

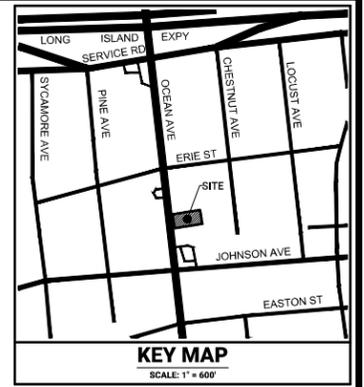
ERIE STREET
(50' WIDE)

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.

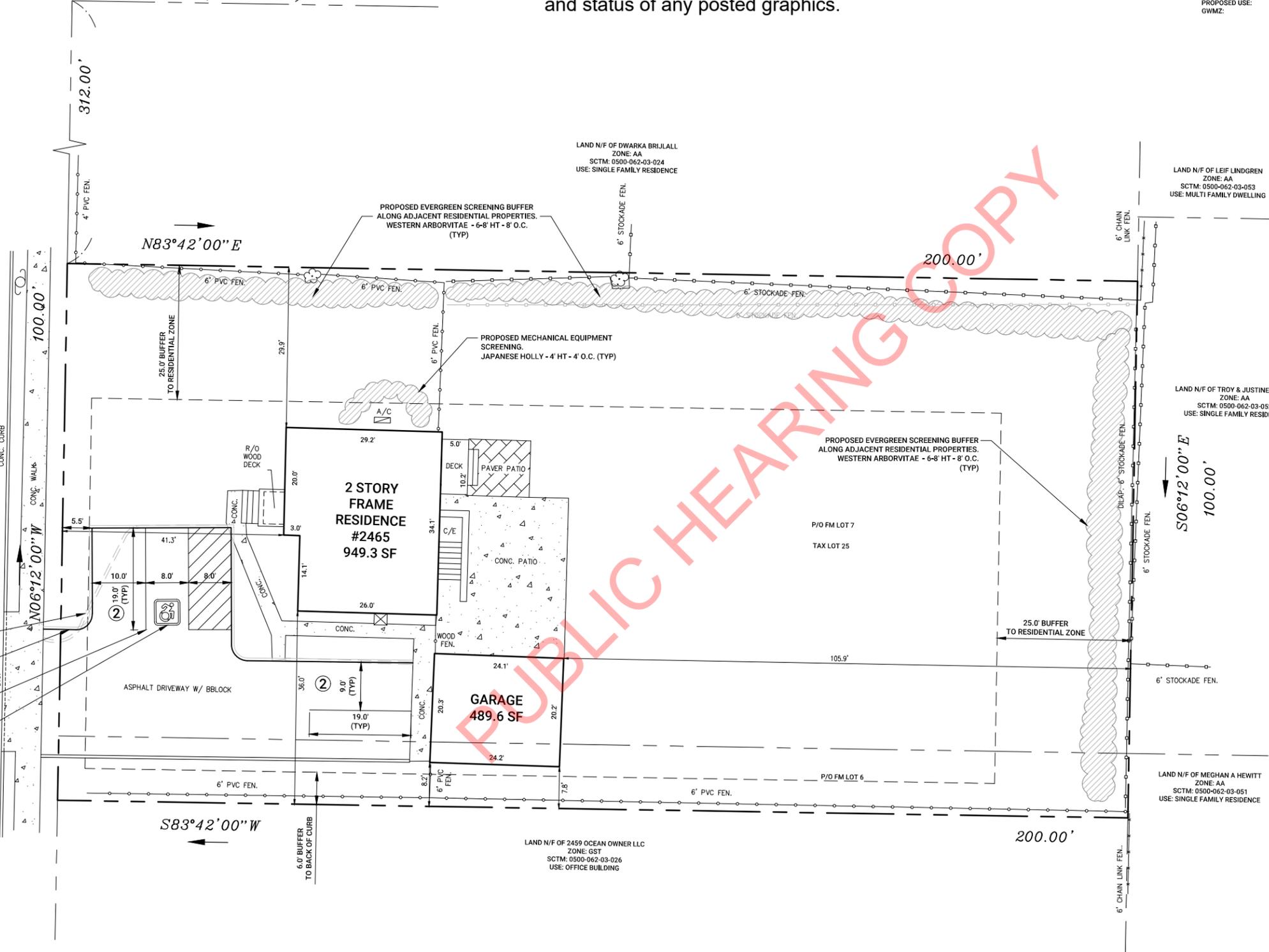
SITE DATA

S.C.T.M.:
LOT AREA:
SITE ADDRESS:
SCHOOL DISTRICT:
FIRE DISTRICT:
WATER DISTRICT:
EXISTING ZONE:
EXISTING USE:
PROPOSED ZONE:
PROPOSED USE:
GWMZ:

DIST. 0500, SECT. 062, BLK. 03, LOT 25
20,000.0 SF (0.46 Ac)
2465 OCEAN AVE, RONKONKOMA NY 11779
CONNELQUOIT CSD
LAKELAND
SUFFOLK COUNTY WATER AUTHORITY
RESIDENCE AA DISTRICT
RESIDENTIAL
GENERAL SERVICE T DISTRICT
OFFICE
ZONE I



OCEAN AVENUE
(C.R. 93)
(100' WIDE)



ZONING COMPLIANCE TABLE:

GENERAL SERVICE T DISTRICT			
ITEM	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT OF BUILDING (MAX.)	35 FT / 2.5 ST	2 ST	2 ST
FLOOR AREA RATIO (MAX.)	0.25	0.10	0.10
LOT AREA (MIN.)	10,000 SF	20,000.0 SF	20,000.0 SF
LOT AREA (MAX.)	40,000 SF	20,000.0 SF	20,000.0 SF
LOT WIDTH (MIN.)	100 FT	100.0 FT	100.0 FT
FRONT YARD (MIN.)	25 FT	41.3 FT	41.3 FT
SIDE YARD (MIN.)	10 FT	7.8 FT	7.8 FT
REAR YARD (MIN.)	35 FT	105.9 FT	105.9 FT
ACCESSORY STRUCTURE SETBACK (MIN.)	10 FT	7.8 FT	7.8 FT

* ACCESSORY SETBACK RELIEF REQUIRED

LOT COVERAGE

ROOF AREA	1,461.9 / 7.3 %
IMPERVIOUS AREA	3,032.5 / 15.2 %
PERVIOUS AREA	84.0 / 0.4 %
LANDSCAPE AREA	15,421.6 / 77.1 %
TOTAL AREA	20,000.0 SF / 100 %

LANDSCAPE CALCULATIONS

	REQUIRED:	PROVIDED:
OVERALL LANDSCAPE (EXCLUDING BUFFER)	20.0% (2,625.0 SF)	64.4% (8,451.0 SF)
FRONT YARD LANDSCAPING (EXCLUDING BUFFER)	50% MIN. OF REQUIRED LANDSCAPING (10.0% (1,312.5 SF))	47.9% (1,487.1 SF)

PARKING CALCULATIONS

PARKING REQUIRED:	
1ST FLOOR - OFFICE USE	949.3 SF AT 1 STALL PER 200 FT = 4.8 STALLS
2ND FLOOR - OFFICE USE	635.0 SF AT 1 STALL PER 200 FT = 3.2 STALLS
GARAGE - STORAGE USE	489.6 SF AT 1 STALL PER 600 FT = 0.8 STALLS
TOTAL PARKING REQUIRED	= 9 STALLS

PARKING PROVIDED:	
PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 4 STALLS*
TOTAL PARKING PROVIDED	= 4 STALLS

* PARKING RELIEF REQUIRED

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN BASED ON SURVEY PREPARED BY SCALICE LAND SURVEYING DATED NOVEMBER 09, 2021

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
2465 OCEAN AVENUE LLC
2465 OCEAN AVENUE
RONKONKOMA, NY 11779

APPLICANT:
2465 OCEAN AVENUE LLC
2465 OCEAN AVENUE
RONKONKOMA, NY 11779

SITE PLAN
2465 OCEAN AVE
SITUATED IN
RONKONKOMA
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0500, SECTION 062, BLOCK 03, LOT 025

R&M ENGINEERING
Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY:	JVC	CHKD. BY:	MKA	SCALE:	1"=10'	SHEET:	SP-1
DATE:	06-08-22	DATE:	05-08-22	JOB No.:	2022-102		

