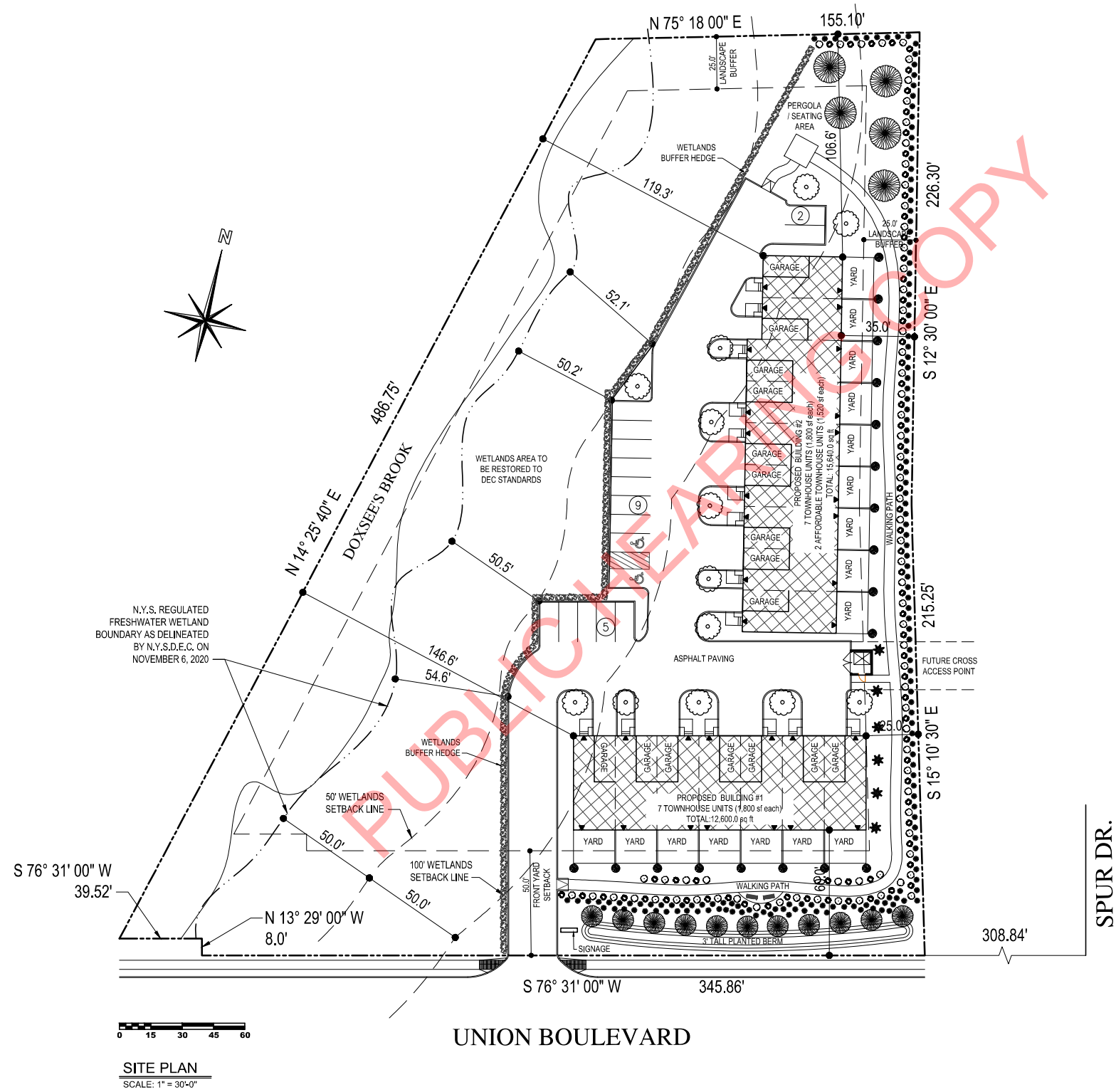


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



ZONING: CURRENTLY "RESIDENCE CA"
FRONT YARD: 60.0'
SIDEYARD: BUILDING #1: 25.0' AND 146.6'
BUILDING #2: 35.0' AND 119.3'
REAR YARD: 106.6'

LOT AREA: 118,111.35 sq ft (2.71 ACRES)


BUILDING AREA ALLOWED: 20% 118,111.35 x 0.20 = 23,622.27 sq ft
F.A.R. PROPOSED: 28,240 sq ft = 23.9%

PROPOSED USE: TOWNHOUSES

NUMBER OF TOWNHOUSES PROPOSED: 14 STANDARD & 2 AFFORDABLE
16 TOTAL TOWNHOUSES
6 TOWNHOUSE PER ACRE * 2.71 ACRES = 16.26 TOWNHOUSES

PARKING: 2 SPACES per TOWNHOUSE = 32 SPACES
32 - 9' x 19' SPACES REQUIRED (30 SPACES PROVIDED)
2 SPACE REQUIRED TO BE HANDICAP COMPLIANT (1 TO BE VAN ACCESSIBLE)

TOTAL SPACE PROVIDED:
- 16 PARKING SPACES (2 HANDICAP)
- 16 GARAGE SPACES
- 15 DRIVEWAY SPACES




McNeill
ARCHITECTURE

321 RIVERSIDE DR
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(516)376-8594

Client Info
6 STAR DEVELOPMENT
CORPORATION
1716 FIFTH AVENUE -
SECOND FLOOR
BAY SHORE, NY

Project Info
2565 UNION BOULEVARD
ISLIP, NY



REGISTERED ARCHITECT
JOHN EDWARD MCNEILL
038747
STATE OF NEW YORK

PLOT PLAN

Drawn By J.E.M.	Checked By J.E.M.
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Drawing No.
A-0

Sheet 1 of 4