

SITE DATA

S.C.T.M. # 0500-134-02-4.3
ZONING: IND-1 INDUSTRIAL
LOT AREA: 285,010 SQ.FT. 6.54 ACRES
EXISTING USE : OFFICE, MANUFACTURING & WAREHOUSE
PROPOSED USE OF ADDITION : WAREHOUSE

EXISTING BUILDING AREA : 101,596 SQ.FT. (TOTAL AREA)
PROPOSED ADDITION : 31,950 SQ.FT.
TOTAL BUILDING AREA (W/ ADDITION) : 133,546 SQ.FT.

F.A.R.: 35.60 % (EXISTING)
46.87 % (WITH PROPOSED ADDITION) *** VARIANCE REQUIRED

PAVED AREA : 113,219 SQ.FT. (39.72 % OF SITE)
PERMEABLE AREA : 11,000 SQ.FT. (3.86 % OF SITE)

LANDSCAPED AREA : 27,245 SQ.FT. (9.56 % OF SITE) *** VARIANCE REQUIRED***
TOTAL F.Y. LANDSCAPING 15,561 SQ.FT. (57.12 % OF TOTAL LANDSCAPED AREA)

ZONING CHART

CATEGORY	MINIMUM	EXISTING	PROPOSED
F.A.R.	35%	36.6%	46.87%
FRONT YARD	50'-0"	15'-1'-3"	68'-6"
REAR YARD	25'-0"	30'-0"	30'-0"
SIDE YARDS	10'-0"	19'-4" / 4'-0"	19'-4" / 4'-9"
LANDSCAPING (TOTAL/ F.Y.)	20%/ 50%	0 / 0	9.13% / 46.12%
BUILDING HEIGHT		20'-4"	20'-4" / 34'-5"

PARKING CALCULATIONS
PER T.O.I. CODE INDUSTRIAL / WAREHOUSE BUILDING SHALL BE PROVIDED WITH PARKING AT A RATE OF 1 SPACE PER 1,000 SQ.FT. OF INDUSTRIAL / WAREHOUSE AREA WITH A MINIMUM OF 15% OF THE TOTAL FLOOR AREA BEING DESIGNATED AS OFFICE AREA AND PARKED AT A RATE OF 200 SQ.FT. PER SPACE

TOTAL PARKING WITH PROPOSED ADDITION
OFFICE AREA:
133,546 SQ.FT. x .15 = 20,032 SQ.FT.
20,032 ÷ 200 SQ.FT. / SPACE = 100.16 SPACES
MFG / WAREHOUSE AREA:
113,514 SQ.FT. ÷ 1,000 SQ.FT. / SPACE = 113.51 SPACES
TOTAL SPACES REQUIRED : 215 SPACES
TOTAL SPACES PROVIDED : 161 SPACES
*** A 54 (25.12%) CAR PARKING RELAXATION IS REQUIRED
6 HANDICAPPED ACCESSIBLE SPACES REQ'D & 6 PROVIDED
TRUCK LOADING SPACES
5 EXISTING LOADING DOCKS PROVIDED
9 NEW LOADING DOCKS PROPOSED

SANITARY CALCULATIONS
PROPERTY FALLS WITHIN S.C. HYDROLOGIC ZONE No.1 = 600 G.P.D. / ACRE
LOT AREA: 285,010 SQ.FT. 6.54 ACRES
TOTAL ALLOWABLE FLOW:
6.54 ACRES x 600 G.P.D. / ACRE = 3,924 G.P.D. TOTAL ALLOWABLE FLOW

EXISTING BUILDING AREA : 101,596 SQ.FT. (TOTAL AREA)
(TOTAL OFFICE AREA DOES NOT EXCEED 15% OF BUILDING AREA)
101,596 SQ.FT. x .04 G.P.D. / SQ.FT. = 4,064 G.P.D.


PROPOSED ADDITION : 31,950 SQ.FT. (TOTAL AREA)
(TOTAL OFFICE AREA DOES NOT EXCEED 15% OF BUILDING AREA)
31,950 SQ.FT. x .04 G.P.D. / SQ.FT. = 1,278 G.P.D.

TOTAL COMBINED FLOW : 5,342 G.P.D.
5,342 G.P.D. - 3,924 G.P.D. TOTAL ALLOWABLE FLOW
PROPOSED COMBINED SANITARY FLOW EXCEEDS MAXIMUM ALLOWABLE FLOW BY 1,418 G.P.D.
1,418 G.P.D. ÷ 300 G.P.D. / ACRE = 4.73 P.B.C.
PROPOSED PROJECT WILL REQUIRE THE ASSIGNMENT OF 4.73 PINE BARREN CREDITS

KEY PLAN



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 ADDITION FOR:

PLASTIRUN CORP.

70 EMJAY BOULEVARD
BRENTWOOD NEW YORK

OWNER / APPLICANT:
JETSON REALTY CORP.
70 EMJAY BOULEVARD
BRENTWOOD, N.Y. 11717
(631) 273-2626

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REVISED PER T.O.I. COMMENTS & REISSUED
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REVISED & REISSUED TO T.O.I.

REVISIONS:

4-3-23
1-27-23
1-10-23
10-31-22
10-5-22
9-23-22
8-9-22

DATE:

THOMAS P. WALSH, ARCHITECT P.C.



1700 VETERANS MEMORIAL HIGHWAY
SUITE CL 140
HAUPPAUGE, N.Y. 11788
(631) 348-4500

NO:
BY:
DATE:
PAGE:

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