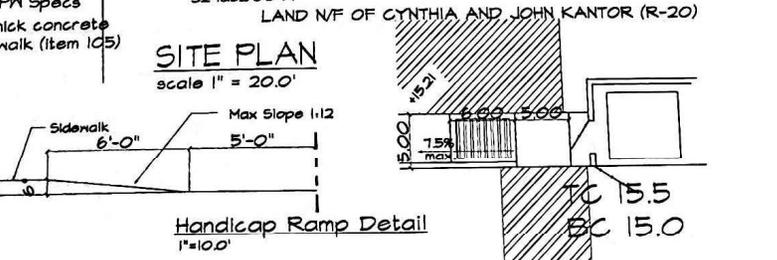
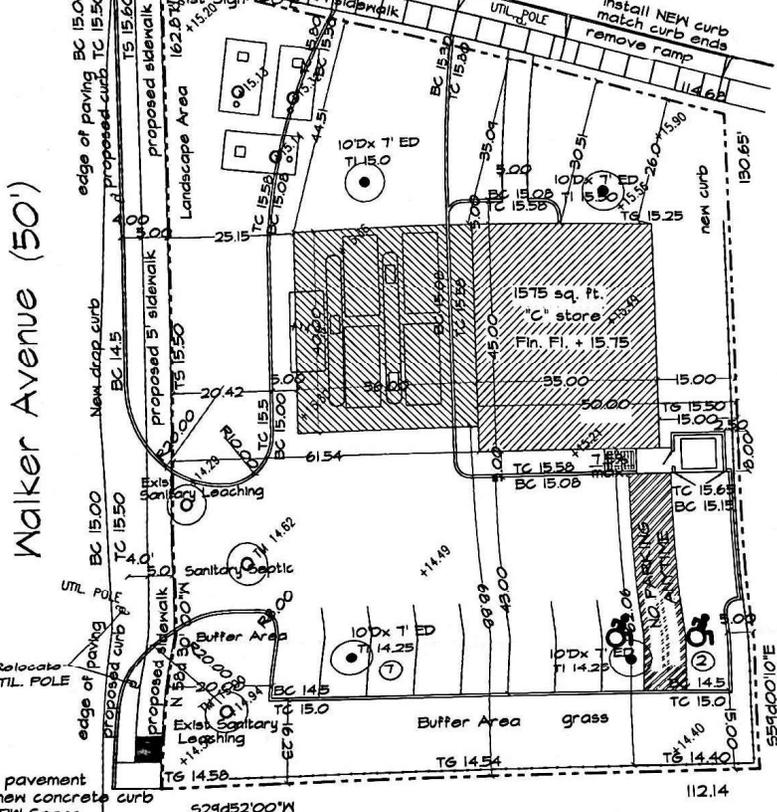
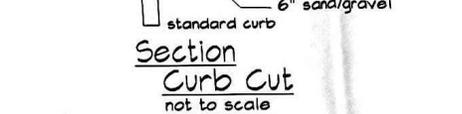
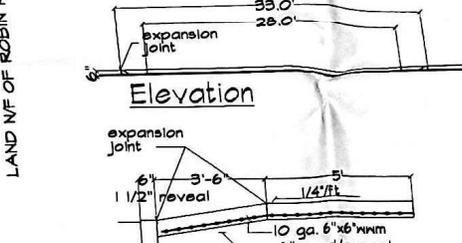
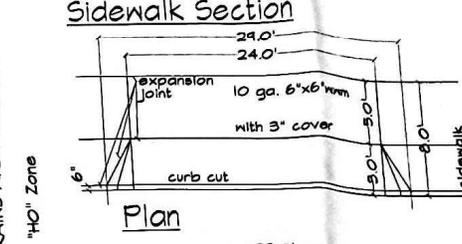
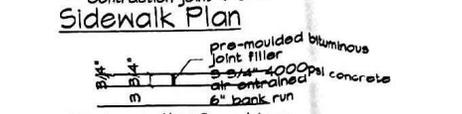
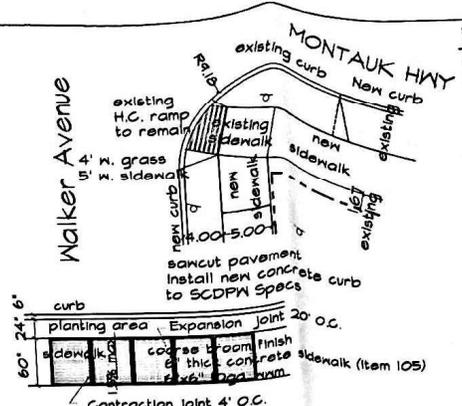


