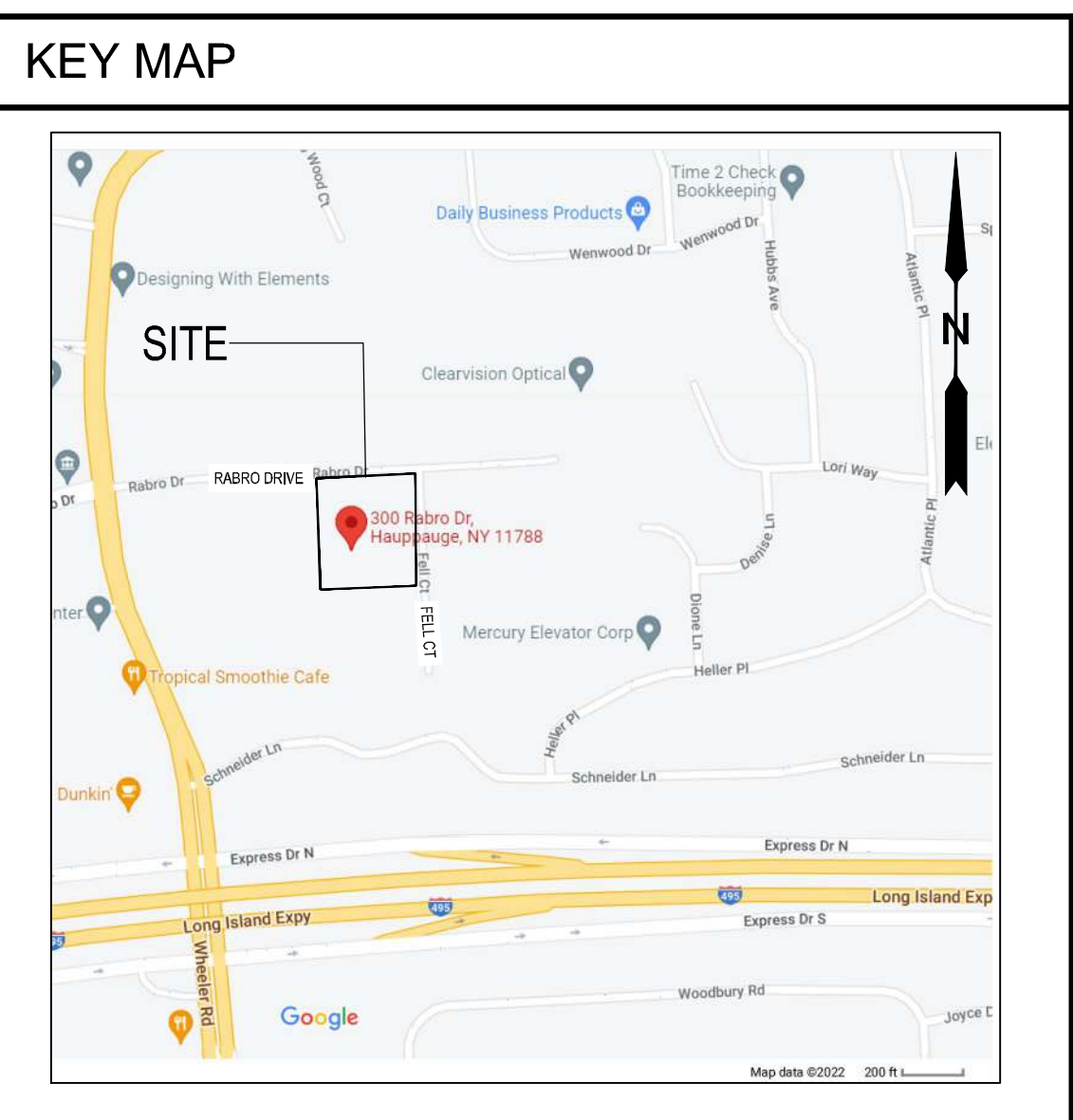
