

A detailed map of the area around the Town of Islip Recycling Centers. A black rectangle labeled 'SITE' is located near the intersection of Highway 119 and the Long Island Motor Parkway. The map shows various landmarks, including the Town of Islip Recycling Centers, the Long Island Motor Parkway, Express Dr S, and several businesses and public facilities. A compass rose in the top left corner indicates North. The map also shows the location of the 'SITE' relative to the Town of Islip Recycling Centers and the Long Island Motor Parkway.

LAND USE AND ZONING		
SECTION 27, BLOCK 2, LOT 17		
INDUSTRIAL I DISTRICT		
PROPOSED USE		
WAREHOUSE	PERMITTED	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM HEIGHT	60 FT / 14 STORIES	47.8 FT / 1 STORY
MAXIMUM FAR	0.35 (132,497 SF)	0.38 (122,850 SF)
MINIMUM LOT AREA	20,000 SF	494,276 SF (16.0 AC)
WIDTH OF LOT	100 FT	531.1 FT
MINIMUM FRONT YARD SETBACK	50 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	50 FT (*)	137.2 FT
MINIMUM REAR YARD SETBACK	50 FT (*)	0.59 FT
LANDSCAPING REQUIREMENT	20% (97,256 SF)	26.4% (115,339 SF) (**)
FRONT YARD LANDSCAPING 50% OF REQUIRED LANDSCAPING	43,628 SF	41,937 SF (PB)
BUFFER AREA	25 FT	25.0 FT

**DRAWING:**

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