



# RABRO DRIVE (TOWN OF ISLIP -60')

R=25.00  
L=39.27'

LEGEND	
EXISTING	PROPOSED

OWNER: KEM MANAGEMENT CORP  
ZONE: INDUSTRIAL 1  
USE: COMMERCIAL

LOADING ZONE

1 STORY  
BRICK AND STUCCO  
COMMERCIAL BUILDING  
FF ELV=97.7'

NO PARKING

FELL COURT  
(TOWN OF ISLIP -60')

OWNER: JUNE REALTY LLC  
ZONE: INDUSTRIAL 1  
USE: COMMERCIAL



## SITE LOCATION MAP

N.T.S.

Google Image  
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## SITE PLAN NOTES

- THE GENERAL NOTES ON THE COVER SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ON THE COVER SHEET ARE REFERENCED HEREIN AND ARE TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE HIS FAMILIARITY WITH ALL THE GENERAL NOTES AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- UNSATURABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED & DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
- ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
- CONTRACTOR SHALL REFER TO STANDARD DETAIL SHEET FOR ITEMS DESIGNATED AS "FOR DETAILS & SPECIFICATIONS".
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- MAINTENANCE OF EXISTING HANDICAP STALLS ACCEPTED PER DISCUSSION WITH VRD CONTRACTING INC. AND TOWN OF ISLIP.

## TOWN OF ISLIP NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN TOWN RIGHT OF WAY (631-224-5610).
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
- PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
- ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE. IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28S.
- ALL CONSTRUCTION & DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FUMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
- ALL EXISTING DAMAGED CURBS TO BE REPLACED/REPAIRED TO THE TOWN OF ISLIP ENGINEERING INSPECTORS SATISFACTION.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT  
PURPOSES ONLY

SITE PLAN # SP2019-036R2  
HEALTH DEP. REF. # N/A

## ZONING TABLE

ZONE: INDUSTRIAL 1 DISTRICT  
USE: MIXED USE: OFFICE + WAREHOUSE (PERMITTED USE PER §68-338A-338B)

## APPLICANT INFORMATION

OWNER:	300 RABRO LLC 300 RABRO DRIVE HAUPPAUGE, NY, 11788
APPLICANT:	300 RABRO LLC 300 RABRO DRIVE HAUPPAUGE, NY, 11788

## BULK REQUIREMENTS

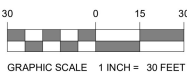
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA DEDICATED TO USE	§ 68-345	20,000 SF	186,623 SF (4.28 AC)
MIN. LOT WIDTH	§ 68-346	100'	440'
MIN. FRONT YARD	§ 68-347	50'	89.2' (EXIST. BLDG @ RABRO DRIVE) 144' (EXIST. BLDG @ FELL COURT)
MIN. SIDE YARD	§ 68-348	10'	47.2' (LOADING DOCK)
MIN. REAR YARD	§ 68-349	25'	65.4' (EXIST. BLDG)
MAX. BUILDING HEIGHT	§ 68-343	60' OR 4 STORIES	1 STORY (EXIST.)
MAX. FAR	§ 68-344	0.35	0.31
MIN. LANDSCAPE AREA (EXCLUDING BUFFER)	§ VI-Q-3.1	20% (37,324.6 SF)	19.9% (35,825.5 SF)
MIN. LANDSCAPE AREA AT FRONT YARD	§ VI-Q-3.1	50% OF REQUIRED (18,662.3 SF)	23,422 SF (62%)
		EXISTING NONCONFORMANCE	

## PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ VI-L-7.1	9' x 19'	9' x 19' (EXIST.)
MIN. AISLE WIDTH	§ VI-L-7.1	22' (TWO-WAY) (ONE WAY TO BE DETERMINED BY PLANNING BOARD)	423' (EXIST.)
MIN. LOADING SETBACK	§ VI-N-13	SHALL NOT BE LOCATED WITHIN FRONT YARD	LOCATED WITHIN SIDE YARD
MIN. NUMBER OF STALLS	§ 68-408A	196	233 (EXIST.)

PROFESSIONAL OFFICES AND OFFICE BUILDINGS/MANUFACTURING WAREHOUSE:  
REQUIRED: 1 STALL PER 200 SF GFA (OFFICE BUILDINGS); 1 STALL PER 600 GFA (MANUFACTURING - 15% OF GFA MUST BE COMPUTED AS OFFICE SPACE)  
OFFICE SPACE = 30,801 SF (64% OF GFA)  
MANUFACTURING SPACE = 24,334 SF  
STALLS REQUIRED FOR OFFICE: 30,801 SF X (1 STALL/2000 SF) = 15.4 STALLS = 15.4 STALLS  
STALLS REQUIRED FOR MANUFACTURING: 24,334 SF X (1 STALL/600SF) = 40.6 STALLS  
TOTAL REQUIRED: 15.4 + 40.6 = 195.1 = 196 STALLS  
TOTAL PROVIDED: 233 STALLS (EXIST.)

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.



GRAPHIC SCALE 1 INCH = 30 FEET

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
LANDSCAPE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	5/11/2019	TOI COMMENTS	DC / EJ
2	3/10/2021	CLIENT COMMENTS	TP / RPB
3	6/10/21	TOWN COMMENTS	ML / MB
4	6/21/21	TOWN COMMENTS	ML / MB
5	8/4/2021	TOI COMMENTS	VM / MB
6	4/11/2022	LANDSCAPE RELAXATION	AS / MB

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

## ISSUED FOR PERMIT



THE ABOVE REFERENCED REGIONS REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THAT REGION. (NYC & L.L. 1-800-272-4480)

PROJECT No.:	N18533
DRAWN BY:	DC
CHECKED BY:	JSN
DATE:	01/14/2019
SCALE:	AS SHOWN
CAD I.D.:	N18533-SPP-04

## SITE DEVELOPMENT PLANS FOR

300 RABRO LLC

PROPOSED DEVELOPMENT  
300 RABRO DRIVE  
HAUPPAUGE  
TOWN OF ISLIP  
SUFFOLK COUNTY, NY, 11749  
SCTM #500-24-1-18.20

**BOHLER ENGINEERING**

2929 EXPRESSWAY DRIVE NORTH  
HAUPPAUGE, NY 11749  
Phone: (631) 738-1200  
Fax: (631) 285-6464  
www.BohlerEngineering.com



SHEET TITLE:

## SITE PLAN

SHEET NUMBER:

C-3  
OF 6

REVISION 6 - 4/11/2022