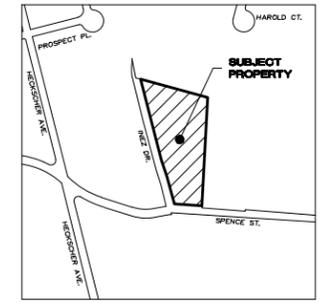


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP
SCALE: 1" = 600'

SITE DATA

OWNER/APPLICANT AG MRA INEZ LLC
 245 PARK AVE., 24TH FLOOR
 NEW YORK, NY 10167
 212-350-3701

SITE AREA 274,959 SF (6.31 AC)

CURRENT ZONING INDUSTRIAL 1

EXISTING USE OFFICE / STORAGE

BUILDING AREA 93,735 SF (2.15 AC)

| | PER CODE (INDUSTRIAL 1) | PROVIDED |
|--------------------------------|--------------------------|-------------------|
| MIN. LOT AREA | 20,000 SF | 274,959 SF |
| MIN. LOT WIDTH | 100' | 791.6' |
| MIN. FRONT YARD SETBACK | 50' | 23.5' * |
| MIN. 2ND FRONT YARD SETBACK | 25' | 60.6' |
| MIN. REAR YARD SETBACK | 25' | 31.9' |
| MIN. SIDE YARD SETBACK | 10' | 229' |
| MAX. BUILDING HEIGHT | 60'/4 STORIES | 24.6' |
| MAX. FLOOR AREA RATIO | 35% (96,235 SF) | 34.1% (93,735 SF) |
| MIN. LANDSCAPED AREA | 20% (54,992 SF) | 24.3% (66,928 SF) |
| MIN. LANDSCAPING IN FRONT YARD | 50% OF REQ'D (27,496 SF) | 73.3% (40,318 SF) |

* PRE-EXISTING CONDITION

PARKING CALCULATIONS

TOTAL BUILDING AREA = 93,735 SF
 15% MIN. CALCULATED AS OFFICE

PARKING REQUIRED:

OFFICE: 1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
 14,060 SF x 1 SPACE/200 SF = 71 SPACES

WAREHOUSE: 1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
 78,675 SF x 1 SPACE/1,000 SF = 80 SPACES

TOTAL PARKING REQUIRED: 80 + 71 = 151 SPACES

PARKING PROVIDED: 122 STANDARD SPACES
 5 ACCESSIBLE SPACES
 127 TOTAL SPACES*

* VARIANCE REQUIRED

GENERAL NOTES

1. EXISTING BACKGROUND INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY S BORO MAPPING DATED JULY 1, 2021.

| | | | |
|----------|----|-------------|-------------|
| 10/25/23 | AS | LABEL ONLY | Revision: |
| Date | By | Drafted by: | Checked by: |
| AS | AS | JS | AS |

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Tax Map No.: DISTRICT 500 SECTION 200 BLOCK 2 LOT 62.1



5 INEZ DRIVE
 BAY SHORE
 TOWN OF ISLIP SUFFOLK COUNTY, NY

PRELIMINARY SITE PLAN

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

