



NAV088

ZONE: A-1 RESIDENTIAL
USE: RESIDENCE
BLOCK 2
LOT 5.3
N/F REPUTED OWNER
YNTHIA K. & WALTER S. WOSCHNIK
LIBER 12992, PG. 853

ZONE: A-1 RESIDENTIAL
USE: RESIDENCE
BLOCK 2
LOT 5.4
N/F REPUTED OWNER
CYNTHIA KUECH WOSCHNIK
LIBER 12277, PG. 186

ZONE: A-1 RESIDENTIAL
USE: RESIDENCE
BLOCK 2
LOT 5.2
N/F REPUTED OWNER
DEREK A. NILL
LIBER 13106, PG. 92

BLOCK 2
LOT 2
N/F REPUTED OWNER
DAVID HOLDSWORTH
LIBER 12137, PG. 519
ZONE: A-1 RESIDENTIAL
USE: RESIDENCE

BLOCK 2
LOT 4
N/F LANDS OF
EASTPORT REGENCY, LLC
LIBER 13150, PG. 428
1 STORY
BRICK BUILDING
(48,978 SF)

ZONE: J-6 BUSINESS
USE: VACANT
BLOCK 2
LOT 7
N/F REPUTED OWNER
EASTPORT COMMUNIS, LLC
LIBER 12827, PG. 19

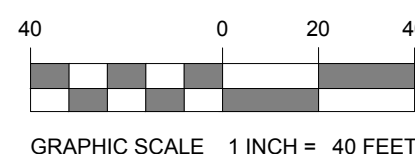
ZONE: A RESIDENCE 1
ZONE: J-2 BUSINESS

BLOCK 2
LOT 3
N/F REPUTED OWNER
UKRAINIAN GREEK CATHOLIC
ORTHODOX CHURCH
(NO DEED FOUND)

OLD MONTAUK HIGHWAY

(EASTPORT MANOR ROAD)
(MONTAUK HIGHWAY)
(SOUTH COUNTRY ROAD)
(C.R. 55)
(VARIABLE WIDTH)

ZONE: J-2 BUSINESS
USES: RETAIL,
POST OFFICE &
RESTAURANT



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7208-2)

SITE DATA TABLE

No.	ITEM	EXISTING	PROPOSED
1.	AREA OF SITE	6.85 AC (298,509 SF)	6.85 AC (298,509 SF)
2.	AREA OF BUILDING	N/A	6,250 SF
3.	AREA OF CANOPY	N/A	N/A
4.	PERCENT OF LOT OCCUPANCY	16.41%	18.50%
5.	AREA OF PAVING	26,140 SF	36,654 SF
6.	AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	N/A	N/A
7.	AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	N/A	N/A
8.	AREA AND PERCENT OF TURF AND LANDSCAPING (ON SITE)	65,710 SF	69,331 SF
9.	AREA AND PERCENT OF LANDSCAPING WITH NON-FERTILIZER DEPENDENT VEGETATION		
10.	PARKING REQUIRED (329)	323 STALLS	338 STALLS
11.	LANDBANKED STALLS	0	45
12.	LOADING REQUIRED (1)	0	0
13.	DATUM U.S.C. & G.S. OR T.O.B.	NAV088	NAV088
14.	INTENDED USE OF PROPERTY	COMMERCIAL CENTER	RESTAURANT WITH OUTDOOR SEATING
15.	DEPTH OF GROUNDWATER	NOT ENCOUNTERED	NOT ENCOUNTERED
16.	ZONING	J-2 GENERAL BUSINESS	J-2 GENERAL BUSINESS
17.	SUFFOLK COUNTY TAX NUMBER(S)	200-686-2-4	200-686-2-4

ZONING TABLE

ZONE: J2 GENERAL BUSINESS

USE (EXIST.): RESTAURANT, BANK, RETAIL, PHARMACY AS PART OF A COMMERCIAL CENTER
 USE (PROP.): RESTAURANT (PERMITTED WITH PLANNING BOARD SPECIAL PERMIT § 85-427)
 USE (PROP.): OUTDOOR SEATING AS AN ACCESSORY USE TO A RESTAURANT
 (PERMITTED WITH PLANNING BOARD SPECIAL PERMIT FOR AN ACCESSORY USE § 85-430)

APPLICANT/ OWNER INFORMATION

APPLICANT:

PROPERTY OWNER:

