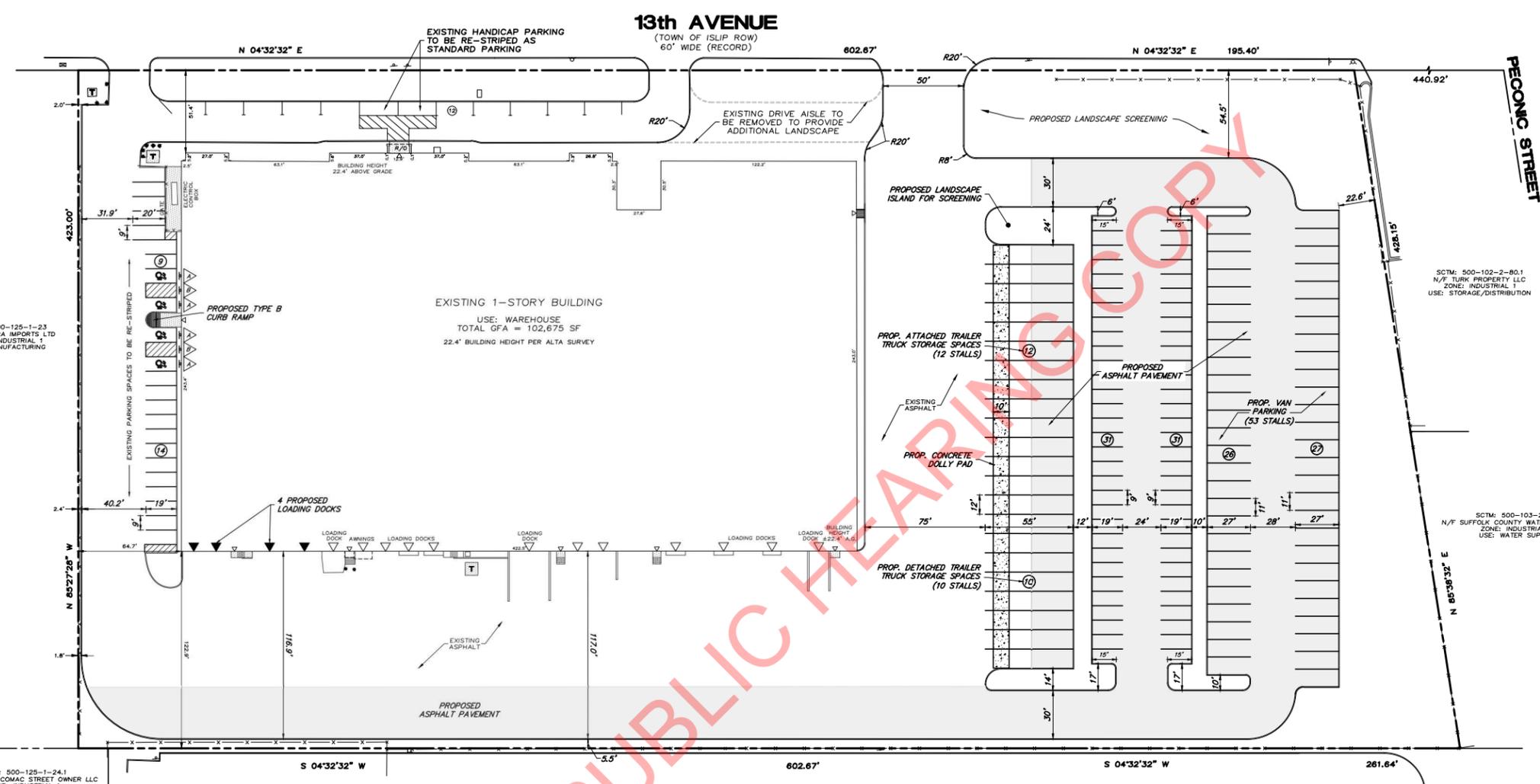


KEY MAP
SCALE: 1"=400'



SITE DATA

OWNER/APPLICANT AG-MRA 195 13TH AVENUE, LLC
245 PARK AVENUE, 24TH FLOOR
NEW YORK, NY 10022
(212) 350-3701

SITE AREA 351,593 SF (8.07 AC)

CURRENT ZONING INDUSTRIAL 1

EXISTING USE WAREHOUSE

BUILDING AREA 102,675 SF

PER CODE (INDUSTRIAL 1) PROVIDED

MIN. LOT AREA 20,000 SF 351,593 SF (8.07 AC)

