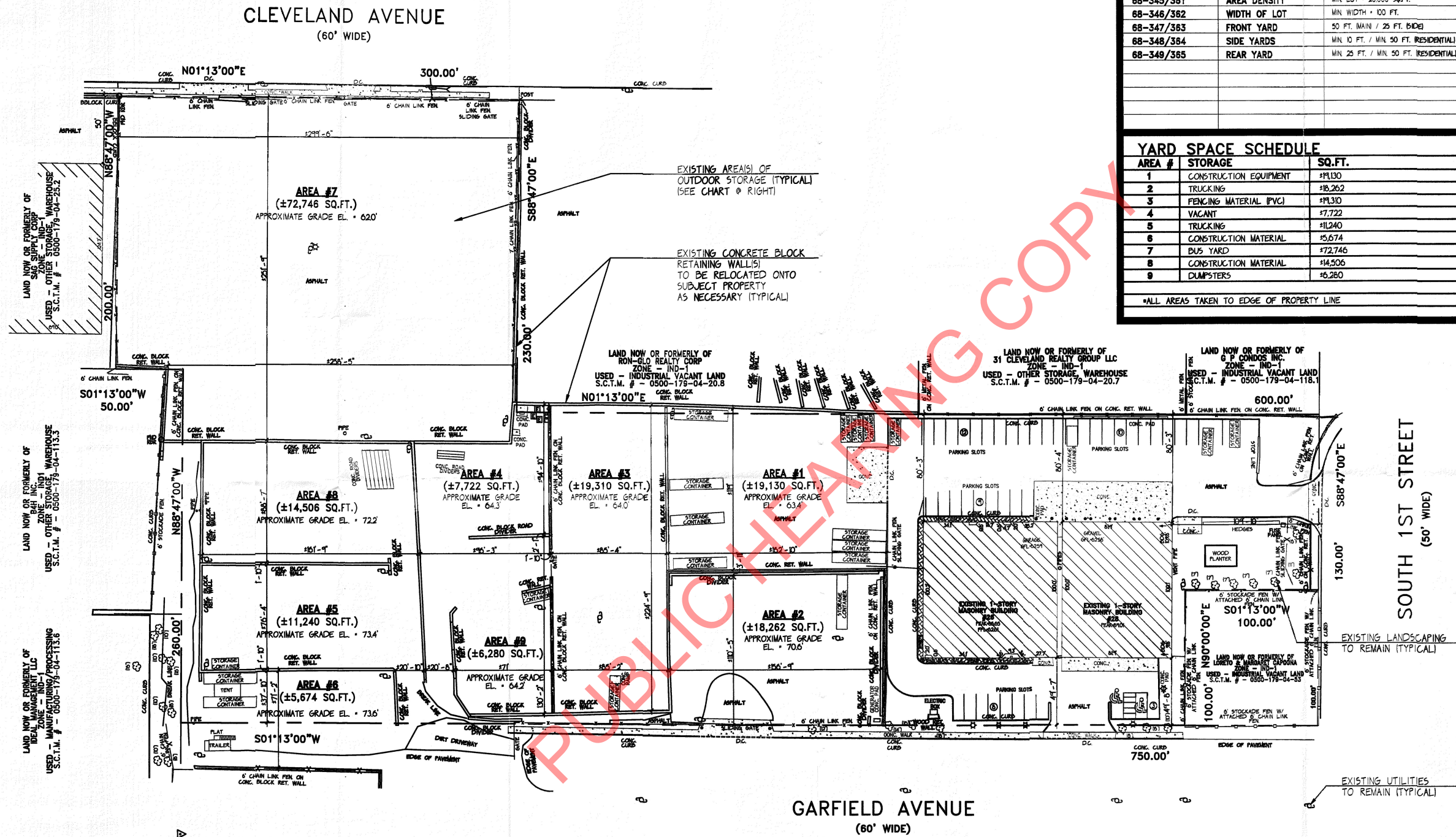


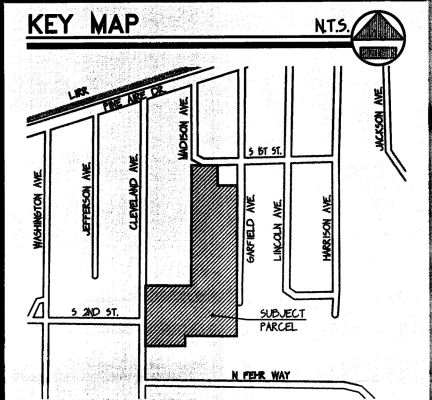


ZONING DATA				
SECTION 68-337 - INDUSTRIAL-1 + SECTION 68-353 - INDUSTRIAL-2				
SECTION	TITLE	REQUIRED (INDUSTRIAL-1)	REQUIRED (INDUSTRIAL-2)	PROPOSED
68-340/354	PERMITTED USES	(1) OFFICE, INCLUDING MEDICAL OFFICE (2) MANUFACTURING AND WAREHOUSE USES	ANY LAWFUL PERMITTED PURPOSE, UNLESS PROHIBITED HEREIN.	EXISTING INDUSTRIAL BUILDING(S) TO REMAIN
68-340.1356.1/	SPECIAL PERMIT - PB		(D) AUTOMOBILE PARKING FIELD	
68-343/359	HEIGHT	60 FT.	60 FT.	± 25.7 FT.
68-344/360	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.35 (35%)	FAR NOT TO EXCEED 0.35 (35%)	FAR - 7.2%
68-345/361	AREA DENSITY	MIN. LOT - 20,000 SQ.FT.	MIN. LOT - 20,000 SQ.FT.	SITE AREA - ± 253,000 SQ.FT.
68-346/362	WIDTH OF LOT	MIN. WIDTH - 100 FT.	MIN. WIDTH - 75 FT.	WIDTH - MIN. ± 1300 FT.
68-347/363	FRONT YARD	50 FT. MAIN / 25 FT. SIDE	50 FT. MAIN / 25 FT. SIDE	1015 FT. ± 5. BT. ST. / SEE PLAN
68-348/364	SIDE YARDS	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 415 FT. / SEE PLAN
68-349/365	REAR YARD	MIN. 25 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 554.3 FT. / SEE PLAN

YARD SPACE SCHEDULE		
AREA #	STORAGE	SQ.FT.
1	CONSTRUCTION EQUIPMENT	±1130
