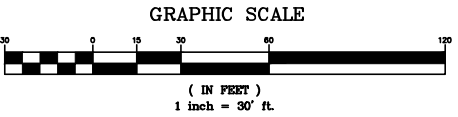


SITE DATA		
OWNER	RICHLINE ENHANCEMENTS LLC 69 SOUTH OCEAN AVE BAYPORT, NY 11705 516-508-0300	
APPLICANT	AG-MRA 00 RAJON, LLC 245 PARK AVE, 24TH FLOOR NEW YORK, NY 10167 212-350-3701	
SITE AREA	142,110 SF (3.26 AC)	
CURRENT ZONING	INDUSTRIAL 1	
EXISTING USE	VACANT	
PROPOSED USE	WAREHOUSE/MANUFACTURING	
BUILDING AREA	49,376 SF FOOTPRINT 305 SF OVERHANG 49,681 SF GFA	
	PER CODE	PROVIDED
MIN. LOT AREA	20,000 SF	142,110 SF (3.26 AC)
MIN. LOT WIDTH	100'	340'
MIN. FRONT YARD SETBACK	50' (63.5' WITH 48.0' BLDG. HEIGHT)	48.3*
MIN. REAR YARD SETBACK	25' (38.5' WITH 48.0' BLDG. HEIGHT)	115.6'
MIN. SIDE YARD SETBACK	10' (23.5' WITH 48.0' BLDG. HEIGHT)	28.4'
MIN. SIDE YARD SETBACK (ABUTTING RES. USE/DISTRICT)	50' (63.5' WITH 48.0' BLDG. HEIGHT)	28.4*
MAX. BUILDING HEIGHT	60'/4 STORIES	44.0' (HIGH POINT OF ROOF) 48.5' (TOP OF PARAPET)
MAX. FLOOR AREA RATIO	35% (ADDITIONAL 10% FOR STORAGE ONLY MEZZANINES)	35.0% (49,681 SF/142,110 SF) (INCLUDES CANOPY)
LANDSCAPED AREA (EXCLUDING BUFFER)	20% (28,422 SF)	16.7%** (23,824 SF/142,110 SF)
LANDSCAPING/FRONT YARD (EXCLUDING BUFFER)	50% OF REQ'D (14,211 SF)	24.2%** (6,873 SF/28,422 SF)
* AS PER TOWN OF ISLIP ZBA DECISION LETTER DATED DECEMBER 21, 2022: - PERMISSION TO ERECT INDUSTRIAL BUILDING LEAVING FRONT YARD OF 48 FEET AND SIDE YARD OF 28 FEET INSTEAD OF REQUIRED 64.25 FEET EACH. ** PLANNING BOARD RELAXATION REQUIRED		
GENERAL NOTES		
1. EXISTING BACKGROUND AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY, PREPARED BY BARRETT, BONACCI & VAN WEELE, PC., LAST DATED MAY 3, 2022.		
2. CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE SCDS AND TOWN OF ISLIP.		
3. REFER TO ARCHITECTURAL AND BUILDING PLANS PREPARED BY FRANK G. RELF ARCHITECT, P.C. FOR ADDITIONAL BUILDING INFORMATION.		
4. REFER TO TOWN OF ISLIP'S STANDARD NOTES ON THE COVER SHEET OF THIS PLAN SET.		

	EXISTING	PROPOSED
BUILDING		
CURB		
CONCRETE SIDEWALK		
CONCRETE		
RETAINING WALL		
PARKING COUNT		②
ACCESSIBLE PARKING		♿
BUILDING ENTRANCE		
OVERHEAD DOOR		
SIGN		4
CHAIN LINK FENCE		
HANDICAP RAMP - TYPE C		
HANDICAP RAMP - TYPE B		
TRANSFORMER		
SETBACK LINE		
BOLLARD		
ZONING BOUNDARY		
WALL PACK		
LIGHT POLE		

PARKING DATA	
PARKING REQUIRED:	
OFFICE:	1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA 49,376 SF x 0.15 = 7,407 SF 7,407 SF / 200 SF = 37.1 SPACES
MANUFACTURING/WAREHOUSE:	1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA 49,376 SF x 0.85 = 41,970 SF 41,970 SF / 1,000 SF = 42.0 SPACES
PARKING REQUIRED:	80 SPACES (37.1 + 42.0 = 80)
PARKING PROVIDED:	68 STANDARD SPACES 3 HANDICAP SPACES 71 TOTAL SPACES**
** PLANNING BOARD RELAXATION REQUIRED	



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.

1/18/23

LZ

LAYOUT & TOWN COMMENTS (10/12/22)

5/4/22

AS

INITIAL REVIEW LETTER DATED 4/22/22 (ZONING LINE ONLY)

Date

By

Revision

Designed by:

LZ/AS

Drafted by:

LZ

Checked by:

AS

Barrett
Bonacci &
Van Weele, PC

Engineers • Surveyors • Planners

175A Commerce Drive Hauppauge, NY 11788
+ 631.435.1111 + 631.435.1022
www.bbvpc.com

Tax Map No.: DISTRICT 500 SECTION 239 BLOCK 4 LOT 6.24

PROPOSED WAREHOUSE

0 RAJON ROAD, BAYPORT

SP2022-030

TOWN OF ISLIP

SUFFOLK COUNTY, NY

DIMENSIONAL
PLAN

Scale 1"=30'

Project No. A200035A

Sheet No. 1 of 11

APRIL 15, 2022

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