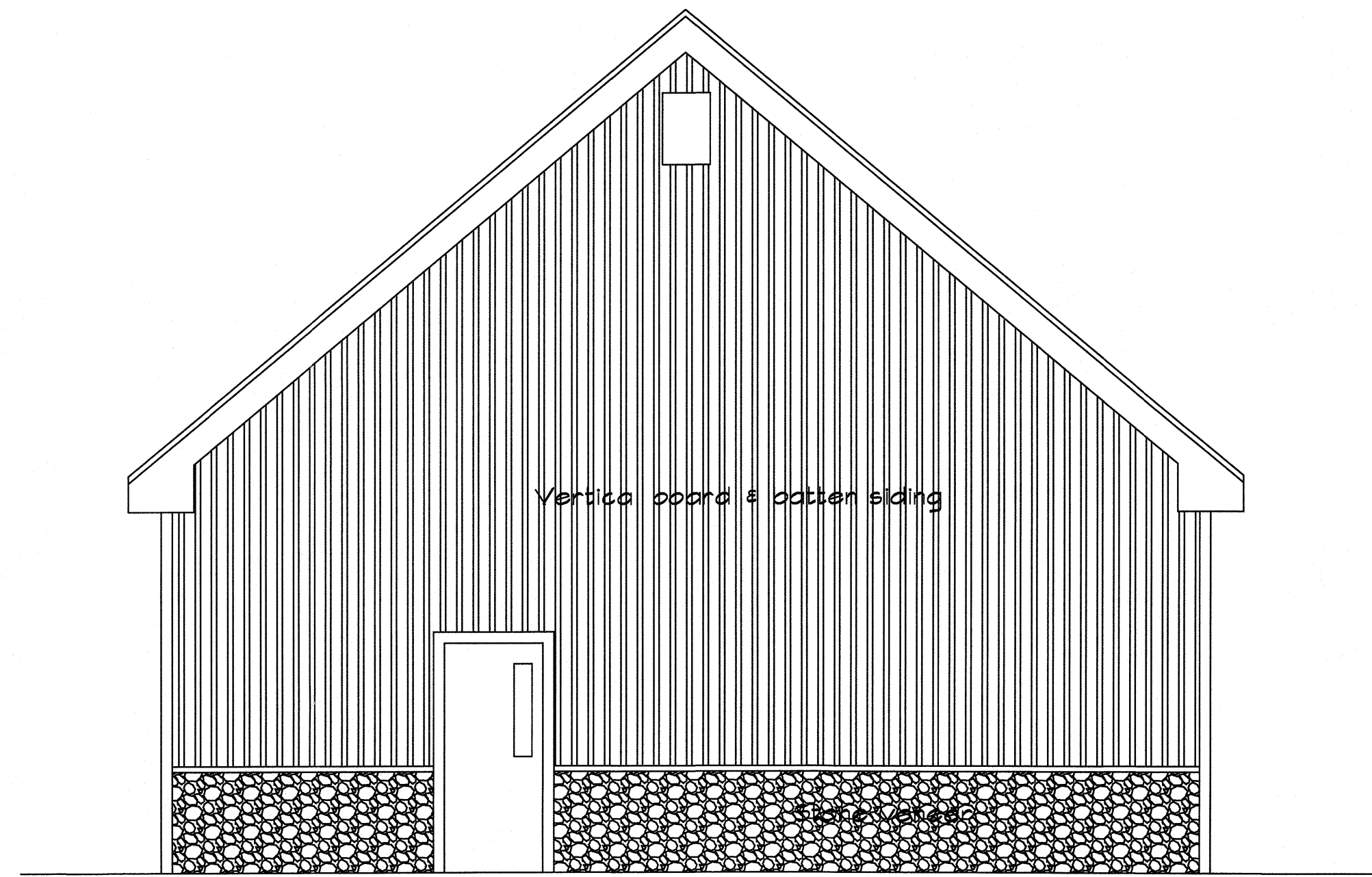