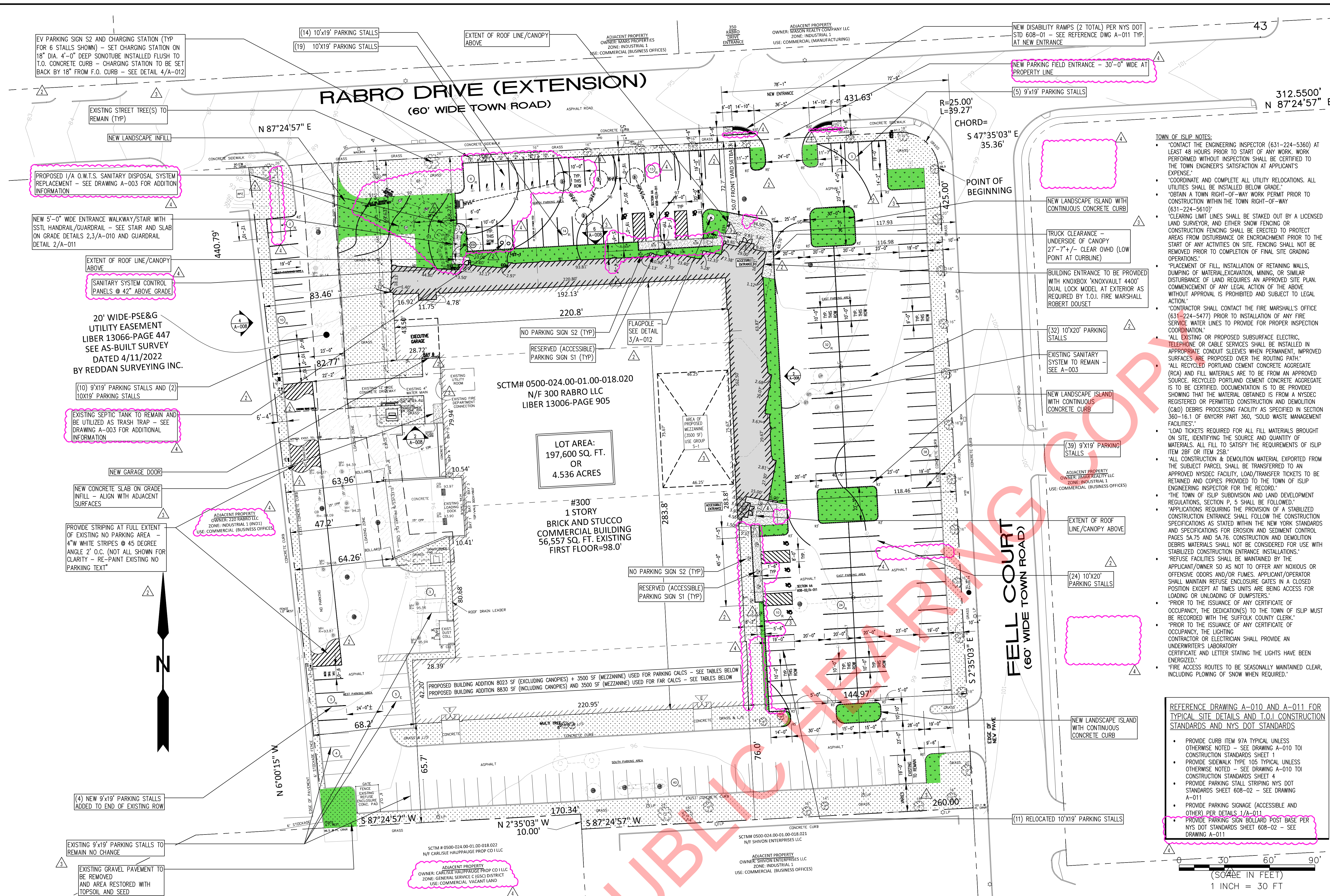


