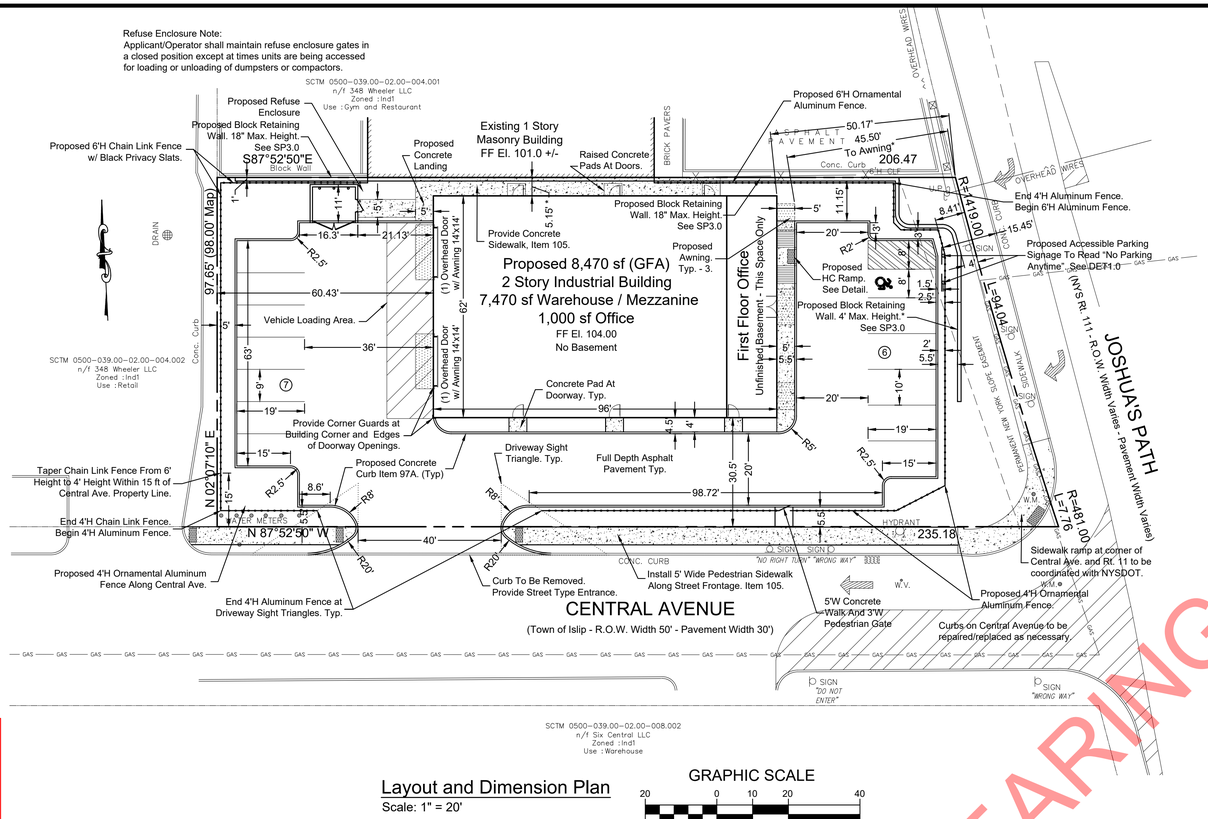
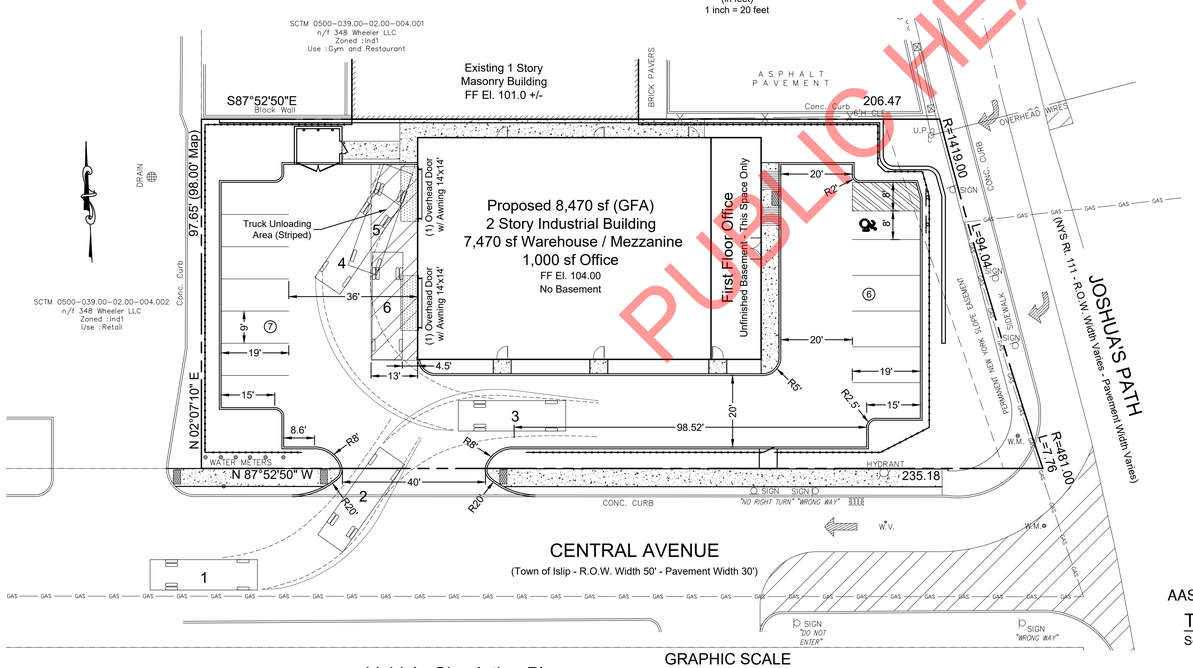