2	TRUCKING	±18,262
3	FENCING MATERIAL (PVC)	±1130
4	VACANT	±7,722
5	TRUCKING	±12,400
6	CONSTRUCTION MATERIAL	±5,674
7	BUS YARD	±72,746
8	CONSTRUCTION MATERIAL	±14,506
9	DUMPSTERS	±6,280

*ALL AREAS TAKEN TO EDGE OF PROPERTY LINE

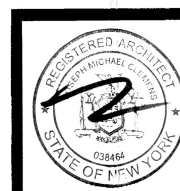
PROPERTY OWNER	
GARFIELD PROPERTIES INC. 26 GARFIELD AVE. DAY SHORE, NEW YORK 11706	



SITE DATA	
AREA OF SITE	5.808 ACRES (253,000 SQ.FT.)
ZONING	PROPOSED INDUSTRIAL-2
INTENDED USE	INDUSTRIAL
EXISTING BUILDING AREA	
BUILDING #26	±10,054 SQ.FT. (4.0%)
BUILDING #28	±8,196 SQ.FT. (3.2%)
TOTAL BUILDING AREA	±18,250 SQ.FT. (7.2%)
PAVING AREA	±223,300 SQ.FT. (88.3%)
TOTAL LANDSCAPE AREA	±11,450 SQ.FT. (4.5%)

PARKING	
PARKING REQUIRED	
26 GARFIELD	
OFFICE - 10,054 X 15 / 200	7.5 SPACES
WAREHOUSE - 10,054 X 85 / 1000	8.6 SPACES
28 GARFIELD	
OFFICE - 8,196 X 15 / 200	6.2 SPACES
WAREHOUSE - 8,196 X 85 / 1000	7.0 SPACES
PARKING REQUIRED -	29.3 SPACES
PARKING PROVIDED -	42 CAR SPACES (INCLUDING 2 H.C. SPACES)

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.



26-28 GARFIELD AVENUE
26-28 GARFIELD AVE., DAY SHORE, NY 11706
S.C.T.M.# 0500-179-04-119.001
▲ GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 2071
DATE 01/03/24
DRAWN DEC.
CHKD JMC.
SK1A