



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

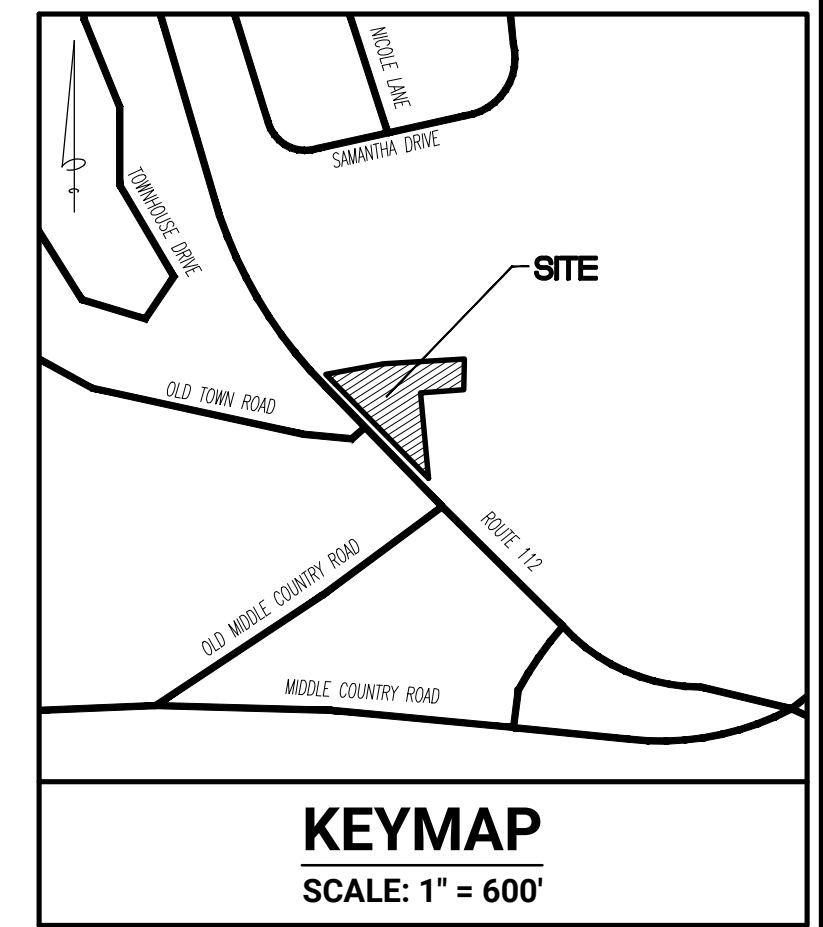
SPECIAL PERMIT WAIVERS:
 [W1] §85-467B.3a1 SPECIAL PERMIT WAIVER REQUIRED FOR BUILDING AREA. MAX ALLOWED BUILDING AREA 1,500 SF. PROPOSED BUILDING AREA 2,995 SF.

PARKING CALCULATIONS

PARKING REQUIRED	
CONVENIENCE STORE GFA = 2,995 SF	= 29.95 STALLS
1 STALL PER 100 SF X 2,995 SF	= 30 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

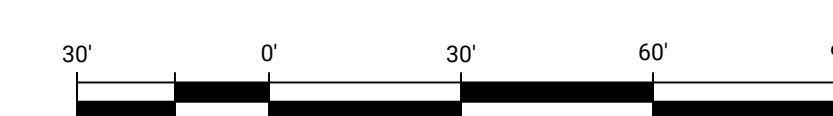
WATER & WASTEWATER NOTES

- 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 SCDSHS STANDARDS.



KEYMAP
 SCALE: 1" = 600'

APPROVAL STAMP			
01	REVISED CURB CUTS PER NYS DOT	11/13/24	XS
No.	REVISION DESCRIPTION	DATE	BY
OWNER/APPLICANT: NCA PROPERTIES, LLC 2201 ROUTE 112 CORAM, NY 11727			
CONCEPT PLAN 2201 ROUTE 112 SITUATED IN THE HAMLET OF CORAM TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK SCTM: DISTRICT 0200, SECTION 45000, BLOCK 0200, LOT 005006			
		Robinson & Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengineering.com	
DWN. BY: XS	CHKD. BY: CWR	SCALE: 1"=30'	SHEET: SP-1
DATE: 05/20/2024	DATE: 05/20/2024	JOB No.: 2024-056	



Drawing Name: P:\2024 Projects\2024-056\8&M\2024-11-08_CP-1-Concept Plan (Rev. 1) .dwg Last Modified: Nov 12, 2024 - 5:12am Plotted on: Nov 13, 2024 - 2:08pm by asardot