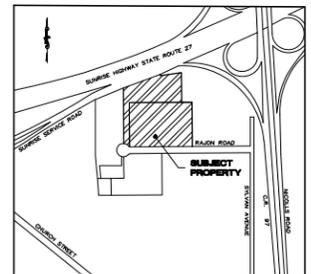
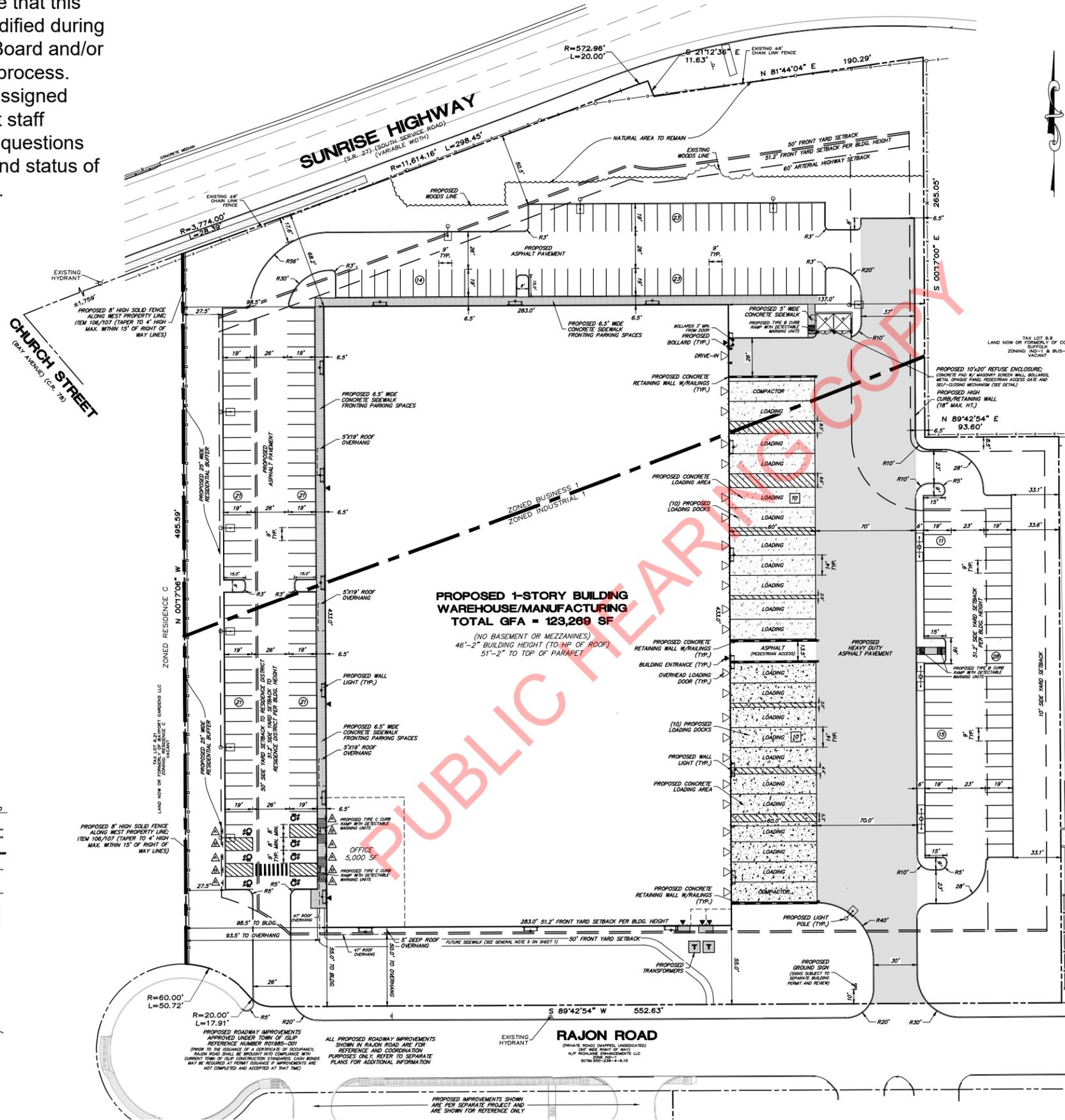


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SITE DATA

OWNER (TAX LOT 6.18) MELJA HOLDING CORP.
 69 S OCEAN AVENUE
 BAYPORT, NY 11705
 (516) 508-0300
 RICHARDRENNER@GMAIL.COM

OWNER (TAX LOTS 6.22, 6.4, 6.12, 6.14) RICHLINE ENHANCEMENTS LLC
 69 S OCEAN AVENUE
 BAYPORT, NY 11705
 (516) 508-0300
 RICHARDRENNER@GMAIL.COM

APPLICANT AG-MRA 33 RAJON LLC
 245 PARK AVENUE, 24TH FLOOR
 NEW YORK, NY 10167
 (212) 350-3700
 JFARKAS@METROPOLITANRA.COM

SITE AREA 350,815 SF (8.05 AC)

