

Disclaimer:

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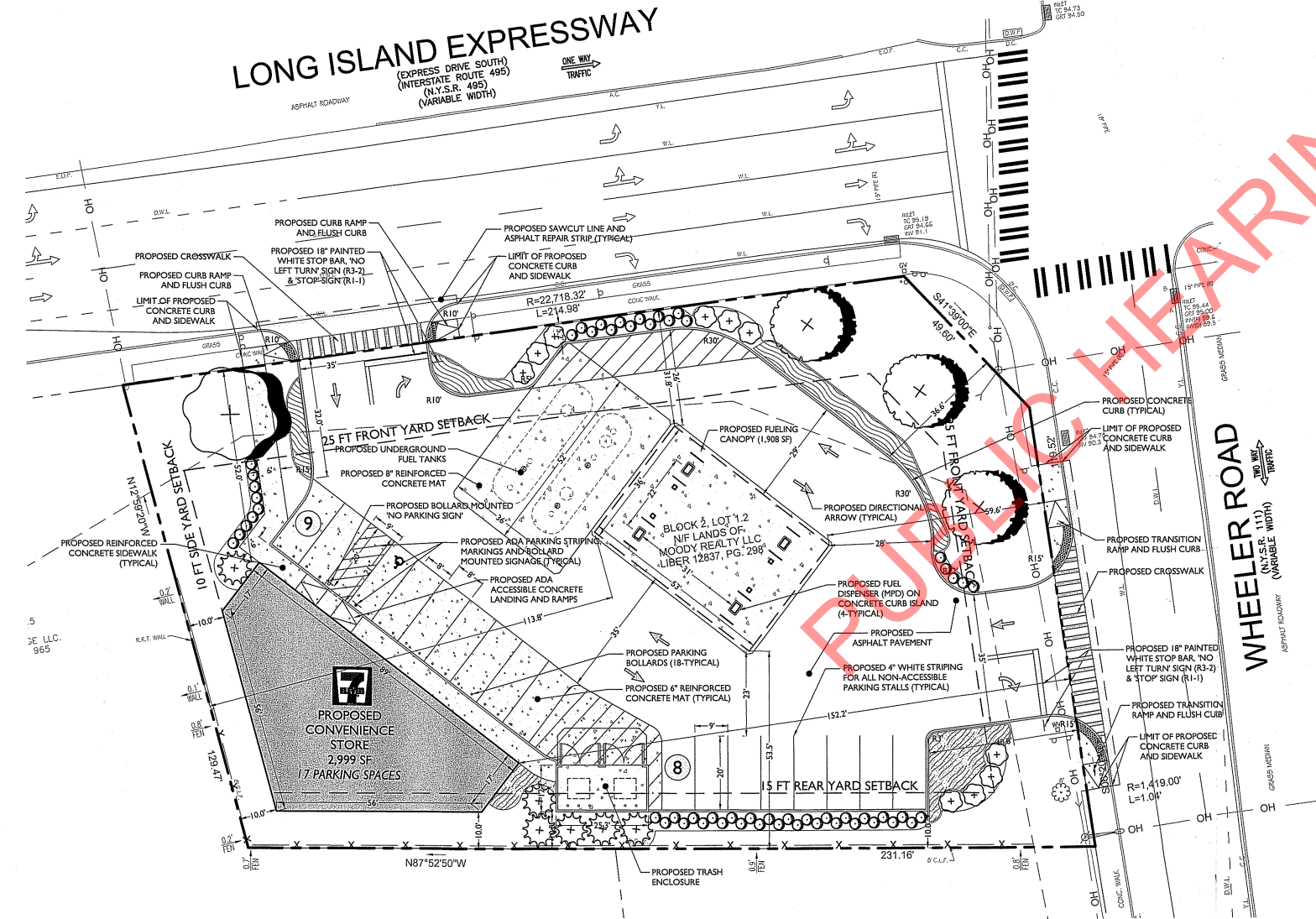