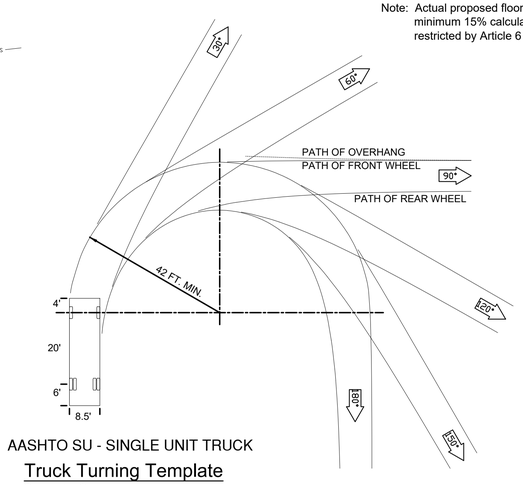
Layout and Dimension Plan

Scale: 1" = 20'



Vehicle Circulation Plan

Scale: 1" = 20'



AASHTO SU - SINGLE UNIT TRUCK

Truck Turning Template

Scale: NTS

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.

Town of Islip Zoning - Ind1

Description	Req'd / Permitted	Provided / Proposed
Minimum lot area (sf)	20,000	21,501
Maximum floor area ratio (See Below)	35%	33.67%
Maximum height of building (ft) / (stories)	60 / 4	30 / 2
Minimum lot width (ft)	100	97.65*
Minimum front yard (ft)	50	45.50*
Second front yard, corner lot (ft)	25	30.50
Side yard (ft)	10	5.15*
Rear yard (ft)	25	60.43
Total landscaping (% / sf)	20 / 4,300	21.9 / 4,698
Front yard landscaping (% / sf)	50 / 2,150	59.2 / 2,546

Zoning Board of Appeals Variances - See Resolution on Cover Sheet
(A.) Min. Lot Width 100 ft (97.65 ft Proposed)
(B.) Min. Front Yard Setback 50 ft (45.50 ft Proposed To Awning)
(C.) Min. Side Yard Setback 10 ft (5.15 ft Proposed)
(D.) §68-406F - Min. 4 ft setback from Property Line for Ret. Wall over 18" In Height. (3 ft Proposed - Front Yard)

