

**SITE DATA**

S.C.T.M. = DISTRICT 0200, SECTION 45000, BLOCK 0200, LOT 005006  
SITE AREA: = 67,709 SF (1.55 Ac)  
GROSS FLOOR AREA: = 2,995 SF  
EXISTING USE: = MIXED OFFICE  
PROPOSED USE: = MIXED OFFICE  
EXISTING ZONE: = J-4 BUSINESS  
PROPOSED ZONE: = J-5 BUSINESS  
FIRE DISTRICT: = CORAM FD  
POST DISTRICT: = UNITED STATES POSTAL SERVICE 11727  
SCHOOL DISTRICT: = LONGWOOD CSD  
WATER DISTRICT: = SUFFOLK COUNTY WATER AUTHORITY

**ZONING COMPLIANCE (J-5 BUSINESS)**

	REQUIRED	PROVIDED
LOT AREA (MIN)	65,000 SF	67,709 SF
LOT WIDTH (MIN)	150'	95.80' [V1]
FRONT YARD (MIN)	50'	50'
SIDE YARD (MIN)	25'	17' [V2]
REAR YARD (MIN)	40'	135'
FLOOR AREA RATIO (MAX)	25%	4.42%
HEIGHT (MAX)	35/2.5 STY	1 STY

VARIANCES:  
[V1] VARIANCE REQUIRED FOR LOT WIDTH RELAXATION PER §85-466B.1  
[V2] VARIANCE REQUIRED FOR SIDE YARD SETBACK RELAXATION PER §85-466D.1

**SPECIAL PERMIT CRITERIA**

SPECIAL PERMITS REQUIRED:  
§85-460G: TOWN BOARD SPECIAL PERMIT FOR MOTOR VEHICLE FUELING STATION  
§85-463A: TOWN BOARD SPECIAL PERMIT FOR CONVENIENCE STORE AS AN ACCESSORY AND INCIDENTAL USE TO A PERMITTED MOTOR VEHICLE FUELING STATION

	REQUIRED	PROVIDED
CONVENIENCE STORE BUILDING AREA (MAX)	1,500 SF	2,995 SF [W1]

	REQUIRED	PROVIDED
MOTOR VEHICLE FUELING STATION DISTANCE FROM AREA OF PUBLIC ASSEMBLY (MIN.)	500 FT	>500 FT

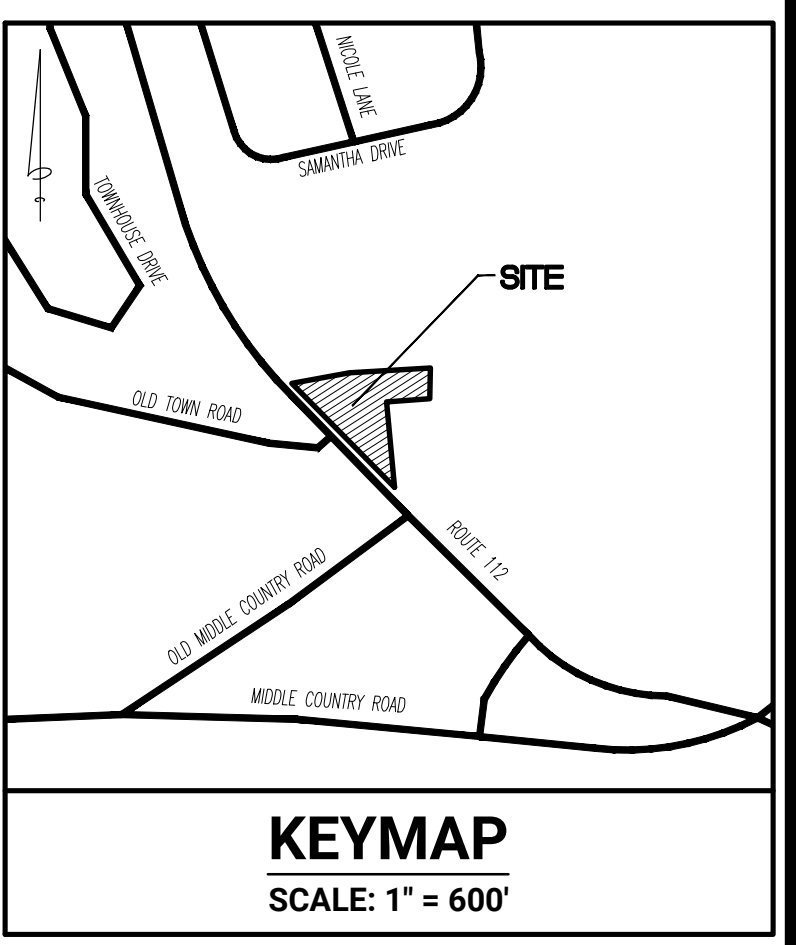
SPECIAL PERMIT WAIVERS:  
[W1] §85-467B.3a1 SPECIAL PERMIT WAIVER REQUIRED FOR BUILDING AREA. MAX ALLOWED BUILDING AREA 1,500 SF. PROPOSED BUILDING AREA 2,995 SF.

