



**SITE PLAN (2.26 Acres)**  
SCALE: 1" = 30'

**SITE DATA**

TOTAL SITE AREA:	98,517 SF (2.26 Ac)
EXISTING ZONE:	CB CENTRAL BUSINESS
S.C.T.M.:	DIST. 0800 SECT. 027, BLK 04, LOT 6, 9, 2
EXISTING USE:	COMMERCIAL
PROPOSED USE:	MIXED USE
SCHOOL DISTRICT:	KINGS PARK CSD
FIRE DISTRICT:	KINGS PARK FD
POST OFFICE:	KINGS PARK
WATER DISTRICT:	SUFFOLK COUNTY WATER AUTHORITY

**UNIT BREAKDOWN TABLE**

LEVEL	COMM. CENTER	STUDIO	1 BR	1 BR + DEN	2 BR	GFA
EXISTING RETAIL	-	-	-	-	-	20,784 SF
GROUND LEVEL PARKING	1,179 SF	-	-	-	-	14,832 SF
APARTMENTS 1ST FLOOR		1	2	6	3	14,961 SF
APARTMENTS 2ND FLOOR		2	10	2	3	14,961 SF
APARTMENTS 3RD FLOOR		2	10	2	3	14,961 SF
** COMMUNITY CENTER	1,179 SF					
<b>TOTAL: 46 UNITS</b>		<b>5</b>	<b>22</b>	<b>10</b>	<b>9</b>	<b>59,715 SF</b>

**PARKING CALCULATIONS: DOWNTOWN - TOD**

**PARKING REQUIRED**  
RESIDENTIAL (ACCESSORY APARTMENTS)  
APARTMENT: 44,883 SF TOTAL GFA @ 1.5 STALL / 1,000 SF = 67.3 STALLS  
(46 UNITS)

NON-RESIDENTIAL  
RETAIL STORE: 22,762 SF @ 3 STALL / 1,000 SF GFA = 68.3 STALLS

TOTAL STALLS REQUIRED = 135.6 STALLS = 136 STALLS

**PROPOSED PARKING PROVIDED**  
FULL SIZE STALLS (INCLUDING 8 H.C., 2 E.V.) = 137 STALLS  
TOTAL STALLS PROVIDED = 137 STALLS

CONSULTANTS:  
**GRCH Architecture PC**  
3750 Express Drive South  
Suite 202  
Islandia, N.Y. 11749  
Phone: (631) 864-3395 www.grcharchitecture.com

NY State License No. 093172

OWNER:  
INDIAN HEAD CONTRACTING INC.  
4 INDIAN HEAD ROAD  
KINGS PARK, NY 11754  
C/O ANTHONY TANZI, JR

APPLICANT:  
THE KINGS PARK  
4 INDIAN HEAD ROAD  
KINGS PARK, NY 11754  
C/O ANTHONY TANZI, JR

Matthew K. Aylward, P.E.  
NY State License No. 093172

**COLOR RENDERING PLAN**

THE  
**CORNERSTONE**  
KINGS PARK  
TOWN OF SMITHTOWN, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 0800, SECTION 027, BLOCK 04, LOTS 6 & 9.002

**R&M ENGINEERING**  
Robinson & Muller  
Engineers, P.C.  
50 Elm Street  
Huntington, NY 11743  
Office: (631) 271-0576  
Fax: (631) 271-0592  
www.rmengineering.com

DWN BY: DJG  
DATE: 01.28.25

CHK'D BY: MKA  
DATE: 01.30.25

SCALE: 1"=30'  
JOB No.: 2019-002

SHEET: **CR-1**

THIS PLAN IS BASED UPON THE SURVEY PREPARED BY J.M. LAND SURVEYING, DATED APRIL 4, 2023 AND AERIAL PHOTOGRAPHS TAKEN FROM NEARMAP.

Drawing Name: P:\2019 Projects\2019-2023\2023\08\04\Site Plan - Color Rendering - Rev 3.0.dwg Last Modified: Jan 31, 2025 - 4:31pm Plotted on: Jan 31, 2025 - 4:46pm by Myleward