Planning Board - Site Plan Modification Request
(A.) The Applicant Is Requesting A 7.14% Parking Stall Relaxation (14 Stalls Required - 13 Stalls Proposed)
(B.) The Applicant Is Requesting A Parking Lot Setback Relaxation Along Central Ave. (8' Setback Required - 5.50' Proposed)

Project Data

Project Name: Proposed Industrial Building
3 Central Avenue, Hauppauge, New York
Applicant: 3 Central Avenue LLC
51 Windsor Place, Suite A
Central Islip, New York 11722

SCTM: 0500-039.00-02.00-005.000
Town Zoning: IND 1
Building Use: Warehouse with office space
Building GFA: 7,400 sf
Occupancy : F-1
Construction Class : IIB

School District: Hauppauge Union Free School District
Fire District: Hauppauge

Floor Area Ratio Calculation (FAR) (35% Max.) + (10% Max. Mezzanine Storage)

First floor warehouse area	=	5,455 sf
First floor office space	=	425 sf
Second floor office space	=	575 sf
Unfinished Basement Area	=	1,230 sf
Total floor space (Non Mezzanine)	=	7,685 sf
FAR = 7,685 sf / 21,510 sf	=	**33.67% (< 35%)**
2nd floor mezzanine storage area	=	785 sf
FAR = 785 sf / 21,510 sf	=	**3.65% (< 10%)**

Parking Calculation
Building Use: Office / Warehouse (8,470 sf gross floor area)
Requirements: Warehouse / Industrial: 1 stall per 1,000 sf
15% Office Space (Min.): 1 stall per 200 sf

Stalls Required per Use: 8,470 sf x 0.15 / 200 sf / stall (15% Office)
+ 7,200 sf / 1,000 sf / stall (Warehouse / Ind.) = 13.55 = 14 Stalls

Total Stalls Required: 14
Stalls Proposed: 13* (1 Stall Relaxation Requested)

Per Americans with Disabilities Act (ADA) Requirements:
Accessible Parking Stalls Required (1-25 Stalls) = 1 Stall
Accessible Parking Stalls Provided = 1 Stall

Note: Actual proposed floor areas differ from parking calculations as Town requires minimum 15% calculated at office space rate of 200 sf / space. Actual floor area restricted by Article 6 of the Suffolk County Sanitary Code. See Utility Plan SP4.0

Survey Reference Note:
Subject property boundary and topographic survey from plan prepared by Alphonse Pesce, Jr., Professional Land Surveyor dated January 28, 2021. Topo added February 15, 2021. Elevations in NAVD 88 vertical datum.

SP2021-045

REV. NO.	DATE	DESCRIPTION
4	6/22/22	PER MEETING WITH TOWN OF ISLIP ENGINEERING ON JUNE 21, 2022
3	4/21/22	PER TOWN OF ISLIP COMMENTS DATED APRIL 5, 2022.
2	11/03/21	PER TOWN OF ISLIP COMMENTS DATED OCTOBER 8, 2021.
1	8/25/21	REVISED PER TOWN OF ISLIP ZBA RESOLUTION DATED AUGUST 12, 2021.

DRAWING
Layout and Dimension Plan

PROJECT
Proposed Industrial Building
3 Central Avenue
Hauppauge, New York 11788
SCTM: 500-39-02-05

APPLICANT
3 Central Avenue LLC
51 Windsor Place, Suite A
Central Islip, New York 11722
Owner: Michael Jennosa
P: (631) 291-7568 E: michaeljennosa@gmail.com

PREPARED BY
R & W / Engineers, P.C.
380 Townline Road, Suite 150
Hauppauge, New York 11788
P: (631) 969-8535 E: mwilliams@randwengineers.com

STATE OF NEW YORK · MICHAEL LEE WILLIAMS · 68062 · LICENSED PROFESSIONAL ENGINEER
SIGNED: Michael L. Williams, P.E. 68062

DWG.SCALE:	DESIGN BY:	PROJECT NO.	DWG.NO.
As Noted	MLW	040919	SP2.0
DRAWN BY: MAP	CHECKED BY: LAR	DATE: AUGUST 2021	

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