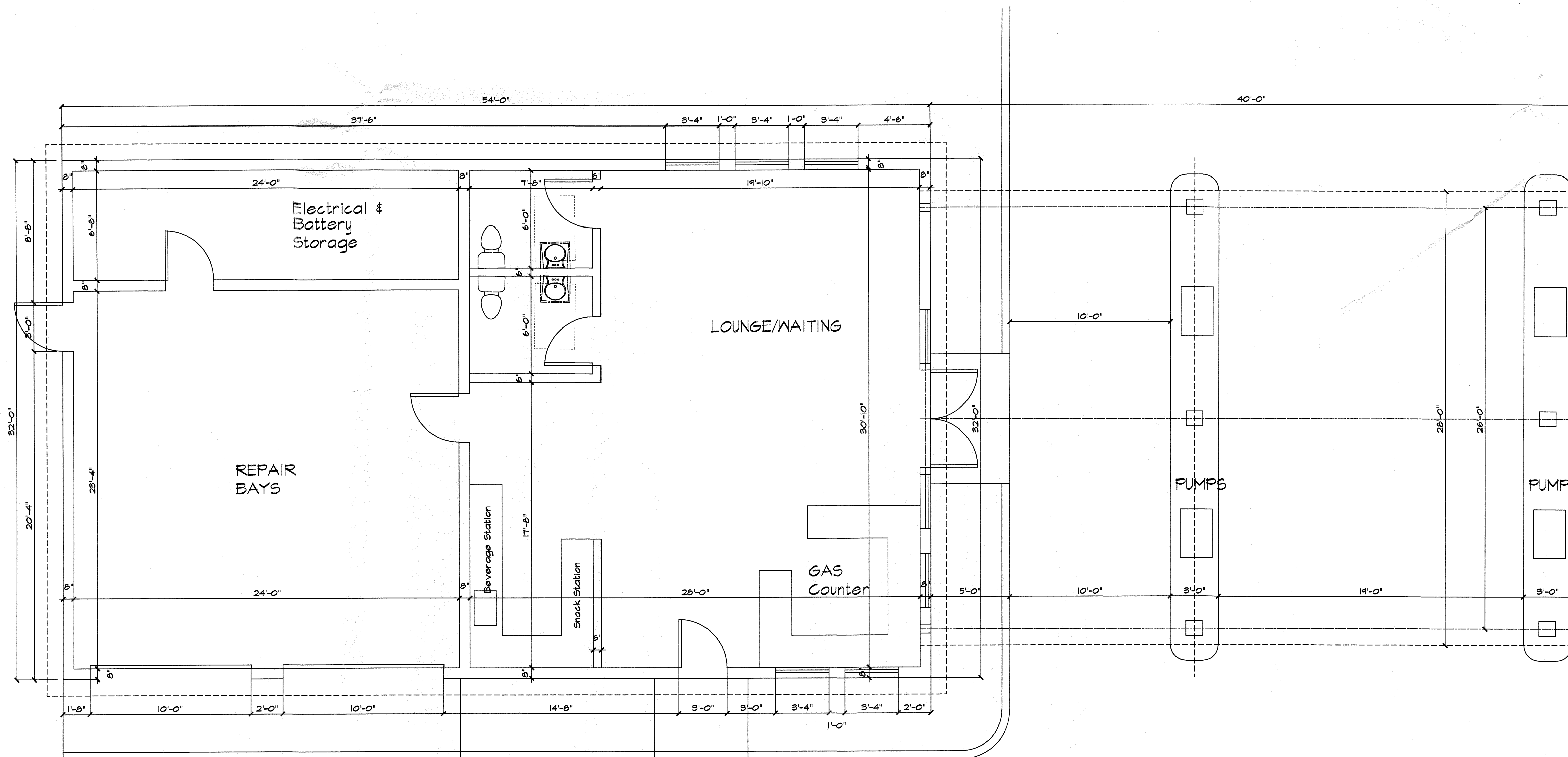


