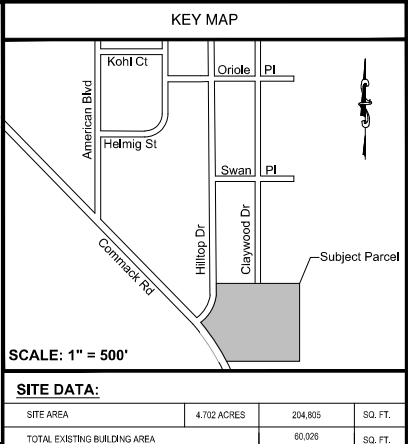
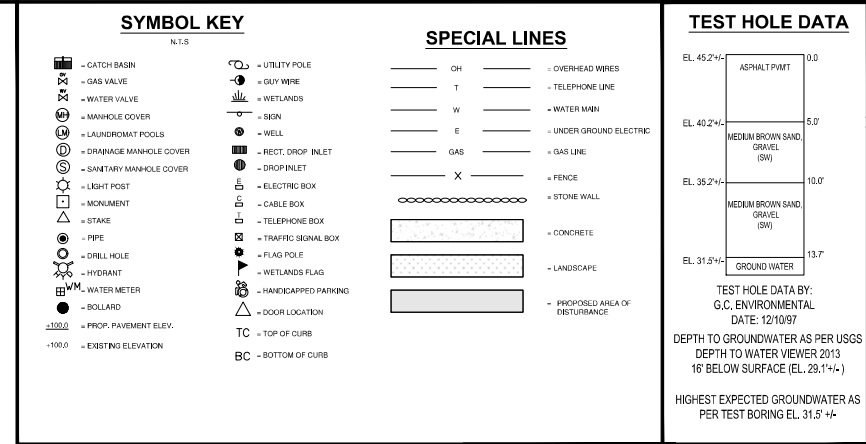
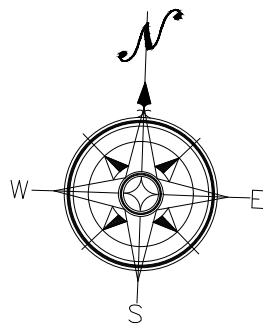
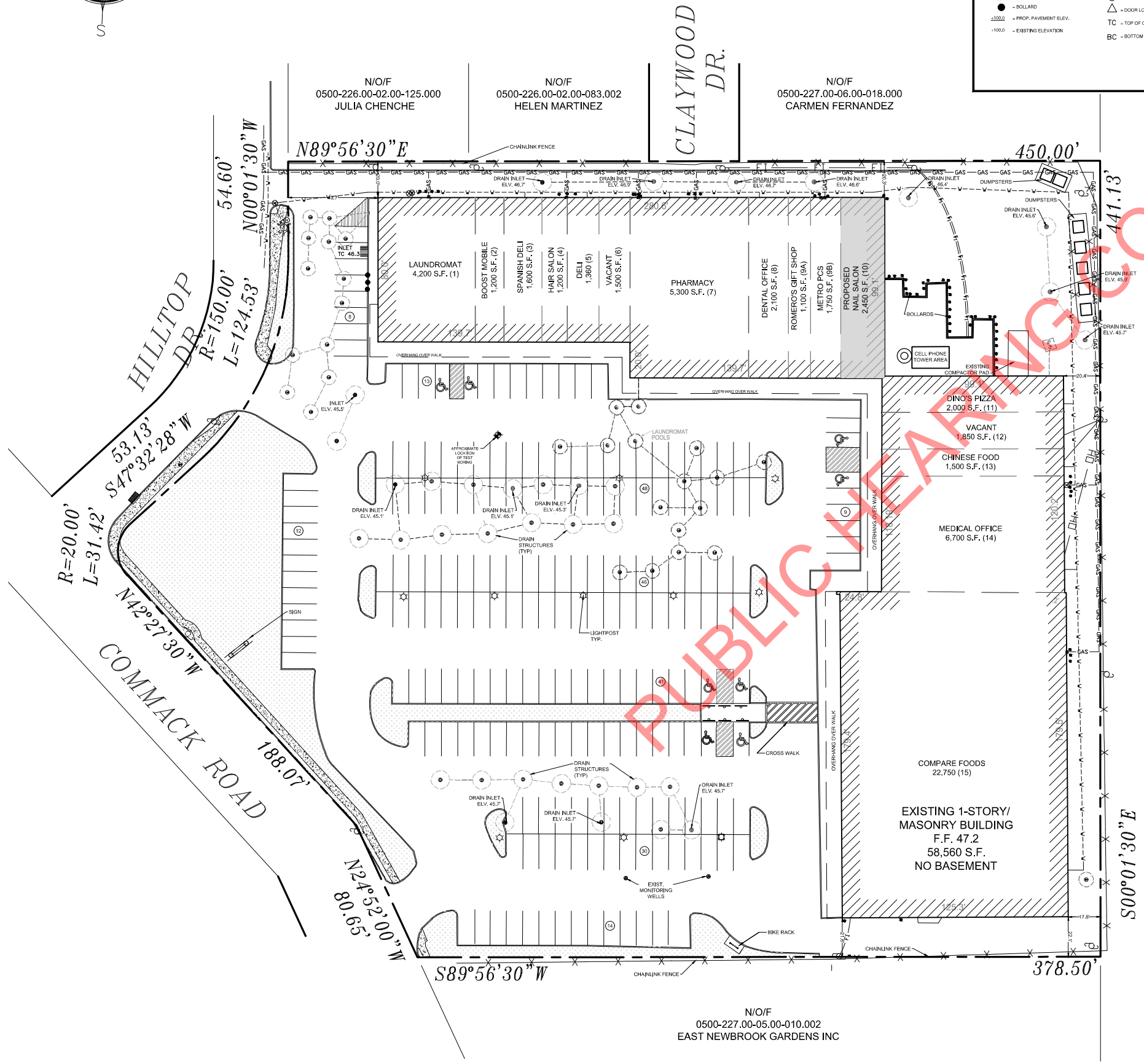