EASTPORT REGENCY, LLC
 ONE INDEPENDENT DRIVE, SUITE 114,
 JACKSONVILLE FL, 32202

EASTPORT REGENCY, LLC
 ONE INDEPENDENT DRIVE, SUITE 114,
 JACKSONVILLE FL, 32202

ZONING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 85-432 A (3)	5 ACRES	6.85 ACRES (298,509 SF)
MIN. ROAD FRONTAGE	§ 85-432 B (3)	300'	787.3'
MIN. FRONT YARD	§ 85-432 C (2)	100'	16.1'
MIN. SIDE YARD	§ 85-432 D (3)	50'	58.2' (EXIST)
MIN. REAR YARD	§ 85-432 E (3)	75'	111.3'
MAX. BUILDING HEIGHT	§ 85-432 H	35' OR 2.5 STORIES	± 35'
MAX. FAR	§ 85-432 F	20% (84,855 SF)	18.5% (55,228 SF)
MIN. BUFFER TO RESIDENTIAL	§ 85-843B(1)	25'	1'
*EXISTING NON-CONFORMANCE		VARIANCE REQUIRED	

LAND DEVELOPMENT STANDARDS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LANDSCAPE COVERAGE	§ 85-843A(6)	30% (89,553 SF)	23% (69,331 SF)
MIN. FRONT LANDSCAPE COVERAGE	§ 85-843 A (2)	50% OF REQUIRED (29,851 SF)	15% (4,703 SF)
MIN. FRONT YARD LANDSCAPING BUFFER	§ 85-843 A (6) C.	50'	2.2'
PARKING AREA SCREENING	§ 85-843 A (7)	PARKING AREAS MUST BE SCREENED W/ HEDGE OR BERM	COMPLIES
PARKING AREA LANDSCAPING	§ 85-843 A (8) A.	400 SF PER 50 STALLS (2,704 SF)	6,203 SF
PARKING LANDSCAPING STRIP	§ 85-843 A (8) B.	10' WIDE ISLANDS	EXIST NON-CONFORMANCE
PARKING LANDSCAPING STRIP REQUIRED TREES	§ 85-843 A (8) B.	4" TREE PER 30' OF LANDSCAPING STRIP	EXIST NON-CONFORMANCE
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	§ 85-843 B (2) C.	75'	19.6'
MIN. STREET TREES	§ 85-843 A (3)	1 PER 30' OF ROAD FRONTAGE (26)	12
EXIST. STREET TREES	§ 85-843 A	ONE (1) 9" DBH OR GREATER + RELIEF OF 3 ON-SITE OR STREET TREE REQUIREMENT IN VICINITY	COMPLIES
		PLANNING BOARD VARIANCE REQUIRED	

ESTIMATE OF QUANTITIES TABLE

1. CONCRETE CURB (ON SITE)	4,181 LF
2. CONCRETE CURB (ROW)	N/A
3. ASPHALT CURB	N/A
4. WALKS	3,250 SF
5. PAVING	17,686 SF
6. CATCH BASINS/INLETS	3
7. STORM DRAIN PIPING	113 LF
8. 6" HIGH PVC FENCE	62 LF
9. CHAIN LINK FENCE	N/A
10. SCREEN PLANTING	10 TREES
11. SHRUBS	262
12. SEEDED/LAWN AREA	30,153
13. RECHARGE BASIN EXCAVATION	N/A
14. RECHARGE BASIN FENCING	N/A
15. RECHARGE BASIN PLANTING	N/A

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 85-854B	9' X 19'	9' X 19'
MIN. AISLE WIDTH	N/A	N/A	24' (TWO-WAY) 14' (ONE-WAY)
PARKING SETBACK	§ 85-855A	NO PART OF ANY REQUIRED FRONT YARD SHALL BE USED FOR PARKING (100')	2.2'
REQUIRED LOADING SPACES	§ 85-850	1	0
MIN. NUMBER OF STALLS	§ 85-852	329	335
DRIVE-THROUGH QUEUE (BANK)	§ 85-852	6	9

VARIANCE REQUIRED

REQUIRED FOR EXISTING RETAIL, OFFICE BUILDING, TAKE-OUT RESTAURANT, PHARMACY, AND BANK: 1 STALL PER 175 GFA = 48,978 / 175 = 279.87 STALLS

REQUIRED FOR PROPOSED RESTAURANT: 1 STALL PER 3 SEATS OR 1 PER 150 GFA WHICHEVER IS GREATER = 50 INDOOR SEATS / 3 = 16.67 STALLS OR 2,750 / 150 = 18.33 STALLS