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



- ### GENERAL SITE NOTES
- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF ISLIP N.Y. PLANNING BOARD SUBDIVISION REGULATIONS/SITE IMPROVEMENT SPECIFICATIONS.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP N.Y. RIGHT-OF-WAY, THE APPLICANT/OWNER/CONTRACTOR/DEVELOPER MUST OBTAIN A WORK PERMIT FROM THE HIGHWAY DEPARTMENT.
 - ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/DEVELOPER/OWNER.
 - ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND/OR TRANSPORTATION PLANNING.
 - ALL HANDICAP RAMP, PARKING SPACES AND ACCESS AISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICHANSI A117.1-2003 STANDARDS.
 - REFER TO STANDARD DETAILS SHEET A-011 FOR TYPICAL SITE DETAILS AND PARKING SPACE SIGNAGE.
 - ALL SIDEWALKS, CURBS AND PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED IN KIND BY COORDINATION WITH CURRENT TOWN OF ISLIP N.Y. STDS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL ON SITE IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION CONTROL AND SEDIMENT CONTROL TO PROTECT ADJACENT PROPERTIES FROM LOOSE DEBRIS AND SEDIMENT RUNOFF.

- ### LEGEND
- INDICATES EXISTING LAWN/LANDSCAPED AREA TO REMAIN (PERVIOUS SURFACES)
 - NEW LAWN/LANDSCAPED AREA
 - INDICATES BUILDING(S) TO REMAIN
 - INDICATES HARDSCAPE AND/OR LANDSCAPE TO BE REMOVED IN PREPARATION FOR NEW CONSTRUCTION - WHERE SHADED INDICATES T.O.I. CONSTRUCTION ADDITION - SEE REMOVALS PLAN FOR SITE SPECIFIC REMOVAL NOTES
 - INDICATES PROPOSED ADDITION
 - NEW ASPHALT PAVING
 - NEW HARDSCAPE (TYPE AS NOTED)
 - NUMBER OF PARKING SPACES
 - TYPE OF PARKING SPACE
 - PROPERTY LINE
 - SETBACK LINE
 - BUILDING ENTRANCE/EXIT DOOR(S)
 - NEW CURB
 - WATER
 - SANITARY
 - ELECTRICAL
 - GAS
 - SANITARY
 - DRYWELL
 - CATCH BASIN
 - EXISTING GRADE CONTOUR
 - PROPOSED GRADE CONTOUR

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APPLICANT:
300 RABRO LLC
25 Andrea Road
HOLBROOK, NY 11741
REPRESENTATIVE: MARK FOSTER
CONTACT INFO: 516-318-3220; mark@nrdcontracting.com

PROJECT:
300 RABRO LLC
Building Addition
300 RABRO DRIVE
HAPPAUGE, NY 11788
SCTM # MAP 500, SECTION 24, BLOCK 1, LOT 18,20
OWNER: 300 Rabro LLC 25 Andrea Rd Holbrook, NY 11741

TITLE:
SITE PLAN

STAMP: [Professional Engineer Seal] DATE: **9-30-2022**
JOB #: **21-50**
DRAWN BY: **PG**
SCALE: **1" = 30'-0"**
DRAWING NO.: **A-002**

SITE PLAN APPLICATION No.: **SP 2023-001** SHEET: **3 OF 13**
SCTM # MAP 500, SECTION 24, BLOCK 1, LOT 18,20
RESERVED FOR T.O.I. STAMPS:

PARKING REQUIREMENTS AND CALCULATIONS

SUBJECT	CODE REFERENCE	PERMITTED/REQUIRED	EXISTING	PROPOSED	NOTES
STANDARD PARKING STALL	VI-L-7.1	9'W x 19'L W/23' AISLE 10'W x 19'L W/20' AISLE (LENGTH TO BE 20' WHERE HEAD TO HEAD)	SEE PLAN	VARIES PER AISLE - SEE PLAN	-
MIN. AISLE WIDTH	VI-L-7.1	23' TWO WAY, 20' @ 10'W x 20'L MIN.	SEE PLAN	VARIES PER AISLE - SEE PLAN	-
ISLAND RETURN AT END OF ROWS	VI-L-7.2	15'L x 6'W MIN.	SEE PLAN	SEE PLAN FOR DIM.	-
MIN. NUMBER OF PARKING SPACES	68-408A, APPENDIX E	222 (SEE CALCULATIONS)	234	205	17 SPACES < REQ'D
MIN. NO. OF HANDICAP PARKING SPACES	NYS BC TABLE 1106.1	201-300 TOTAL SPACES MIN. 7 ACCESSIBLE	8	8	1 SPACE > REQ'D

PARKING NOTES:
PER APPENDIX E T.O.I. SLDL REGULATIONS AMENDED JUNE 2020 TABLE OF MINIMUM REQUIRED PARKING SPACES THE FOLLOWING CATEGORIES APPLY:
USE OR USE CATEGORY UNIT OF MEASUREMENT ADDITIONAL REQUIREMENT
PROFESSIONAL OFFICES AND OFFICE BUILDINGS 1 PER 200 SF OF GFA NOT LESS THAN 8 SPACES
MANUFACTURING/WAREHOUSE (INCLUDING MEZZANINE) 1 PER 1000 SF OF GFA A MINIMUM OF 15% GFA MUST BE COMPUTED AS OFFICE SPACE AT 1 PER 200 SF (NOTE: 15% GFA MIN. OFFICE ALLOTMENT IS NOT REQUIRED WHERE THE MANUFACTURING/WAREHOUSE SPACE IS NOT A SEPARATE TENANCY - SEE CALCS)

TOTAL GSF (EXCLUDING CANOPIES):
PROFESSIONAL OFFICE: TENANT ONE 23,649 + TENANT TWO 14,780 = 38,429 TOTAL PROFESSIONAL OFFICE
MANUFACTURING SPACE: TENANT ONE (26,201) + 3500 SF MEZZ. = 29,701 TOTAL MANUFACTURING SPACE
NOTE: MANUFACTURING SPACE IS PART OF TENANT ONE AND NOT A SEPARATE TENANCY

CALCULATIONS:
PARKING STALLS REQUIRED FOR OFFICE SPACE: 38,429 SF (1 STALL/200 SF) = 192 STALLS
PARKING STALLS REQUIRED FOR MANU. SPACE: 29,701 SF (1 STALL/1000 SF) = 30 STALLS
TOTAL PARKING REQUIRED: 222 STALLS

