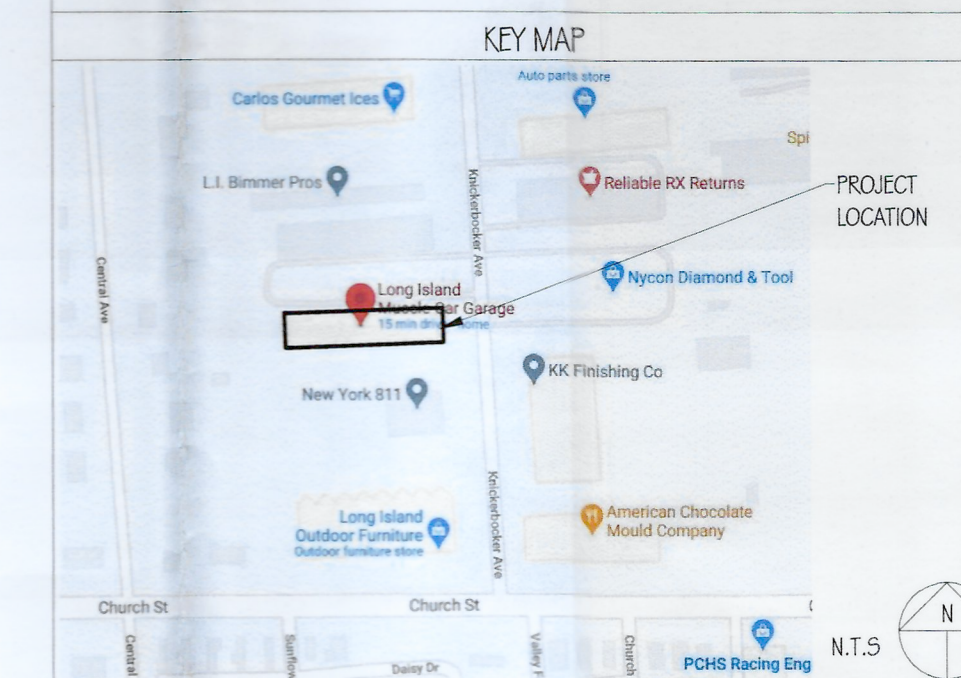
CHURCH STREET



2 FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING DATA	
S.C.T.M.#:	0500215000100029023
ZONING:	INDUSTRIAL 1 (IND 1)
PROPERTY LOCATION:	70 KNICKERBOCKER AVE, BOHEMIA, NY 11716
PROPERTY USE:	MANUFACTURING & WAREHOUSE USE
SITE AREA:	2.32 ACRES
CONSTRUCTION CLASS:	2B

DESCRIPTION OF WORK	
SPECIAL PERMIT USE FOR VEHICLE REPAIR SHOP, IND 1 668-340.1. PARTIAL TENANT BUILD-OUT FOR VEHICLE REPAIR SHOP.	



Architect of Record:

JM2
ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY, 11738
T | 631.320.3305 F | 631.320.3307

Applicant:

L.I. MUSCLE CAR GARAGE
70 KNICKERBOCKER AVE
BOHEMIA, NY 11716
L.I. MUSCLE CAR GARAGE

Architect of Record:

JM2 ARCHITECTURE PC
2410 N. OCEAN AVE SUITE 300
FARMINGVILLE NY 11738
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

PROJECT NAME
**LONG ISLAND MUSCLE CAR
GARAGE**

PROJECT ADDRESS
**70 KNICKERBOCKER AVE,
BOHEMIA, NY 11716**

PROJECT TYPE
PARTIAL TENANT BUILD-OUT

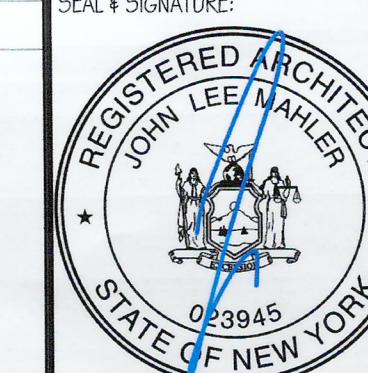
Revisions	
ISSUED TO TPI PLAN, 4 DEV.	02-22-2021

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DRAWING TITLE

SITE PLAN

SCTM#	0500215000100029023	BUILDING APP. No:	
SCDHS No.:		JM2 PROJECT No:	2020-0278
PLANNING APP. No:		DATE:	11/03/2020
SEAL & SIGNATURE:		DESIGNED BY:	KMC
		CHECKED BY:	JUM
		SCALE:	As indicated
		DWG No:	



T1.0

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.