NORTH ELEVATION
 scale 1/4" = 1'-0"



SOUTH ELEVATION
 scale 1/4" = 1'-0"



FLOOR PLAN
 scale 1/4" = 1'-0"



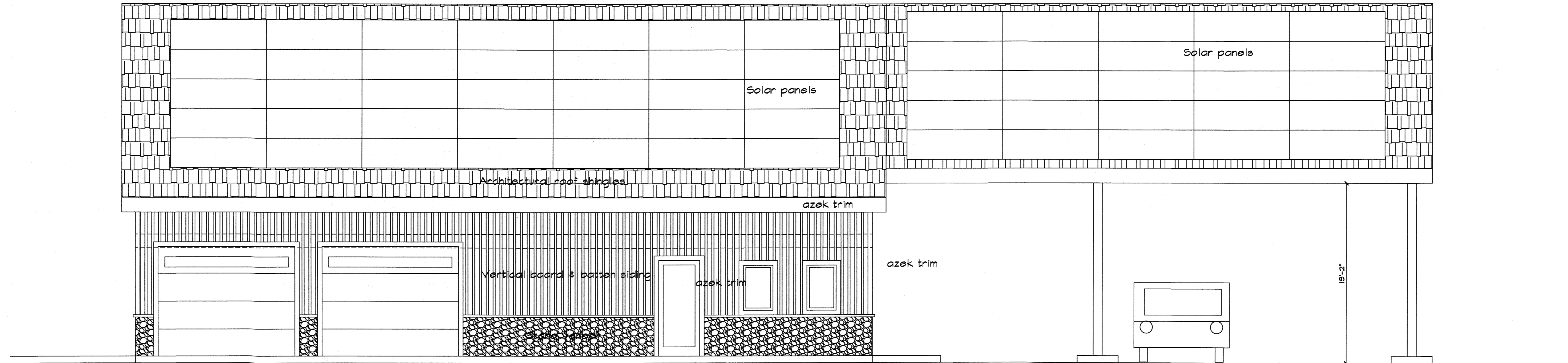
Proposed Floor Plan
 and Elevations

Rebuild Motor Vehicle Fueling
 Station for Bridge Petroleum

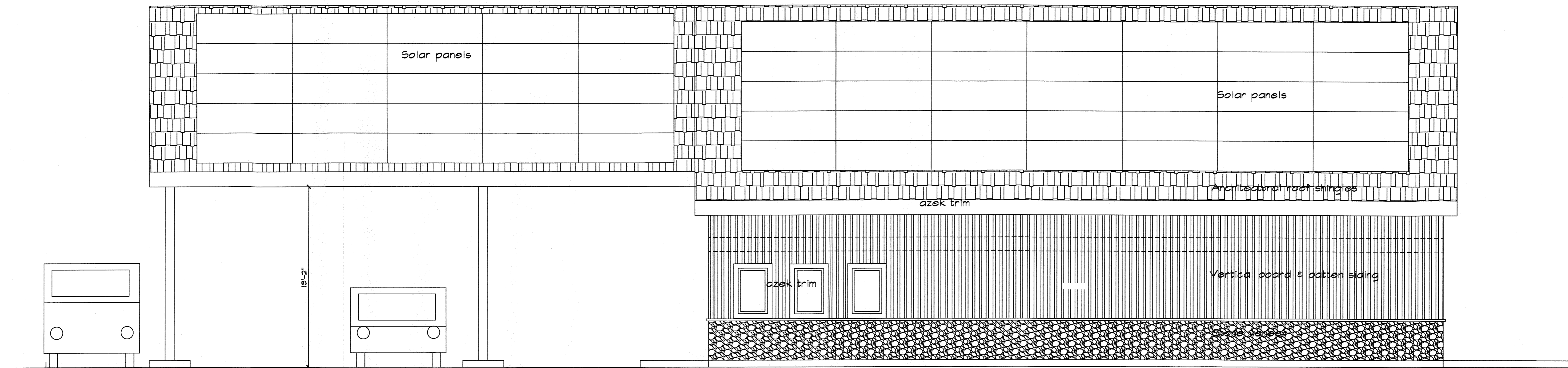
535 Montauk Highway
 East Quogue, N.Y. 11942
 SCTM #: 0900-341 -01-52