TABLE OF LAND USE AND ZONING			
DISTRICT 500, SECTION 39, BLOCK 2, LOT 1			
BUSINESS 3 DISTRICT (B-3)			
PROPOSED USE	PERMITTED USE BY SPECIAL PERMIT*		
RETAIL FUEL SERVICE	ACCESSORY USE BY SPECIAL PERMIT**		
CONVENIENCE MARKET	ACCESSORY USE		
FUEL CANOPY	ACCESSORY USE		
ZONING REQUIREMENT	REQUIRED (B-3)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	33,498.4 SF	33,498.4 SF
MINIMUM LOT WIDTH	100 FT	128.5 FT	128.5 FT
MAXIMUM IMPERVIOUS COVERAGE	N/A	69.8% (23,379 SF)	68.5 % (22,958 SF)
MAXIMUM FLOOR AREA RATIO	0.25	0.04 (1,459 SF)	.09 (2,999 SF)
MINIMUM FRONT YARD SETBACK	WHEELER ROAD - 25 FT (***)	BUILDING - 107.9 FT CANOPY - 59.3 FT	BUILDING - 152.2 FT CANOPY - 59.6 FT
	EXPRESS DRIVE SOUTH - 25 FT	BUILDING - 93.5 FT CANOPY - 37.7 FT	BUILDING - 52.0 FT CANOPY - 31.8 FT
MINIMUM REAR YARD SETBACK	15 FT	BUILDING - 17.2 FT CANOPY - 70.5 FT	BUILDING - 10.0 FT (V) CANOPY - 53.5 FT
MINIMUM SIDE YARD SETBACK	10 FT	BUILDING - 66.5 FT CANOPY - 39.9 FT	BUILDING - 10.0 FT CANOPY - 113.8 FT
MAXIMUM BUILDING HEIGHT	35 FT / 2 1/2 STORIES	13.1 FT	< 35 FT / 1 STORY
MINIMUM ACCESSORY SETBACK		TRASH ENCLOSURE	TRASH ENCLOSURE
FRONT YARD	25 FT (***)	91.0 FT	117.3 FT
REAR YARD	10 FT	16.0 FT	10.0 FT

N/A NON-APPLICABLE
(V) VARIANCE
(*) TOWN BOARD APPROVAL
(**) PLANNING BOARD APPROVAL
(***) ARTERIAL HIGHWAY SETBACK (WHEELER ROAD)

OFF-STREET PARKING & LOADING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 322-61	REQUIRED PARKING SPACES: CONVENIENCE MARKET 1 SPACE PER 100 SF OF GFA 2,999 SF (1 SPACE / 100 SF) = 30 SPACES	17 SPACES (V)
§ 322-65.A	MINIMUM PARKING SETBACK: FRONT LOT LINE = 5 FT	32.0 FT
§ 322-65.C	ACCESS DRIVEWAY WIDTH: 90' PARKING = 23 FT	23 FT
§ 322-65.F	PARKING SPACE SIZE: 90' PARKING = 9 FT X 19 FT	9 FT X 20 FT

RETAIL FUEL REQUIREMENTS*		
CODE SECTION	REQUIRED	PROPOSED
§ 68-369	NOT PERMITTED WITHIN 200 FT OF A SCHOOL, PLAYGROUND, RECREATION CENTER, PUBLIC LIBRARY OR CHURCH.	COMPLIES
§ 68-374.A	MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 25% (INCLUDING ALL ACCESSORY BUILDINGS, EXCLUDING PERMANENT CANOPY)	9.0% (2,999 SF)
§ 68-375	MINIMUM REQUIRED LOT AREA = 40,000 SF	33,498.4 SF (EN)
§ 68-376	MINIMUM LOT WIDTH = 100 FT	128.5 FT
§ 68-381	PUMPS: ONE (1) DISPENSER PER 75 FT OF FRONTAGE (84 FT) * (1 DISPENSER / 75 FT) = 5 DISPENSERS	4 DISPENSERS
§ 68-382	ENTRANCES AND EXITS: MINIMUM WIDTH = 10 FT MAXIMUM WIDTH = 25 FT	35 FT (V)