(N.Y.S. Rte. 27A) (Var. Width)
MONTAUK HWY (NYS RT 27A)



RAINAGE CALCULATIONS:

Area	Material	area	run-off coef.	Rainfall = volume = V.F.
A	Grass	4316	15%	= .167 = 108.1
	Concrete/Asp	1693	100%	= .167 = 282.7
	Shingles	3015	100%	= .167 = 503.6 (2) 10 'Dx 7' ED
		9024		894.4 cf = 13.1 vf
B	Grass	2234	15%	= .167 = 56 cf
	Concrete/Asp	5110	100%	= .167 = 853.4 cf (2) 10 'Dx 7' ED
		7344 sf		909.4 cf = 13.3



CODE RELIEF REQUESTED

- Area Variance
- 330-45 Parking reduction from 16 to 9 spaces
 - 330-34 Front yard setback for Canopy from Walker 30'-25.15'
 - 330-34 Front yard setback for Building from Montauk 30'-26'
 - 330-7b Parking in transitional zone of 20' to 15'

CODE REQUIRED LAND DEVELOPMENT STANDARDS

"H-O" Hamlet Office

Existing Non-Conforming Motor Vehicle Fueling Station and Repair Garage

Minimum Lot Area Required = 10000 s.f.
 Minimum Lot Width Required = 75'
 Lot Area Coverage Permitted = 20%
 Maximum Height Permitted = 32' or 2 stories
 Front Yard Setback Required (Montauk Hwy) = 30'
 Front Yard Setback Required (Walker Ave) = 30'

PROPERTY INFORMATION:

Owner: Bridge Petroleum
 Site Address: 535 Montauk Highway, East Quogue, New York
 Suffolk County Tax Map #: 0900-341 -01-52
 Zoning: "H-O" Hamlet Office
 Use: Gas Station and Convenience Store

SITE DEVELOPMENT DATA:

Site Area: 16360 sq. ft. or 376 acres
 Building Area Existing: 1182 sq. ft. (TO BE DEMOLISHED)
 Building Area Proposed: 1st Floor Convenience Store = 1575 sq. ft., Canopy = 1440 sq. ft.
TOTAL = 3015 sq. ft.

Proposed Lot Area Coverage: Convenience Store/Canopy = 18.4%

Sidewalks/Concrete: 661 sq. ft.
 Asphalt Paving: 7574 sq. ft.
 Concrete site curbs: 347 lin. ft.
 Concrete street curbs: 195 lin. ft.
 Total Landscaping Provided: 6550 sq. ft. or 40.0 % of Site

BUILDING DATA:

Usage: M Mercantile - Retail / Motor Fuel Dispensing Facility
 Construction: Type 5b

PARKING DESIGN:

Motor Vehicle Fueling / Convenience Store = 1510 sq. ft.
 Convenience Store = 1575 s.f. @ 1 space/100 s.f. of building = (16) spaces
 Total Provided = 9 spaces + (5) fueling spaces = (14) spaces
 Handicap Parking = (1) Space Required (2) Provided

GENERAL NOTES:

- All site information was taken from a survey by Michael K. Wicks Land Surveying L.S. dated February 16, 2017
- All concrete for curbs and sidewalks and drainage structures shall conform to Planning Board Standard Details and Specifications.
- Town of Southampton Inspector, in the Dept of Planning, Environment & Land Management, shall be notified 48 hours in advance of all construction at (631) 0000 between the hours of 9:00 AM - 4:30 PM Monday - Friday
- Location and grades for curbs and sidewalks shall be verified with the Town of Southampton Highway Department, S.C.D.P.N. or N.Y.S.D.O.T. prior to construction.
- All traffic control devices, i.e. signals, signs, and pavement markings shall be installed in conformance with the guidelines of the NYS Manual of Traffic Control Devices and as directed by the Town of Southampton Division of Traffic Safety
- All pavement markings shall be thermoplastic (Suffolk County specs.) unless otherwise noted
- All grades shown are in U.S.C. & G.S (Town Datum)
- All Proposed utilities to be Underground
- Contact the Engineering Inspector at least 24 hours prior to start of any work. Work performed without the inspection shall be certified to the engineer's satisfaction at the applicant's expense.
- Any defect or cracks in the concrete shall not be acceptable
- Handicapped Parking Signs to be between 60" and 84" Above grade, Access ramps to be at a slope no greater than 1:12
- Coordinate & Complete all Utility relocations as well as obtain a DPW road opening Permit
- Contractor shall obtain SCDPN permit for work within the CR 80 Right of way.