Oct 21, 2025

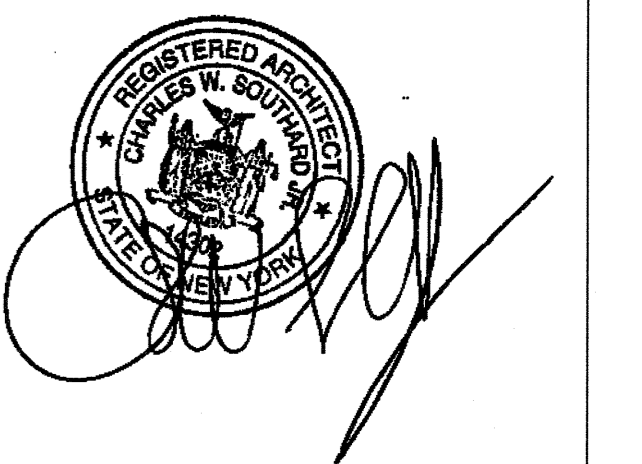
A-1



EAST ELEVATION
 scale 1/4" = 1'-0"



West ELEVATION
 scale 1/4" = 1'-0"



Elevations

Rebuild Motor Vehicle Fueling Station for Bridge Petroleum

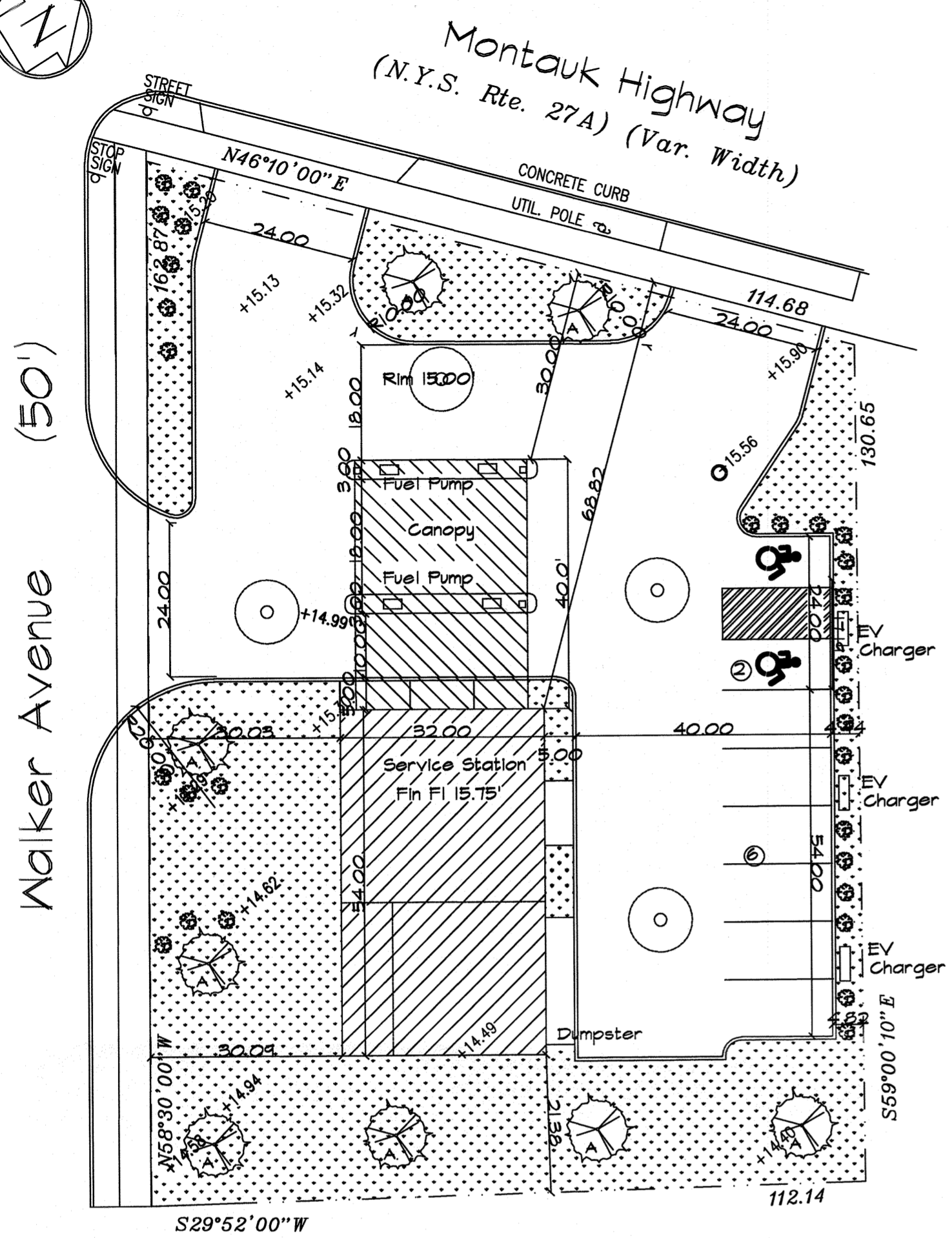
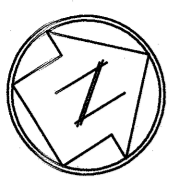
535 Montauk Highway
 East Quogue, N.Y. 11942
 SCTM #: 0900-341 -01-52