MIN. LOT WIDTH 100' 798'

MIN. FRONT YARD SETBACK 50' 51.4'

MIN. SIDE YARD SETBACK 10' 64.7'

MIN. REAR YARD SETBACK 25' 122.9'

MAX. BUILDING HEIGHT 60'/4 STORIES 22.4'

MAX. FLOOR AREA RATIO 35% (123,057.55 SF) 29.2% (102,675 SF)
(ADDITIONAL 10% FOR STORAGE ONLY MEZZANINES)

LANDSCAPED AREA 20% (70,318.6 SF) 18.8% (66,413 SF)*
(EXCLUDING REQUIRED BUFFERS)

LANDSCAPING/FRONT YARD 50% OF REQ'D (35,159.3 SF) 38.5% (27,102 SF)*
(EXCLUDING REQUIRED BUFFERS)

* RELAXATION REQUIRED

PARKING DATA

PARKING REQUIRED:

MANUFACTURING/WAREHOUSE: 1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
102,675 SF x 0.85 = 87,273.75 SF/1,000 SF = 87.3 SPACES

OFFICE: 1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
102,675 SF x 0.15 = 15,401.25 SF/200 SF = 77.0 SPACES

PARKING REQUIRED: 165 SPACES

PARKING PROVIDED: 93 STANDARD SPACES
4 HANDICAP SPACES
97 TOTAL SPACES *

ADDITIONAL PARKING PROVIDED: 22 TRAILER TRUCK SPACES
53 VAN SPACES

* RELAXATION REQUIRED

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. LAST DATED DECEMBER 12, 2022.

SCTM: 500-125-1-23
N/F VINIFERA IMPORTS LTD
ZONE: INDUSTRIAL 1
USE: MANUFACTURING

EXISTING 1-STORY BUILDING
USE: WAREHOUSE
TOTAL GFA = 102,675 SF
22.4' BUILDING HEIGHT PER ALTA SURVEY

SCTM: 500-102-2-80.1
N/F TURK PROPERTY LLC
ZONE: INDUSTRIAL 1
USE: STORAGE/DISTRIBUTION

SCTM: 500-103-2-24
N/F SUFFOLK COUNTY WATER AUTHORITY
ZONE: INDUSTRIAL 1
USE: WATER SUPPLY

SCTM: 500-125-1-24.1
N/F 101-125 COMAC STREET OWNER LLC
ZONE: INDUSTRIAL 1
USE: OFFICE

SCTM: 500-103-2-22.2
N/F 2060 9TH AVENUE, LLC
ZONE: INDUSTRIAL 1
USE: STORAGE/DISTRIBUTION

LEGEND

	EXISTING	PROPOSED
BUILDING	[Solid Grey Box]	[Solid Grey Box]
CURB	[Dashed Line]	[Dashed Line]
CONCRETE	[Stippled Box]	[Stippled Box]
PAVEMENT	[Horizontal Lines]	[Horizontal Lines]
RETAINING WALL	[Vertical Line]	[Vertical Line]
PARKING COUNT	[Circle with Number]	[Circle with Number]
ACCESSIBLE PARKING	[Circle with Wheelchair]	[Circle with Wheelchair]
BUILDING ENTRANCE	[Inverted Triangle]	[Inverted Triangle]
OVERHEAD DOOR	[Triangle]	[Triangle]
SIGN	[Square]	[Square]
CHAIN LINK FENCE	[X-Line]	[X-Line]
HANDICAP RAMP - TYPE B	[Square]	[Square]
TRANSFORMER	[Square]	[Square]
HYDRANT	[Circle]	[Circle]
BOLLARD	[Circle]	[Circle]

SIGN KEY

RESERVED PARKING (R7-B)

NO PARKING ANY TIME (R7-1)

GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

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.

Date: 4/4/23	By: LZ	Shift: SHIFT PARKING LOT	Revision:
Designed by: LZ/AS	Drafted by: LZ	Checked by: AS	

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t 631.435.1111 f 631.435.1022
www.bbvp.com

Tax Map No.: DISTRICT 500 SECTION 103 BLOCK 2 LOT 26.1

PARKING LOT EXPANSION
EXISTING WAREHOUSE
195 13TH AVE, RONKONKOMA
TOWN OF ISLIP SUFFOLK COUNTY, NY

CONCEPT PLAN

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

Date: FEBRUARY 10, 2023 Scale: 1" = 40' Project No: A200046A Sheet No: 1 of 1 © 2023 BBV PC