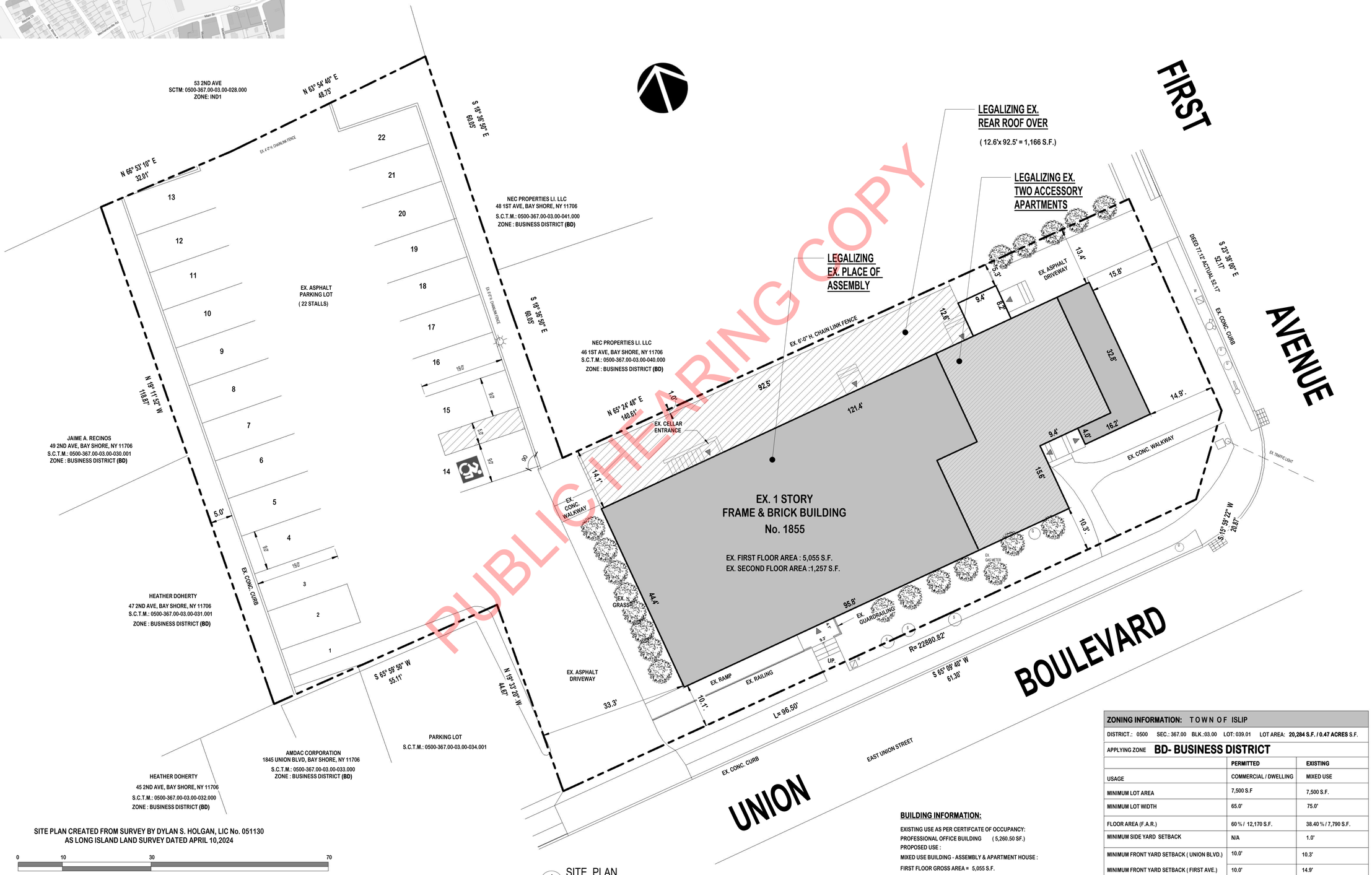
PROPOSED CHANGE OF USE TO MIXED USE

1855 UNION BOULEVARD ,BAY SHORE , NEW YORK 11706
ZONING : BUSINESS DISTRICT (BD)
S.C.T.M : 500.00 - 367.00 - 03.00 - 039.001
LOT AREA : 20,284 S.F. / 0.47 ACRES

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.

LOCATION MAP



PUBLIC HEARING COPY

SITE PLAN CREATED FROM SURVEY BY DYLAN S. HOLGAN, LIC No. 051130
AS LONG ISLAND LAND SURVEY DATED APRIL 10,2024

0 10 30 70

SCALE : 1" = 10.0'

1 / SP-01 SITE PLAN
1" = 10.0'

BUILDING INFORMATION:

EXISTING USE AS PER CERTIFCATE OF OCCUPANCY:
PROFESSIONAL OFFICE BUILDING (5,260.50 SF.)
PROPOSED USE :
MIXED USE BUILDING - ASSEMBLY & APARTMENT HOUSE :
FIRST FLOOR GROSS AREA = 5,055 S.F.
SECOND FLOOR GROSS A1,257 S.F.
CELLAR -STORAGE = 1,478 S.F.
TOTAL 7,790 S.F.

ZONING INFORMATION: TOWN OF ISLIP

DISTRICT.: 0500 SEC.: 367.00 BLK.:03.00 LOT: 039.01 LOT AREA: **20,284 S.F. / 0.47 ACRES** S.F.

APPLYING ZONE **BD- BUSINESS DISTRICT**

	PERMITTED	EXISTING
USAGE	COMMERCIAL / DWELLING	MIXED USE
MINIMUM LOT AREA	7,500 S.F	7,500 S.F.
MINIMUM LOT WIDTH	65.0'	75.0'
FLOOR AREA (F.A.R.)	60 % / 12,170 S.F.	38.40 % / 7,790 S.F.
MINIMUM SIDE YARD SETBACK	N/A	1.0'
MINIMUM FRONT YARD SETBACK (UNION BLVD.)	10.0'	10.3'
MINIMUM FRONT YARD SETBACK (FIRST AVE.)	10.0'	14.9'
REAR YARD SETBACK	10.0'	5.3' / 1.0' ROOF OVER
MAXIMUM BUILDING HEIGHT	37 FT. / 3 STY.	32 FT. / 1 1/2 STY.

BELOVE DESIGN STUDIO LLC.
135 DICKINSON AVENUE
EAST NORTHPORT,NY 11731
BELOVEDESIGNSTUDIO@GMAIL.COM
TEL: (631) 480-3504

No.	DESCRIPTION	DATE

OWNER INFORMATION:
THE GIHON GROUP LLC
1135 NUGENT AVENUE
BAY SHORE , NY 11706

PROJECT NAME:
PROPOSED CHANGE OF USE TO MIXED USE BUILDING

K E Y MAP
RESIDENTIAL ZONE :
BUSINESS DISTRICT (BD)

PROJECT LOCATION:
1855 UNION BOULEVARD
BAY SHORE , NY 11706

JEANNIE BELOVE,
ARCHITECT. R.A.

SHEET NAME:
SITE PLAN AND ZONING TABLE

PROJECT No.:	2024-350
DATE:	10.22.24
DRAWN BY:	S.A.
CHECKED BY:	J.B.

SHEET No.
SP-01

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