Oct 21, 2025

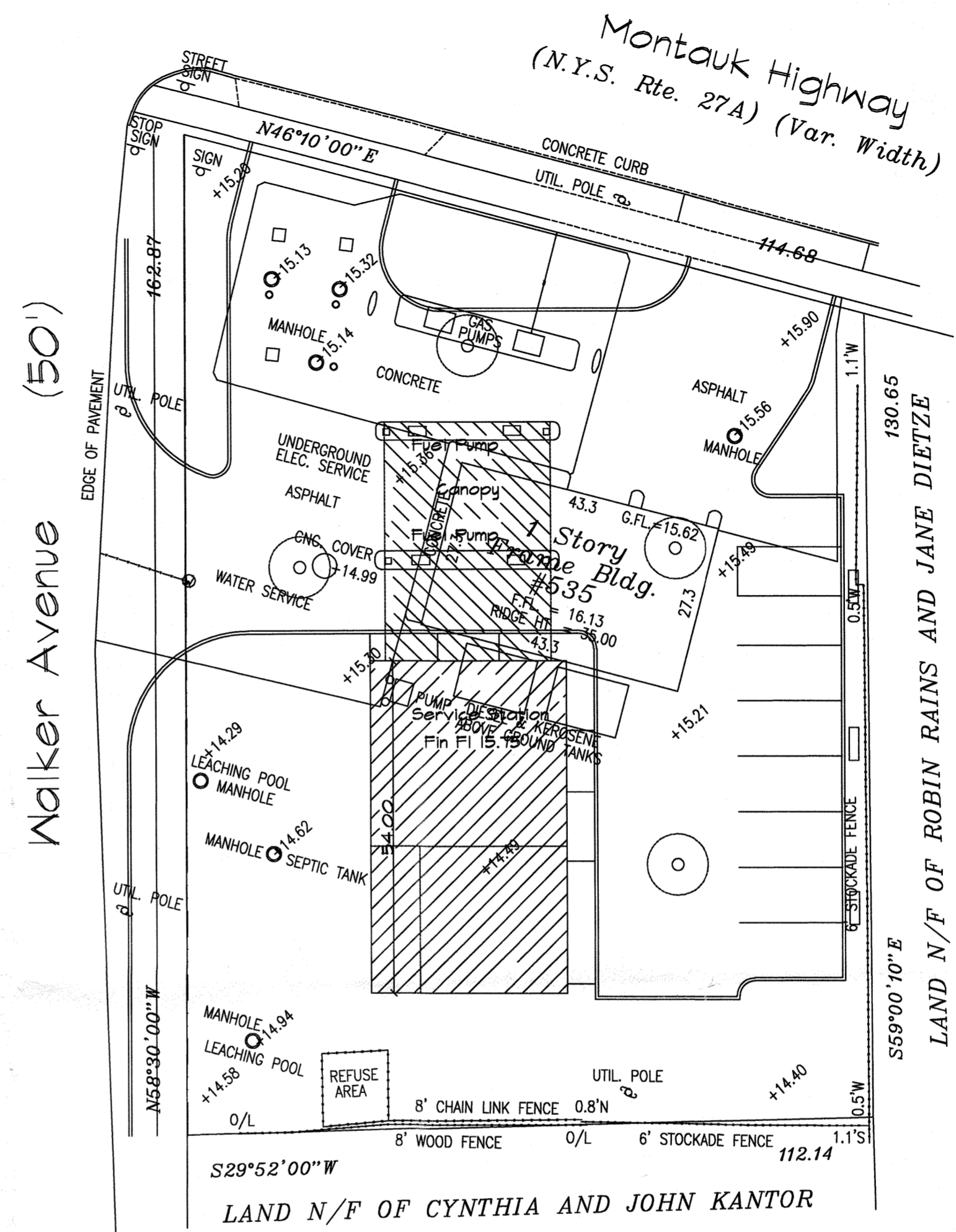
A-2

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NOV - 5 2025



PROPOSED SITE PLAN
 scale 1" = 20.0'



EXISTING SITE PLAN
 scale 1" = 20.0'

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: 16,360 sq. ft. or .376 acres
 Building Area Existing: 1,182 sq. ft. (TO BE DEMOLISHED)
 Building Area Proposed:
 Service & Repair Station = 1,728 sq. ft. 46.6% Increase
 Canopy = 1,233 sq. ft.
 TOTAL = 2,961 sq. ft.
 Proposed Lot Area Coverage: Motor Vehicle Service/Canopy = 14.2%
 Sidewalks/Concrete: 135 sq. ft.
 Asphalt Paving: 814 sq. ft.
 Concrete site curbs: 415 lin. ft.
 Concrete street curbs: 240 lin. ft.
 Total Landscaping Provided: 6274 sq. ft. or 38.4% of Site

PARKING DESIGN:

Motor Vehicle Fueling = 1,728 sq. ft.
 Vehicle Repair = @ 4 space/ Bay = 8 spaces
 Vehicle Fueling = @ 4 space/pump = 12 spaces
 Total Provided = 8 spaces + 8 fueling spaces
 Handicap Parking = (1) Space Required (1) Provided
 Vehicle Charging = (3) dual Chargers = 6 space