NUMBER OF STALLS TO BE PROVIDED ON SITE (EXISTING, RE-STRIPED AND/OR RELOCATED): 205 STALLS
NUMBER OF EVCS STALLS TO BE PROVIDED ON SITE STALLS: 6 STALLS
TOTAL STALLS ON SITE: 211 STALLS

GROSS FLOOR AREA AND FAR CALCULATIONS:

EXISTING GFA PER AS-BUILT SURVEY: 56,557 SF
PROPOSED SINGLE STORY ADDITION: 8,830 SF
PROPOSED MEZZANINE: 3,500 SF
EXISTING LOT AREA: 197,600 SF

PROPOSED GROSS FLOOR AREA: 56,557 + 8830 + 3500 = 68,887 / 197,600 = FAR .35
TOTAL FAR: .35
35% MAX. PERMITTED COMPLIES

MINIMUM LANDSCAPE CALCULATIONS:

EXISTING SITE (PER A.S. SURVEY): 197,600 SF
MINIMUM LANDSCAPE AREA: 197,600 (20%) = 39,520 SF
MINIMUM FRONT YARD AREA: 39,520 (50%) = 19,760 SF

BUSINESSES/TYPES/STAFFING COUNT

Tenant One 300 Rabro LLC Companies - General Contracting, Construction Management, Contract Furnishings/Custom Millwork, FABRICATION (VRO Contracting, Certified Interiors)
Number employees: 52 Total
Hours of operation - Business/Office Staff: 9-5pm
Hours of operation - Manufacturing/Support Staff: 8-5pm
- TENANT TWO (VACANT SPACE) -
Hours of operation - Business/Office Staff 9-5pm
Number of employees: 52 TOTAL
* based on number of actual offices in plan

SITE DATA TABLE

PROJECT LOCATION: 300 RABRO DRIVE, HAPPAUGE, NY, 11788
ZONE: INDUSTRIAL 1 DISTRICT
USE: MIXED USE - OFFICE, WAREHOUSE (PERMITTED USE PER 68-338A&338B) (NO CHANGE TO EXISTING)
LOT AREA: 197,600 SF OR 4.536 ACRES (PER AS-BUILT SURVEY)
REFERENCE: AS BUILT SITE SURVEY BY REDDAN SURVEYING INC. - SURVEYED 1-1-22 REVISION 1 DATED 6/5/23

BULK REQUIREMENTS

SUBJECT	CODE REFERENCE	PERMITTED/REQUIRED	EXISTING	PROPOSED	NOTES
MIN. LOT AREA	68-345	20,000 SF	197,600 SF (4.536 ACRES)	-	-
MIN. LOT WIDTH	68-346	100'-0"	440'-0"	440'-0"	-
MIN. FRONT YARD	68-347	50'-0"	89.3' @ NW CRNR BLDG - RABRO DRIVE	72.7' @ NE CRNR BLDG - RABRO DRIVE 68.23' @ NW CRNR - ENTRY CANOPY	-
MIN. SIDE YARD	68-348	10'-0"	68.2' @ SW CORNER OF BUILDING 63.96' @ LOADING DOCK WALL	NO CHANGE	-
MIN. REAR YARD	68-349	25'-0"	47.2' @ LOADING ZONE	NO CHANGE	-
GROSS FLOOR AREA (GFA)	68-3	SEE BELOW FOR FAR	56,557 SF	SEE BELOW FOR FAR	SEE AS BUILT SURVEY REV. 1 DATED 6/5/23
FLOOR AREA RATIO (FAR)	68-344	0.35 MAX.	0.29	0.35	COMPLIES, SEE CALCS
FLOOR AREA RATIO (FAR)	68-344	0.10 MAX.	NO EXISTING	0.10	COMPLIES, SEE CALCS
MAX. BUILDING HEIGHT	68-343	60' OR 4 STORIES	1 STORY (21'-11")	1 STORY (30'-8" AT HIGH POINT)	30'-8"
MIN. LANDSCAPE AREA	VI-Q-3.1	20% (197,600 SF) = 39,520 SF	36,855 SF	18.05% (35,668 SF COVERAGE) THIS 35668/39520 = 9.75% AREA DEFICIENCY	SEE A-004 FOR AREA DIAGRAM AND CALCS.
MIN. LANDSCAPE AREA - FRONT YARD	VI-Q-3.1	50% OF REQUIRED	24,530 SF	114,068 (22,539 SF COVERAGE) THIS 22539/19760 = 14.06% AREA SURPLUS	SEE A-004 FOR AREA DIAGRAM AND CALCS.