REQUIRED FOR OUTDOOR SEATING: 1 STALL PER 4 SEATS FOR FULL WAITER SERVICE; 1 STALL PER 8 SEATS FOR NO WAITER SERVICE = 40 OUTDOOR SEATS / 4 = 10 STALLS OR 40 OUTDOOR SEATS / 8 = 5 STALLS

REQUIRED FOR PROPOSED FUTURE TENANT = 1 STALL PER 175 GFA = 3,500 / 175 = 20.00 STALLS

TOTAL REQUIRED = (48,978 GFA / 175) + (3,500 GFA / 175) + (2,750 / 150) + (40 OUTDOOR SEATS / 4) = 328.2 STALLS = 329 STALLS

STALLS PROVIDED = 335 (INCLUSIVE OF 10 ACCESSIBLE STALLS & 45 LANDBANKED STALLS)

TOTAL PARKING PROVIDED = 335 STALLS

SPECIAL PERMIT CRITERIA (OUTDOOR SEATING)

ITEM	CODE	PERMITTED	PROPOSED
OUTDOOR SEATING	§ 85-433 H (1)	OUTSIDE SEATING SHALL BE PERMITTED FOR FOOD SERVICE PURPOSES ONLY.	COMPLIES
HOURS OF OPERATION	§ 85-433 H (2)	BETWEEN THE HOURS OF 11:00 P.M. AND 8:00 A.M., OR WITHIN 1,000 FEET OF ANY RESIDENCE DISTRICT, OUTDOOR LOUDSPEAKERS, EXTERIOR LIVE ENTERTAINMENT OR DANCING OF ANY KIND SHALL BE PROHIBITED.	COMPLIES
OUTDOOR SEATING HOURS OF OPERATION	§ 85-433 H (3)	BETWEEN THE HOURS OF 11:00 P.M. AND 8:00 A.M., OR WITHIN 250 FEET OF ANY RESIDENCE, OUTDOOR SEATING SHALL BE PROHIBITED.	COMPLIES
OUTDOOR SEATING LOCATION	§ 85-433 H (4)	OUTSIDE SEATING SHALL BE PERMITTED ON THE SUBJECT PARCEL ONLY.	COMPLIES

LEGEND

EXISTING	PROPOSED
BUILDING	
CANOPY	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
ROW LINE	
EASEMENT LINE	
SAWCUT LINE / LIMIT OF DISTURBANCE	
CURB	
FLUSH CURB	
PAVEMENT MARKING	
ACCESSIBLE SYMBOL	
PARKING COUNT	8
AREA LIGHT	
UTILITY POLE	
LIGHT POLE	
SIGN / BOLLARD SIGN	
DOOR LOCATION	ENEXT
BOLLARD	
FENCE	
MANHOLE	
DRAINAGE / SANITARY	
MANHOLE	
DRAINAGE INLET	
FIRE HYDRANT	

PROPOSED KEY DESCRIPTIONS (SEE DETAIL SHEET FOR MORE INFORMATION)

AS	ON-SITE ASPHALT PAVEMENT
BN	BOLLARD SIGN POST
CC	CONCRETE CURB
CE	FLUSH CURB
CW	CONCRETE SIDEWALK
HR	ACCESSIBLE RAMP
LA	LANDSCAPED ISLAND
LS	LANDSCAPED AREA
SB	PAINTED STOP BAR
ST	PAINTED STRIPING
00	*STOP SIGN MUTCD R1-1 DO NOT ENTER SIGN MUTCD R5-1
01	*STOP SIGN MUTCD R1-1
12	*NO PARKING ANY TIME SIGN (GENERAL) MUTCD R7-1 (MOD.)
13	*RESERVED PARKING SIGN (WITHOUT ARROW). MUTCD R7-8 (MOD.)
14	*VAN ACCESSIBLE SIGN MUTCD R7-8p

HATCH LEGEND

HATCH	DESCRIPTION
	PROP. CONCRETE PAVEMENT

REFER TO SHEET C-102 FOR NOTES,
REFERENCES AND SPECIFICATIONS
PERTAINING TO THIS SHEET

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT & ZONING PURPOSES ONLY

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A



REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.: NYA220113.00
DRAWN BY: KS
CHECKED BY: MB
DATE: 1/17/23
CAD ID: NYA220113.00-SPDD-08

PROJECT:

SITE DEVELOPMENT PLANS

FOR

REGENCY CENTERS

PROPOSED DEVELOPMENT

DIST: 200 | SEC: 686 | BLK: 2 | LOT: 4
25 EASTPORT MANOR ROAD
EASTPORT, NY 11941
TOWN OF BROOKHAVEN
SUFFOLK COUNTY



275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-B

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 1/17/23