ZONING INDUSTRIAL 1 *

EXISTING USE MANUFACTURING / VACANT

PROPOSED USE WAREHOUSE / MANUFACTURING *

BUILDING AREA 122,539 SF FOOTPRINT
 123,269 SF GFA

* PER CHANGE OF ZONE TO S392

	PER CODE (INDUSTRIAL 1)	PROVIDED
MIN. LOT AREA	20,000 SF	350,815 SF (8.05 AC)
MIN. LOT WIDTH	100'	612'
MIN. FRONT YARD SETBACK	50'	55'
	(51.2' WITH 5'-2" BLDG. HEIGHT)	50' TO OVERHANG*
MIN. REAR YARD SETBACK	25'	N/A
	(51.2' WITH 5'-2" BLDG. HEIGHT)	
MIN. SIDE YARD SETBACK	10'	98.5' (93.5' TO OVERHANG)
	(51.2' WITH 5'-2" BLDG. HEIGHT)	
MIN. SIDE YARD SETBACK (ABUTTING RES USE/DISTRICT)	50'	98.5' (93.5' TO OVERHANG)
	(51.2' WITH 5'-2" BLDG. HEIGHT)	
MAX. BUILDING HEIGHT	60'/4 STORES	46'-2" (HIGH POINT OF ROOF) 51'-2" (TOP OF PARAPET) 1-STORY
MAX. FLOOR AREA RATIO	35% (122,785 SF)	35.14% (123,269 SF)*
LANDSCAPED AREA (EXCLUDING REQUIRED BUFFERS)	20% (70,163 SF)	21.6% (75,807 SF)
LANDSCAPING/FRONT YARD (EXCLUDING REQUIRED BUFFERS)	50% OF REQ'D (35,082 SF)	69% (48,020 SF)

* VARIANCE GRANTED (SEE COVER SHEET)

PARKING DATA

PARKING REQUIRED:

MANUFACTURING/WAREHOUSE: 1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
 122,539 SF x 0.85 = 104,158 SF / 1,000 SF = 104 SPACES

OFFICE: 1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
 122,539 SF x 0.15 = 18,381 SF / 200 SF = 92 SPACES

PARKING REQUIRED: 197 SPACES

PARKING PROVIDED: 191 STANDARD SPACES
 7 HANDICAP SPACES
 198 TOTAL SPACES

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. DATED DECEMBER 7, 2021, LAST REVISED JULY 25, 2022.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ISLIP, SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS, SUFFOLK COUNTY WATER AUTHORITY AND OTHER GOVERNMENTAL AGENCIES, AS APPLICABLE.
 - REFER TO TOWN OF ISLIP STANDARD NOTES ON THE COVER SHEET OF THIS PLAN SET.
 - REFER TO ARCHITECTURAL PLANS BY FRANK G. HELF, ARCHITECT FOR ADDITIONAL BUILDING INFORMATION.
 - SIDEWALK TO RAJON ROAD IS SHOWN FOR CONCEPTUAL PURPOSES ONLY TO DEPICT POTENTIAL CONNECTION TO RAJON ROAD SHOULD SIDEWALKS BE INSTALLED ALONG THE NORTH SIDE OF RAJON ROAD IN THE FUTURE. THIS SIDEWALK IS NOT TO BE CONSTRUCTED AS PART OF THESE PLANS. LONGITUDINAL SLOPE IS 5% MAX. AS SHOWN.



Date	By	Revision
6/15/23	AS	6/17/23 TOWN COMMENTS
11/2/22	AS	8/22/22 INITIAL REVIEW LETTER

Designed by: AS Drawn by: AS Checked by: AS

BBV Barrett Bonacci & Van Weele, PC
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 www.bbvp.com

Tax Map No.: DIST. 500 SECT 239 BUK 4 LOTS 6.19, 6.22, 9.8, 9.12, 9.13 & 9.14

RAJON INDUSTRIAL CENTER PROPOSED WAREHOUSE
 33 RAJON ROAD, BAYPORT
 TOWN OF ISLIP SUFFOLK COUNTY, NY

DIMENSIONAL PLAN

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS STRICTLY PROHIBITED.

TOWNSHIP: SP2022-054
 DATE: AUGUST 11, 2022
 SCALE: 1"=30'
 PROJECT NO.: A200034A
 SHEET NO.: 1 OF 12

LEGEND

	EXISTING	PROPOSED
BUILDING	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
CONCRETE HIGH CURB	[Symbol]	[Symbol]
DROP CURB	[Symbol]	[Symbol]
WALL	[Symbol]	[Symbol]
EDGE OF PAVEMENT	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
CHAIN LINK FENCE	[Symbol]	[Symbol]
SOLID FENCE	[Symbol]	[Symbol]
NEEDLE	[Symbol]	[Symbol]
CONCRETE SIDEWALK	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
HEAVY DUTY ASPHALT	[Symbol]	[Symbol]
GUIDE RAIL	[Symbol]	[Symbol]
ACCESSIBLE PARKING STALL	[Symbol]	[Symbol]
PARKING STALL COUNT	[Symbol]	[Symbol]
TRANSFORMER	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
WALL POLE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
SHIELD	[Symbol]	[Symbol]
BOLLARD	[Symbol]	[Symbol]
TRUCK	[Symbol]	[Symbol]
BUILDING ENTRANCE	[Symbol]	[Symbol]
OVERHEAD DOOR	[Symbol]	[Symbol]
HANDICAP RAMP-TYPE C	[Symbol]	[Symbol]
HANDICAP RAMP-TYPE B	[Symbol]	[Symbol]