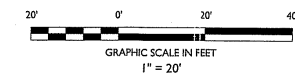
DESIGN REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ VI-K DUMPSTERS	DUMPSTER REQUIREMENTS: ALL DUMPSTERS SHALL BE SCREENED FROM VIEW AND SHALL BE A MASONRY STRUCTURE	COMPLIES
§ VI-Q-3.1 LANDSCAPE DESIGN	COMMERCIAL LANDSCAPE REQUIREMENTS: MINIMUM LANDSCAPE AREA = 20% (6,699.8 SF) MINIMUM FRONT YARD = 50% (3,498.8 SF) MINIMUM STREET FRONTAGE = 8 FT	31.5% (10,540.4 SF) 86.7% (5,806.0 SF) 5.2 FT (V)
§ VI-Q-3.2 PERIMETER LANDSCAPING	PERIMETER LANDSCAPE REQUIREMENTS: STREET TREES = 20 FT ON CENTER (84 FT) (1 TREE / 20 FT) = 30 TREES MINIMUM PARKING LANDSCAPING = 5 FT	TBD 32.0 FT

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 68-398 SCHEDULE OF SIGN REGULATIONS	GROUND SIGN REQUIREMENTS: MAXIMUM AREA = 48 SF MAXIMUM HEIGHT = 15 FT ILLUMINATION PERMITTED	TBD PER SIGNAGE PACKAGE
§ 68-397(A) GROUND SIGN	MAXIMUM NUMBER = 1 SIGN MINIMUM PROPERTY SETBACK = 1 FT* MAXIMUM SIGN WIDTH = 2 FT (SUPPORTS)	TBD PER SIGNAGE PACKAGE
§ 68-398 SCHEDULE OF SIGN REGULATIONS	FACIAL (WALL) SIGN REQUIREMENTS: MAXIMUM AREA = 2 SF PER STOREFRONT MAXIMUM HEIGHT = 18 FT ILLUMINATION PERMITTED	TBD PER SIGNAGE PACKAGE
§ 68-397(B) FACIAL SIGN	MAXIMUM NUMBER = 2 SIGNS	TBD PER SIGNAGE PACKAGE
§ 68-398 SCHEDULE OF SIGN REGULATIONS	DIRECTIONAL SIGN REQUIREMENTS: MAXIMUM AREA = 12 SF MAXIMUM HEIGHT = 5 FT MAXIMUM DEPTH = 8'	TBD PER SIGNAGE PACKAGE
§ 68-398 SCHEDULE OF SIGN REGULATIONS	WALL SIGN REQUIREMENTS: MAXIMUM AREA = 50% WINDOW AREA	TBD PER SIGNAGE PACKAGE
§ 68-381.1 CANOPY REGULATIONS	CANOPY REGULATIONS: CANOPY SIGN MAY NOT FACE RESIDENTIAL DISTRICT	TBD PER SIGNAGE PACKAGE
	UNDERSIDE CANOPY LIGHTING MUST BE SHIELDED, LIGHTS SHALL NOT BE VISIBLE FROM NEIGHBORING PROPERTIES / R.O.W. CANOPY FACES SHALL NOT BE BACKLIT EXCEPT FOR SIGNAGE. CANOPY SHALL BE UNIFORM COLOR EXCEPT FOR SIGNAGE.	

(*) A GROUND SIGN MAY BE ERECTED WITHIN 1 FT OF THE RIGHT-OF-WAY ONLY IF THE SIGN IS CERTIFIED BY A REGISTERED ARCHITECT OR ENGINEER TO BE ABLE TO WITHSTAND A 100 MPH WIND LOAD, OR IF THE HEIGHT OF THE SIGN MULTIPLIED BY THE AREA OF THE SIGN DOES NOT EXCEED 100.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCLIFF LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT OBTAINING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



ISSUED FOR SUBMISSION
BR
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08/24/2021
DATE
BY
ISSUE

NOT APPROVED FOR CONSTRUCTION

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7-ELEVEN
PROPOSED CONVENIENCE STORE
WITH FUELING SERVICES
SECTION 39, BLOCK 2, LOT 1
HAMILTOWN, NEW YORK
SUFFOLK COUNTY, NEW YORK

STONEFIELD
engineering & design
SCALE: 1" = 20' PROJECT ID: NYC-200050
TITLE:
DRAWING:
SITE PLAN
1 OF 1