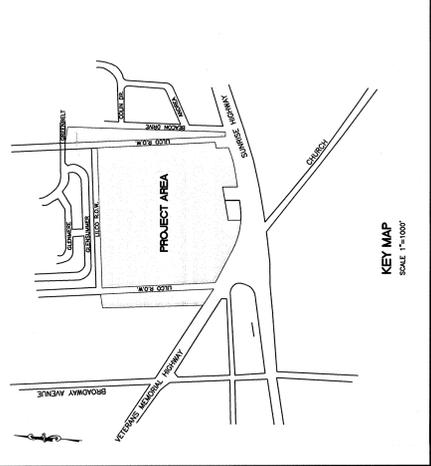
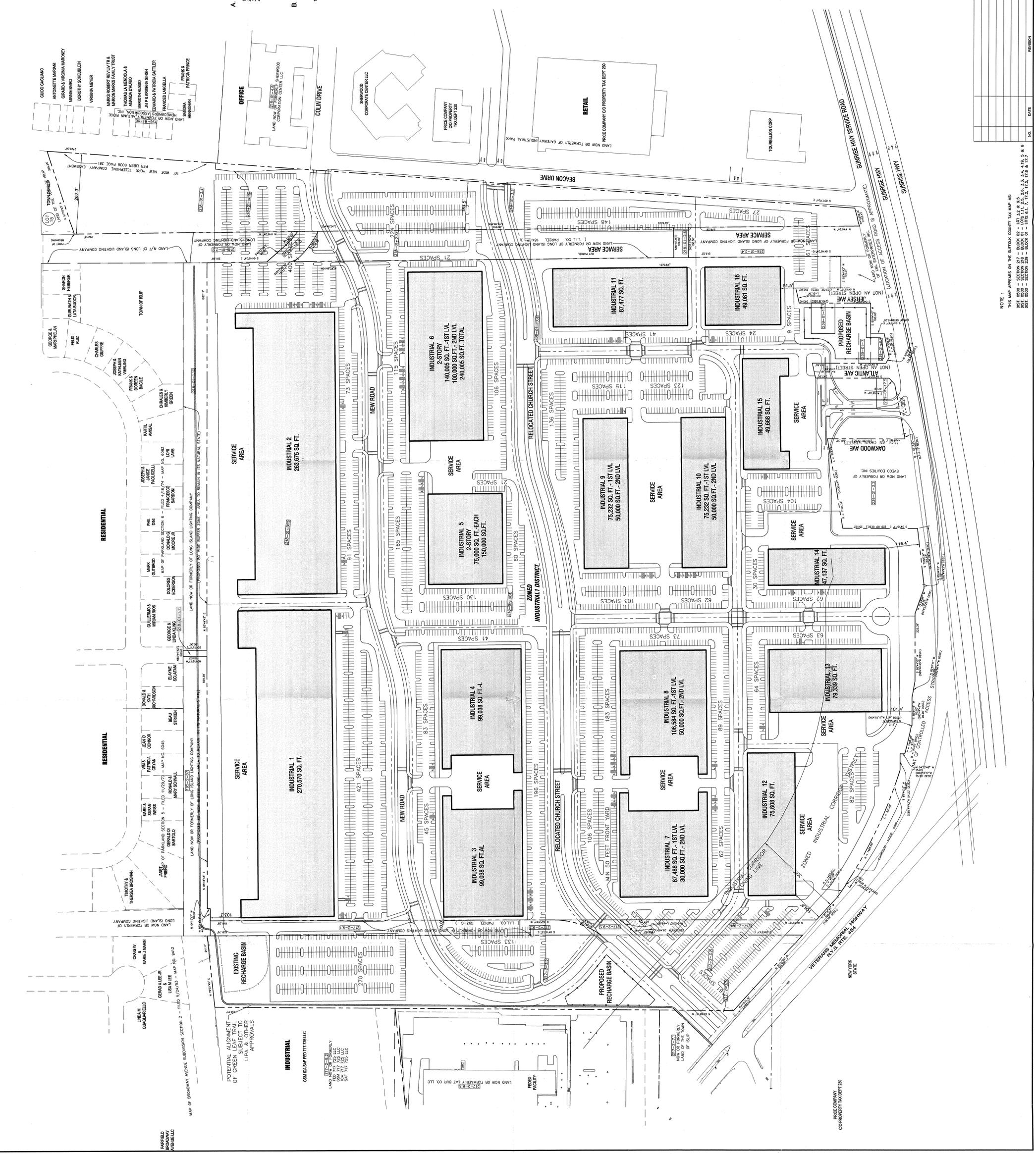


