



**LEGEND**

- PROPOSED CONCRETE WALK
- PROPOSED REINFORCED CONCRETE LOADING AREA
- PROPOSED STANDARD DUTY ON-SITE PAVEMENT
- PROPOSED HEAVY DUTY ON-SITE PAVEMENT
- PROPOSED STANDARD DUTY OFF-SITE PAVEMENT

**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 UTILITIES 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 WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**SITE DATA**

EXISTING PARCEL AREA: 468,108 S.F. (10.75 Ac.)  
 DISTURBED AREA: 428,750.00 (9.84 Ac.)  
 EXISTING USE: VACANT  
 PROPOSED FOOTPRINT: 172,622 S.F.  
 PROPOSED LOT COVERAGE: (172,622/468,108) = 36.88%  
 PROPOSED OFFICE MEZZANINE: 7,317 S.F.  
 PROPOSED STORAGE MEZZANINE: 21,280 S.F.  
 PROPOSED GROSS FLOOR AREA (GFA): 179,939 S.F. (NOT INCL. STORAGE MEZZ.)  
 PROPOSED FLOOR AREA RATIO (FAR): (179,939/468,108) = 38.44%  
 PROPOSED GROSS FLOOR AREA (GFA): 201,219 S.F. (W/ STORAGE MEZZ.)  
 PROPOSED FLOOR AREA RATIO (FAR): (201,219/468,108) = 42.99% (W/ STORAGE MEZZ.)  
 PROPOSED USE: WAREHOUSE  
 EXISTING ZONE: INDUSTRIAL 1  
 S.C.T.M.: DISTRICT 0500, SECTION 181, BLOCK 03, LOT 52.7  
 DATUM: NAVD 1988

**LOT COVERAGE**

PROPOSED BUILDING AREA: 172,622.00 S.F. = 36.88%  
 PROPOSED LANDSCAPE AREA: 94,259.85 S.F. = 20.13%  
 PROPOSED IMPERVIOUS AREA: 201,226.15 S.F. = 42.99%  
 TOTAL SITE AREA: 468,108.00 S.F. = 100.00%

**LANDSCAPE CALCULATIONS**

**REQUIRED LANDSCAPING**

TOTAL AREA: = 468,108 SF  
 TOTAL REQUIRED LANDSCAPING (20% MIN.): = 93,622 SF  
 (0.20 X 468,108 SF)  
 REQUIRED FRONT YARD LANDSCAPING (50% OF REQUIRED): = 46,811 SF  
 (0.50 X 93,622 SF)

**LANDSCAPING PROVIDED**

TOTAL LANDSCAPE AREA: = 94,259.85 SF > 93,622 SF  
 FRONT YARD LANDSCAPE: = 55,049 SF > 46,811 SF

NOTE:  
 1. LANDSCAPE AREA INCLUDES AREA RESERVED FOR RECHARGE BASIN (8,354.00 SF).

**ZONING COMPLIANCE (INDUSTRIAL 1)**

§	REQUIRED	PROVIDED
§ 68-343 BUILDING HEIGHT (MAX)	60'	44'
§ 68-344.A FLOOR AREA RATIO (FAR - MAX)	35%	38.46% [V1]
§ 68-344.A FAR FOR DRY STORAGE MEZZ. (MAX)	9.82%	10%
§ 68-347.A FRONT YARD (MIN)	50'	159.8'
§ 68-349 REAR YARD (MIN)	25'	89.1'
§ 68-348.A SIDE YARD (MIN)	10'	60.7'
§ 68-348.A RESIDENTIAL BUFFER ZONE	25'	N/A

**PARKING CALCULATIONS**

**PARKING REQUIRED**

OFFICE: 179,939 X 15% = 26,990.85 @ 1 STALL / 200 S.F. = 135 STALLS  
 WAREHOUSE: 179,939 X 85% = 152,948.15 @ 1 STALL / 1,000 S.F. = 153 STALLS  
 STORAGE MEZZANINE: 21,280 @ 1 STALL / 1,000 S.F. = 22 STALLS  
 TOTAL STALLS REQUIRED = 310 STALLS

**PARKING PROVIDED**

PAVED STALLS PROVIDED = 270 STALLS  
 TOTAL STALLS PROVIDED (INCLUDING 8 HC STALLS) = 270 STALLS [W1]

**SCHEDULE OF SIGNS**

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8	R7-8P	12'x18'
2	NO PARKING	R8-3a		12'x18'
3	STOP SIGN	R1-1		30"

**RELIEF REQUIRED**

\* [V1] BOARD OF APPEALS VARIANCE REQUIRED FOR FAR > 35%, 38.46% PROVIDED. (§ 68-344.A)

\* [W1] PLANNING BOARD WAIVER REQUIRED FOR 40 STALLS (40 STALLS/12.91% RELAXATION) (SOLD'R'S L. 7.5§ 68-344.A)

\* [W2] PLANNING BOARD WAIVER REQUIRED FOR LOADING BAYS/DOCKS IN FRONT YARD AREAS AND SCREENING FROM VIEW (SOLD'R'S N. 13)

\* [W3] PLANNING BOARD WAIVER REQUIRED TO ELIMINATE DUMPSTER ENCLOSURES (SOLD'R'S K. 4 AND TC5064 3.b.1.)

1. REVISE PER TOWN COMMENTS 4-14-21 SC

No. REVISION DESCRIPTION DATE BY

T.O.I. REF.# SP 2021-018

**ALIGNMENT PLAN**

40 HAROLD COURT  
 (AKA 55 PARADISE LANE)

SITUATED IN  
 BAY SHORE  
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 181, BLOCK 03, LOT 52.7

**R&M ENGINEERING**

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DWN. BY: SD CHKD. BY: CWR SCALE: 1" = 60' SHEET: SP-2  
 DATE: 02-02-21 DATE: 02-02-21 JOB No.: 2017-065

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.

Drawing Name: PA\_2017\_Plan\_2017-065 (R&M) Site Plan\_2021-018-14 Site Plan (2017-065).dwg Last Modified: Jun 09, 2021 - 5:46pm Plotted on: Jun 10, 2021 - 1:56pm by abing