**PARKING CALCULATIONS**

PARKING REQUIRED		
CONVENIENCE STORE GFA = 2,995 SF		= 29.95 STALLS
1 STALL PER 100 SF X 2,995 SF		= 29.95 STALLS
TOTAL STALLS REQUIRED		= 30 STALLS
PARKING PROVIDED		
PAVED STALLS PROVIDED (INCLUDING 2 HANDICAP STALLS)		= 25 STALLS
LANDBANK PARKING STALLS		= 5 STALLS
TOTAL PARKING PROVIDED		= 30 STALLS

**WATER & WASTEWATER NOTES**

- WATER TO BE SUPPLIED BY SUFFOLK COUNTY WATER AUTHORITY (SCWA). CONTRACTOR TO COORDINATE CONNECTION WITH SCWA.
- ON-SITE WASTEWATER TO BE TREATED BY A PROPOSED I/A SYSTEM IN ACCORDANCE WITH SCDHS STANDARDS.



Drawing Name: P:\2024 Projects\2024-05\8&M\2024-11-08\_CP-1-Concept Plan (Rev. 1).dwg Last Modified: Nov 12, 2024 - 5:12pm Plotted on: Nov 13, 2024 - 2:07pm by asardot

APPROVAL STAMP									
01	REVISED CURB CUTS PER NYS DOT	11/13/24	XS						
No.	REVISION DESCRIPTION	DATE	BY						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; vertical-align: top;"> <small>OWNER/APPLICANT: NCA PROPERTIES, LLC 2201 ROUTE 112 CORAM, NY 11727</small> </td> <td style="text-align: center; vertical-align: middle;"> <h2 style="margin: 0;">CONCEPT PLAN</h2> <h3 style="margin: 0;">2201 ROUTE 112</h3> <p style="margin: 0;">SITUATED IN THE <b>HAMLET OF CORAM</b> TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK</p> <p style="margin: 0;">SCTM: DISTRICT 0200, SECTION 45000, BLOCK 0200, LOT 005006</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> </td> </tr> <tr> <td colspan="2" style="text-align: right;"> <small>Robinson &amp; Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengineering.com</small> </td> </tr> </table>				<small>OWNER/APPLICANT: NCA PROPERTIES, LLC 2201 ROUTE 112 CORAM, NY 11727</small>	<h2 style="margin: 0;">CONCEPT PLAN</h2> <h3 style="margin: 0;">2201 ROUTE 112</h3> <p style="margin: 0;">SITUATED IN THE <b>HAMLET OF CORAM</b> TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK</p> <p style="margin: 0;">SCTM: DISTRICT 0200, SECTION 45000, BLOCK 0200, LOT 005006</p>			<small>Robinson &amp; Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengineering.com</small>	
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DWN. BY: XS	CHKD. BY: CWR	SCALE: 1"=30'	SHEET: <b>SP-1</b>						
DATE: 05/20/2024	DATE: 05/20/2024	JOB No.: 2024-056							