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# APPENDIX R



- A. OVERALL PROJECT AREA**
- 1) SEROTA PROPERTY = 135.744 ACRES
  - 2) 1/4 SECTION 27 = 7.245 ACRES
  - 3) 1/4 SECTION 28 = 7.245 ACRES
  - 4) 1/4 SECTION 29 = 7.245 ACRES
  - TOTAL PROJECT AREA = 143.111 ACRES
- B. PROPOSED AS OF RIGHT INDUSTRIAL DEVELOPMENT**
- 1) INDUSTRIAL DISTRICT SITE AREA = 135.744 ACRES (100.009)
- C. ZONING INFORMATION CHART**
- | REQUIREMENT  | REQUIREMENT                                  |
|--|--|
| MINIMUM LOT AREA                                       | 20,000 SQ. FT.                               |
| MINIMUM FLOOR AREA RATIO (F.A.R.)                      | 0.35   |
| MINIMUM BUILDING HEIGHT                                | 46 FT. (34 FT. MAXIMUM)                      |
| MINIMUM FRONT YARD SETBACK (SUNRISE HIGHWAY)           | 59,130.00 SQ. FT.                            |
| MINIMUM FRONT YARD SETBACK (VETERANS MEMORIAL HIGHWAY) | 60 FT.                                       |
| MINIMUM REAR YARD SETBACK (VETERANS MEMORIAL HIGHWAY)  | 101.4 FT.                                    |
| MINIMUM REAR YARD SETBACK (SUNRISE HIGHWAY)            | 45 FT.                                       |
| MINIMUM SIDE YARD SETBACK (VETERANS MEMORIAL HIGHWAY)  | 25 FT.                                       |
| MINIMUM SIDE YARD SETBACK (SUNRISE HIGHWAY)            | 103.3 SQ. FT.                                |
| MINIMUM SIDE YARD SETBACK (VETERANS MEMORIAL HIGHWAY)  | 100 FT.                                      |
| MINIMUM SIDE YARD SETBACK (SUNRISE HIGHWAY)            | 100 FT.                                      |
| MINIMUM SIDE YARD SETBACK (VETERANS MEMORIAL HIGHWAY)  | 20% (1,176,167 S.F.) 21,322 (1,280,817 S.F.) |
| MINIMUM SIDE YARD SETBACK (SUNRISE HIGHWAY)            |  |
- D. PARKING CALCULATIONS**
- 1) INDUSTRIAL: 1.0 SPACE/500 SQ. FT. OF GROSS FLOOR AREA
  - 2) RETAIL: 1.0 SPACE/200 SQ. FT. OF GROSS FLOOR AREA
  - 3) OFFICE: 1.0 SPACE/1,000 SQ. FT. OF GROSS FLOOR AREA
  - 4) SERVICE AREA: 1.0 SPACE/1,000 SQ. FT. OF GROSS FLOOR AREA
  - 5) RECHARGE BASIN: 1.0 SPACE/1,000 SQ. FT. OF GROSS FLOOR AREA
  - 6) TOTAL: 2,035,172 + 0.85 + (2,035,172 x 0.15) = 2,441,988 SPACES
  - 7) PROVIDED: 2,462 SPACES



**APPLICANT:**  
SEROTA DEVELOPMENT GROUP  
70 EAST SUNRISE HIGHWAY  
SUITE 610  
MIDDLEBURY, NEW YORK 14851  
PHONE: (516) 561-9900

**PLANNER:**  
GREENBERG FARBROW  
44 WEST 28TH STREET  
16TH FLOOR  
NEW YORK, NY 10001  
PHONE: (212) 725-9530

**AS OF RIGHT CONCEPTUAL PLAN**

**ISLIP PINES**

**TOWN OF ISLIP, NEW YORK**

**IBOWNE GROUP**  
235 East Jericho Turnpike  
Great Neck, NY 11021  
Phone: 516-746-2350 FAX: 516-746-2351  
www.ibownegroup.com

**SCALE:** 1"=100'

**DATE:** JANUARY 17, 2011

**CHECKED BY:** [Signature]

**DRAWN BY:** [Signature]

**PROJECT NO.:** 11083138

**DWG. AR-1**

NOTE: THIS MAP APPEARS ON THE SUFFOLK COUNTY TAX MAP AS DIST. 0500 - SECTION 27 - BLOCK 09 - LOT 3, 4 & 5 DIST. 0500 - SECTION 28 - BLOCK 01 - LOTS 1, 2, 3, 4, 5, 6 & 7 DIST. 0500 - SECTION 29 - BLOCK 01 - LOTS 1, 2, 3, 4, 5, 6 & 7



