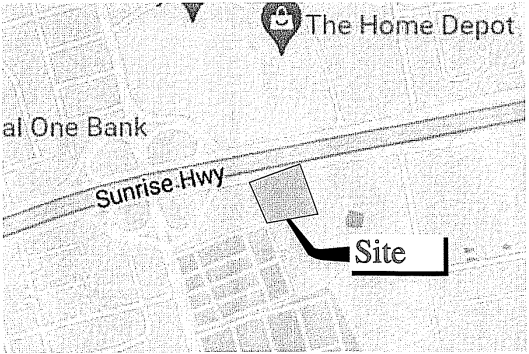
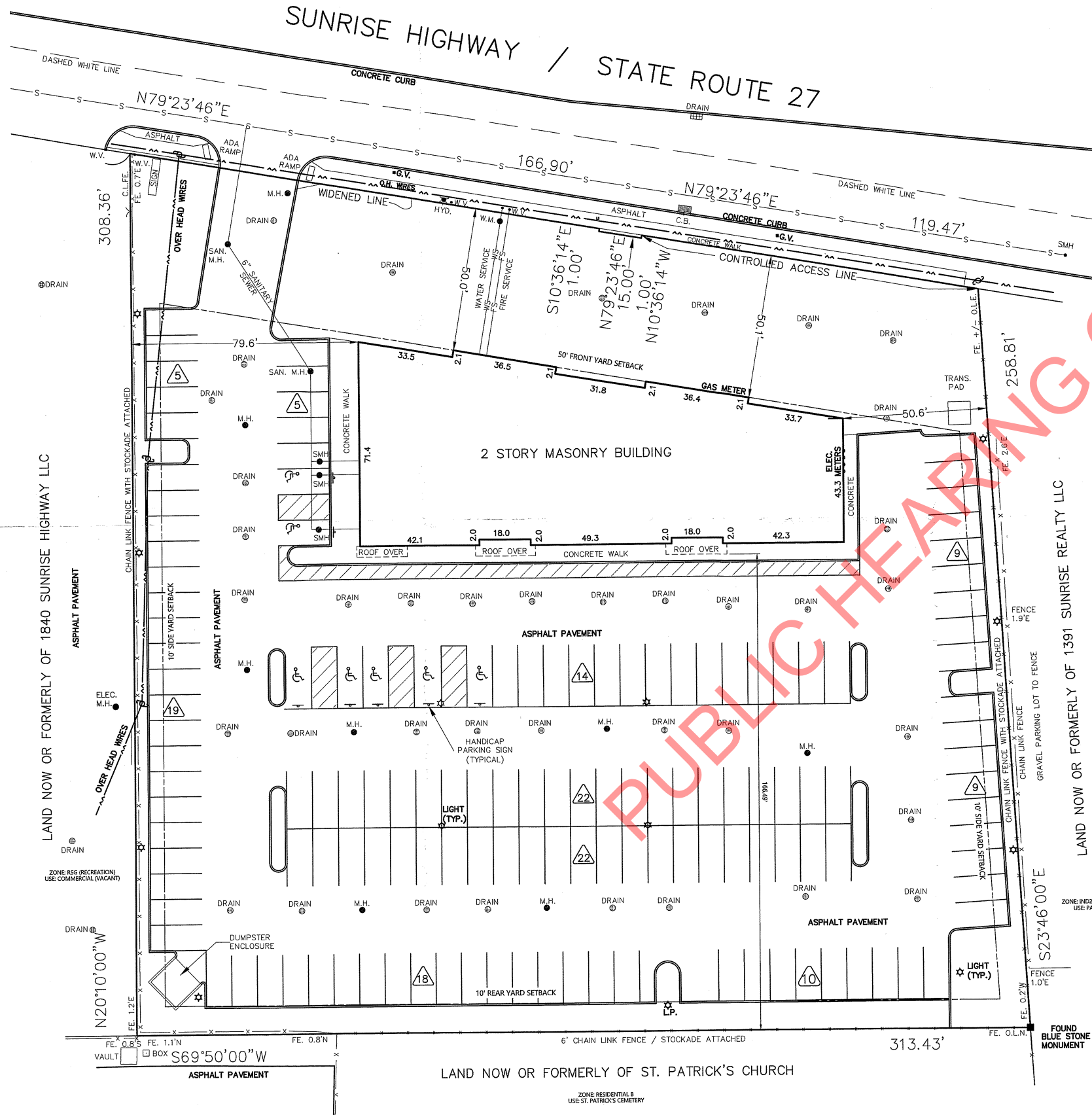




Location Map
1" = 600'

General Notes

- 1. EXISTING INFORMATION IS BASED ON SURVEY PREPARED BY:
SECCAFICO LAND SURVEYING PC
500 MONTAUK HIGHWAY
MORICHES, NEW YORK 11955
LAST REVISED NOVEMBER 15, 2021
- 2. SITE CONSTRUCTED IN ACCORDANCE WITH TOWN SITE PLAN APPROVAL SP 2019-024.

Zoning Summary Chart

Zoning District(S):	Business 3
Existing Use:	Medical Office & Fitness Center
Proposed Use:	Medical Office

Zoning Regulation Requirements	Existing	Required*	Variance Req'd
MINIMUM LOT AREA	86,282 SF (1.98 Ac)	20,000 SF	NO
FRONT YARD SETBACK	50 Feet	50 Feet	NO
SIDE YARD SETBACK	50.6 Feet	10 Feet	NO
REAR YARD SETBACK	166.49 Feet	10 Feet	NO
MINIMUM LOT WIDTH	313.43 Feet	65 Feet	NO
MAXIMUM FLOOR AREA RATIO	0.23	0.25	NO
MAXIMUM BUILDING HEIGHT	<35 Feet	35 Feet	NO
MINIMUM LANDSCAPED AREA IN FRONT YARD	13,746.8 SF (79.6%)	50%	NO
MINIMUM LANDSCAPED AREA	20,733.3 SF (24%)	20%	NO

* Zoning regulation requirements as specified in Town of Islip planned development Section 68-301-316

Parking Summary Chart

Description	Size		Spaces	
	Existing	Existing	Required	Required
STANDARD SPACES	9 x 19	133	127	
STANDARD ACCESSIBLE SPACES	8 x 19	7	5	
TOTAL SPACES		140	132	

Parking Requirements:

MEDICAL OFFICE (1ST & 2ND FLOOR)	19,786 SF	x	1 SPACES	/	150	=	132 SPACES
TOTAL PARKING REQUIRED							= 132 SPACES

vhb.com

Engineering, Surveying,
Landscape Architecture
and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

LRHC Bay Shore New York, LLC
1850 Sunrise Highway
Bay Shore, NY

No.	Revision	Date	Appr.

Dec. 22, 2021

S.C.T.M 500-317-02-24
Not Approved for Construction

Site Plan

STATE OF NEW YORK
JACKIE ANTHONY
066118
LICENSED PROFESSIONAL ENGINEER

C1.00

Sheet 1 of 1
Project Number 20800.00

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.