LABCREW
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SITE DESIGN/PLANNERS/CIVIL ENGINEERING
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(860) 531-4882
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The posted plan is subject to change. Please note that this site plan may be modified 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.

F.A.R.		29.3	%
PARKING REQUIRED		387	STALLS
PARKING PROVIDED		221	STALLS
DATUM	NAVD 1989		
ZONING	BU1		
USE	RETAIL CENTER		
BUSINESS 1 - ZONING REQUIREMENTS:			
SETBACK		REQUIRED	EXISTING
LOT AREA		7,500	204,805
FRONT YARD SETBACK COWMACK ROAD		10	227.9
FRONT YARD SETBACK HILLTOP DR.		10	49.7
MIN. SIDE YARD SETBACK		10	20.0
TOTAL SIDE YARD SETBACK		N/A	N/A
REAR YARD SETBACK		10	17.8
MIN. FRONTAGE		65	532.2
BUILDING HEIGHT		35	N/A
MAX F.A.R.		40	29.3
PARKING CALCULATIONS:			
#	TENANT / USE	SIZE	RATE
1	LAUNDROMAT	4,200 S.F.	1 STALL/150 S.F.
2	RETAIL	1,200 S.F.	1 STALL/175 S.F.
3	TAKE-OUT	1,600 S.F.	1 STALL/100 S.F.
4	HAIR SALON	1,200 S.F.	1 STALL/100 S.F.
5	DELITAKE-OUT	1,360 S.F.	1 STALL/100 S.F.
6	VACANT	1,500 S.F.	1 STALL/175 S.F.
7	RETAIL	5,300 S.F.	1 STALL/175 S.F.
8	DENTAL OFFICE	2,100 S.F.	1 STALL/150 S.F.
9a	RETAIL	1,100 S.F.	1 STALL/175 S.F.
9b	RETAIL	1,750 S.F.	1 STALL/175 S.F.
10	(PROPOSED) PERSONAL SERVICE	2,450 S.F.	1 STALL/150 S.F.
11	RESTAURANT	49 SEATS	1 STALL / 2 SEAT
12	VACANT	1,850 S.F.	1 STALL/175 S.F.
13	TAKE-OUT	1,500 S.F.	1 STALL/100 S.F.
14	MEDICAL	6,700 S.F.	1 STALL/150 S.F.
15	RETAIL	22,750 S.F.	1 STALL/175 S.F.
PARKING STALLS REQUIRED			387 STALLS
REQUIRED H.C. STALLS			301-400 TOTAL SPACES = 8 STALLS REQ'D
TOTAL STALLS REQUIRED			387 STALLS
TOTAL STALLS PROVIDED (INCLUDING H.C.)			221 STALLS
EXISTING H.C. STALLS			8 STALLS
221 PROVIDED / 387 REQUIRED			= 57.1% PROVIDED
100 % - 57.1%			= 42.9% VARIANCE REQUIRED
42.9% OR 166 PARKING STALL RELAXATION REQUIRED			
SURVEY PREPARED BY: Russel H. Lewis Co. 57 Conklin Ave. Wheatley Heights, NY 11798 (516)-474-3665		UTILITY LOCATIONS: Completed: 4/5/2019 All Island Locating, LLC 25 Bellevue Ave. Center Moriches, NY 11934 (631) 828-2068	
TOTAL H.C. STALLS: 221 STALLS 221 STALLS 221 STALLS 221 STALLS			

[illegible]