Minimum Lot Area Provided = 16360 s.f.
 Minimum Lot Width Provided = 112'
 Proposed Lot Area Ratio = 18.4%
 Proposed Height = 25.5' or 2 story
 Proposed Setback (Convenience Store) = 26.0'
 Proposed Setback (Convenience Store) = 61.54'

Charles W. South
ARCHITECT
 435 Bay Home
 Southold, New York
 Phone: (631) 4-
 cwsarchitect.com

Test E
 By: McDona
 Date: 11/29
 Grad

02	Asphc Mixed & Lo
1.0	Bron San
3.0	Pale Fine
10.0	Wc Br
17.0 E	Feet
	Water below
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	T.C.
	Elev H.P.
	Sit



DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706
www.southamptontownny.gov

TOWN OF SOUTHAMPTON



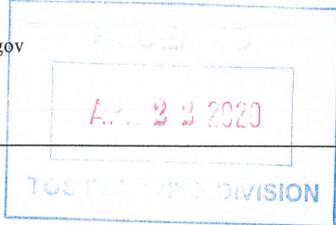
JAY SCHNEIDERMAN
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JOHN J. BLANEY
GLORIAN BERK
ROBIN LONG
JOHN D. ZUCCARELLI



PRE-SUBMISSION SITE PLAN APPLICATION

Prior to the submission of a site development plan described below, the applicant or his/her agent shall meet with the Planning Board. The purpose of such conference shall be to discuss proposed uses or development of the site and to allow the Planning Board to determine conformity with the provisions and intent of this chapter, including, but not limited to, a discussion and preliminary analysis pursuant to the State Environmental Quality Review Act (SEQRA). The public may listen, participate, and comment in said discussion during the pre-submission conference.

\$1,100.00 Appropriate Site Plan Pre-Submission Fee (See§ [330-184](#))

PLEASE SUBMIT 5 COPIES OF SITE PLANS.

Note: A minimum of 5 copies is required. Additional copies may be necessary

Bridge Petroleum

Application Name: Redevelopment of Gas Station ,New Gas Pump Canopy, and Convenience Store

SCTM No.: 0900-341-01-52

Property Address: 535 Montauk Highway, East Quogue

I. General Information

a) **Applicant's Name:** East Quogue 535 Realty Inc.
Address: 1 Seatuck Cove Court, Eastport, NY 11941
Phone No.: (516) 848-7694

b) **Name of Business (Existing or Proposed):** Bridge Petroleum
Address: 535 Montauk Highway, East Quogue, NY

c) **If the applicant is a corporation, give the name and title of the responsible Officer:**
Name: Recept Erkan
Title: President

d) Landowner's Name: East Quogue 535 Realty Inc.
Address: 1 Seatuck Cove Court, Eastport, NY 11941

e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Charles W. Southard Jr
License No: RA 14302
Address: 435 Bay Home Road, Southold, New York 11971
Telephone: (631) 471-5228

f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.

g) All communications with regard to this application shall be addressed to the following person until further notice:

Name: _____
Address: _____
Phone No: _____

II. Proposed Site

a) General location of Property Southeast corner of Montauk Hwy. &
& Walker Ave , approx. 0
(street or road) (feet) (north/east/south/west)
of, _____ , m. East Quogue
(nearest interesting street) (hamlet)

b) Total area under consideration: 16,360 sq. ft. or .376 acres.

c) Zoning District(s): "H-O" Hamlet Office

d) Description of Project:

In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code. Additional sheets may be added if necessary

Remove repair garage, construct 1,575 sq. ft. convenience store and gas office and relocate existing gas pumps and construct 1,440 open canopy over new gas pumps. Provide new parking area and landscaping, lighting, dumpster and fencing.

