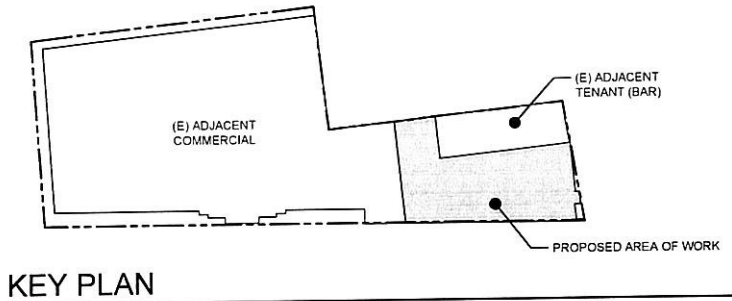
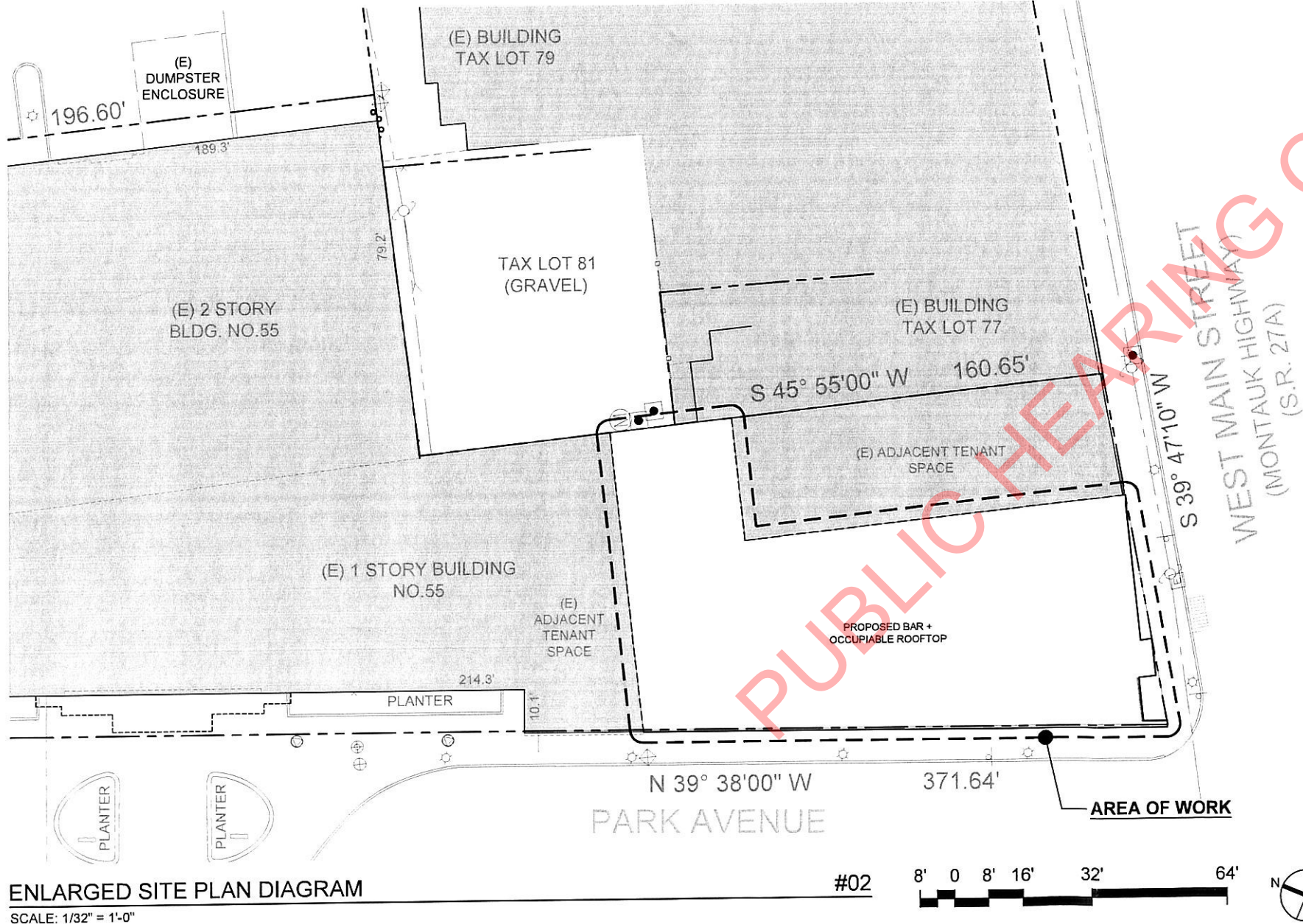


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



NOTE:
SITE PLAN AND SITE INFORMATION DEPICTED ON THIS PAGE IS PROVIDED BY:
COMPANY: BARRETT BONACCI + VAN WEELE PC
ADDRESS: 175A COMMERCE DRIVE HAUPPAUGE, NY 11788
PHONE: 631-435-1111
PROJECT #: A140140B
DATE: 10/26/2022

EXISTING PARKING ANALYSIS			
	PARKING REQUIREMENTS	QUANTITY	SPACES REQ.
TENANT #1 - RESTAURANT (PENINSULA ASIAN FUSION)	1 SPACE PER 2 SEATS OF PERMANENT SEATING	160 SEATS ¹	80 SPACES
NOTE: 1. AS PREVIOUSLY APPROVED UNDER PB2003-33 2. NO CHANGE TO EXISTING TWO ADJACENT TENANTS AND PREVIOUS TOWN APPROVALS C of O DATED 27 JULY 05, AND PB2015-007.			

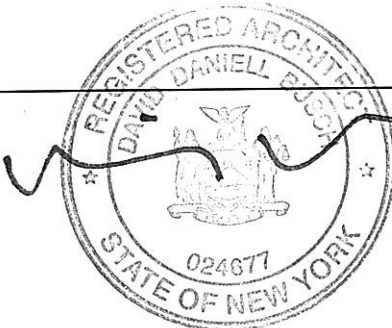


PROPOSED TENANT #1 (PARA TODO BIEN) PARKING ANALYSIS			
	PARKING REQUIREMENTS	PROPOSED	SPACES REQ.
1ST FLOOR	1 SPACE PER 2 SEATS OF PERMANENT SEATING	144 SEATS	72 SPACES
(N) 2ND FLOOR	1 SPACE PER 2 SEATS OF PERMANENT SEATING	66 SEATS	33 SPACES
TOTAL SPACES:			105 SPACES ¹
TOTAL NEW SPACES:			25 SPACES ¹
NOTE: 1. PROPOSED IMPROVEMENT OF TENANT #1 SPACE INCREASES PARKING DEMAND BY 25 SPACES. 2. NO CHANGE TO EXISTING TWO ADJACENT TENANTS AND PREVIOUS TOWN APPROVALS PB2003-33 AND PB2015-007.			

LANDSCAPING ANALYSIS (EXISTING LOT AREA = 40,034 SF)			
LOCATION	REQUIRED	EXISTING	PROPOSED
OVERALL SITE	20%	2.8% (OR 1,110 SF)	NO CHANGE
FRONT YARD	10%	0%	NO CHANGE

PLANNING BOARD SPECIAL PERMIT FILING
SP1.2 SITE + AREA DIAGRAMS
DATE: 12/19/2022
PROJECT #: 226201

PARA TODO BIEN
55 WEST MAIN STREET
BAY SHORE, NY 11706



BUSCH ASSOCIATES
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