



SITE PLAN

SCALE 1" = 20'-0"

SITE DATA

- S.C.T.M. 500-134-02-002
- ZONING : INDUSTRIAL I
- LOT AREA : 108,902 SQ.FT. 2.5 ACRES
EXISTING BUILDING AREA : 37,635 SQ.FT. TOTAL
35,123 SQ.FT. FIRST FLOOR
1,907 SQ.FT. SECOND FLOOR
605 SQ.FT. ROOF OVER LOADING DOCK
- PROPOSED ADDITION AREA (NORTH) : 8,564 SQ.FT.
PROPOSED ADDITION AREA (SOUTH) : 712 SQ.FT.
TOTAL AREA : 46,911 SQ.FT.
- F.A.R. EXST. : 34.56% F.A.R. W/ ADD. : 43.08%
*(35% MAX. ALLOWED, VARIANCE REQUIRED)**
- BUILDING HEIGHT : 40'-0"
- PAVING & WALKS : 37,256 SQ.FT. (34.21% OF LOT)
- REQUIRED LANDSCAPE : 20% MINIMUM REQ'D
LANDSCAPED AREA : 15,182 SQ.FT. (TOTAL 13.94% OF LOT) **VARIANCE REQ'D**
(INCLUDING 1,200 SQ.FT. OF PERMEABLE PAVERS)
- L.I.R.R. SIDING AREA : 9,553 SQ.FT. (8.77% OF LOT)
- SETBACK REQUIREMENTS

REQUIREMENTS	REQ'D.	PROVIDED
FRONT YARD-	50 FT.	54'-9"
REAR YARD-	50 FT.	34'-2" (VARIANCE REQ'D)
SIDE YARDS-	10 FT.	10'-0"
SIDE YARDS-	10 FT.	62 FT.
BUILDING HEIGHT-	60 FT.	FT.
- PARKING CALCULATIONS : INDUSTRIAL BUILDING : 46,911 SQ.FT.
OFFICE SPACE (15% MIN.) 7,037 SQ.FT. + 200 = 35.49 SPACES
WAREHOUSE AREA : 39,874 SQ.FT. + 1000 = 39.87 SPACES
TOTAL SPACES REQUIRED : 75.36 USE 76 SPACES
TOTAL PROVIDED : 62 SPACES (INC. 3 HANDICAPPED ACCESSIBLE SPACES
* 7 OVERNIGHT DELIVERY TRUCK PARKING)
14 CAR (18.58%) PARKING RELAXATION REQUIRED

SANITARY CALCULATIONS

- PROPERTY IS SITUATED IN HEALTH DEPT. HYDROLOGIC ZONE THEREFORE ALLOWABLE SANITARY DENSITY SHALL BE 600 G.P.D./ACRE.
MAXIMUM FLOW = 2.5 ACRES X 600 = 1,500 G.P.D. ALLOWED
- TOTAL BUILDING AREA : 46,911 SQ.FT.
- TOTAL SANITARY FLOW:
(TOTAL FLOOR AREA) 46,911 SQ.FT. X .04 GPD / S.F. = 1,876.44 GPD USE 1,877 GPD
1,877 GPD > 1,500 GPD (TOTAL FLOW DOES NOT CONFORM TO S.C.D.H.S. STD.)
1,877 - 1,500 = 377 G.P.D. OVER DENSITY
377 G.P.D. + 300 G.P.D. = 1.26 MIN. PINE BARRENS CREDITS REQUIRED

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

PROPOSED BUILDING ALTERATIONS AND ADDITION FOR:
METROSTAR FOODSERVICE
86 EMJAY BOULEVARD
BRENTWOOD NEW YORK

OWNER / APPLICANT:
86 EMJAY BOULEVARD LLC
86 EMJAY BOULEVARD
BRENTWOOD, N.Y. 11717
(631) 813-2800

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ISSUED FOR REVIEW
ISSUED TO T.O.I FOR SPECIAL PERMITS
ISSUED FOR SITE PLAN REVIEW

REVISION:

DATE:
6-22-23
4-28-23
4-6-23



THOMAS P. WALSH, ARCHITECT P.C.

700 VETERANS MEMORIAL HIGHWAY
SUITE CL 140
HAUPPAUGE, N.Y. 11788
(631) 348-4500

NO:
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