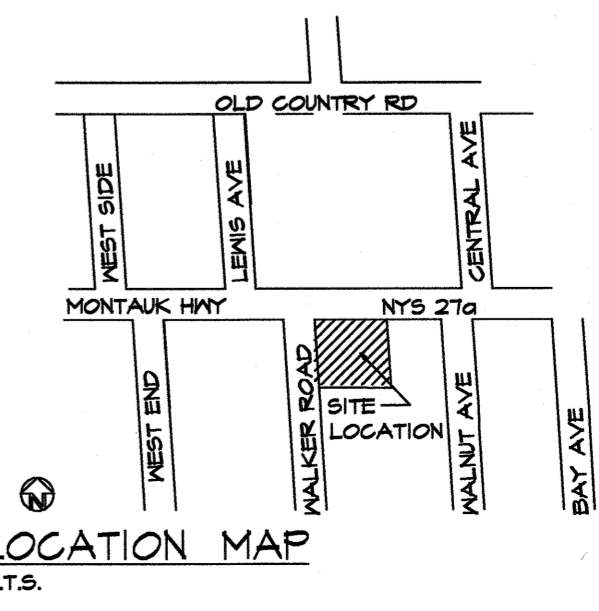
CODE REQUIRED LAND DEVELOPMENT STANDARDS

"H-O" Hamlet Office
 Minimum Lot Area Required = 10,000 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'
 Side Yard Setback Required east side) 15'
 Rear Yard Setback Required (south side) = 20'
 Attached Canopy
 Front Yard Setback Required (Montauk Hwy) = 30'
 Front Yard Setback Required (Walker Ave) = 30'
 Side Yard Setback Required = 15'
 Site coverage of 60% max of impervious surfaces

Minimum Lot Area Provided = 16,360 s.f.
 Minimum Lot Width Provided = 112'
 Proposed Lot Area Ratio = 14.2%
 Proposed Height = 25'
 Proposed Setback = 30.0'
 Proposed Setback = 30.0'
 Proposed Setback = 49.44'
 Proposed Setback = 20.0'
 Proposed Setback (Canopy) = 30'
 Proposed Setback (Canopy) = 30'
 Proposed Setback (Canopy) = 49.44'
 Proposed Site Impervious Coverage = 61.6%

VARIANCE REQUIRED

Site coverage of 60% max of impervious surfaces Proposed Site Impervious Coverage = 61.6%
 330-167 A(1)a 46.6% Increase in floor area of non-conforming use for conforming use



LOCATION MAP
 N.T.S.

Existing Elevation
 Proposed Grade
 Top of curb
 Top of paving
 Top of inlet grate
 Elevation
 High point

Site Plan

Rebuild Motor Vehicle Fueling Station for Bridge Petroleum

535 Montauk Highway
 East Quogue, New York 11942
 SCTM #: 0900-341 -01-52

Nov 30, 2025

S=1

of 1

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



MARIA Z. MOORE
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
GLORIAN BERK

BOARD MEMBERS
KATE FULLAM
DAVID GLAZER
THACKOOR (GEORGE) MOOTOO
THOMAS NEELY

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.

\$1,200 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



Application Name: East Quogue 535 Realty Inc.

SCTM No.: 0900-341-01-52

Property Address: 535 Montauk Highway, East Quogue

I. General Information

a) Applicant's Name: Bridge Petroleum
Address: 535 Montauk Highway, East Quogue, NY
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: Recep Erkan
Title: Owner

- d) Landowner's Name: Bridge Petroleum
Address: 535 Montauk Highway, East Quogue, NY
- 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: Charles W. Southard Jr
Address: 435 Bay Home Road, Southold, New York 11971
Phone No: (631) 471-5228

II. Proposed Site

- a) General location of Property South/east corner of
of, Montauk Highway, approx. 0'
(street or road) (feet) (north/east/south/west)
of, Walker Ave, m. _____
(nearest interesting street) (hamlet)
- b) Total area under consideration: 16,360 sq. ft. or .376 acres.
- c) Zoning District(s): HO 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

Existing non conforming Vehicle Fueling and Repair Facility
Rebuild facility to add up to 50% expansion to provide Electric Vehicle charging facilities and solar collector panels on roof and Energy Storage Battery up to 20 kw, waiting area for patrons, and handicap toilets ,Site work, drainage, curbs,paving, landscaping etc

