



SITE DATA	
1. S.C.T.M. 500-134-02-002	
2. ZONING : INDUSTRIAL I	
3. LOT AREA : 108,902 SQ.FT. 2.5 ACRES	
EXISTING BUILDING AREA :	37,635 SQ.FT. TOTAL 35,123 SQ.FT. FIRST FLOOR 1,907 SQ.FT. SECOND FLOOR 605 SQ.FT. ROOF OVER LOADING DOCK
PROPOSED ADDITION AREA (NORTH):	8,564 SQ.FT.
PROPOSED ADDITION AREA (SOUTH):	712 SQ.FT.
TOTAL AREA :	46,911 SQ.FT.
4. F.A.R. EXST. : 34.56% F.A.R. W/ ADD. : 43.08%	
	** (35% MAX. ALLOWED, VARIANCE REQUIRED)**
5. BUILDING HEIGHT: 40'-0"	
6. PAVING & WALKS : 36,188 SQ.FT. (33.23% OF LOT)	
7. REQUIRED LANDSCAPE : 20% MINIMUM REQ'D	
LANDSCAPED AREA : 17,450 SQ.FT. (TOTAL 14.92% OF LOT) **VARIANCE REQ'D**	
	(INCLUDING 1,200 SQ.FT. OF PERMEABLE PAVERS)
8. FRONT YARD AREA :	8,741 SQ.FT. (50.09% OF TOTAL LANDSCAPED AREA)
L.I.R.R. SIDING AREA :	9,553 SQ.FT. (5.77% OF LOT)
9. SETBACK REQUIREMENTS	REQ'D. PROVIDED
FRONT YARD-	50 FT. 54'-9"
REAR YARD-	50 FT. 34'-2" (VARIANCE REQ'D)
SIDE YARDS-	10 FT. 10'-0"
SIDE YARDS-	10 FT. 62 FT.
BUILDING HEIGHT-	60 FT. FT.
10. PARKING CALCULATIONS : INDUSTRIAL BUILDING : 46,911 SQ.FT.	
OFFICE SPACE (15% MIN.)	7,037 SQ.FT. ÷ 200 = 35.19 SPACES
WAREHOUSE AREA:	39,874 SQ.FT. ÷ 1000 = 39.87 SPACES
TOTAL SPACES REQUIRED:	75.06 USE 76 SPACES
TOTAL PROVIDED: 64 SPACES (INC. 3 HANDICAPPED ACCESSIBLE SPACES	
# 7 OVERNIGHT DELIVERY TRUCK PARKING )	
** 12 CAR (15.79%) PARKING RELAXATION REQUIRED**	

SANITARY CALCULATIONS	
1. PROPERTY IS SITUATED IN HEALTH DEPT. HYDROLOGIC ZONE	
THEREFORE ALLOWABLE SANITARY DENSITY SHALL BE 600 G.P.D./ ACRE.	
MAXIMUM FLOW = 2.5 ACRES X 600 = 1,500 G.P.D. ALLOWED	
TOTAL BUILDING AREA :	46,911 SQ.FT.
TOTAL SANITARY FLOW:	
(TOTAL FLOOR AREA) 46,911 SQ.FT. X .04 GPD / S.F. = 1,876.44 GPD USE 1,877 GPD	
1,877 GPD > 1,500 GPD (TOTAL FLOW DOES NOT CONFORM TO S.C.D.H.S. 5TD.)	
1,877 - 1,500 = 377 G.P.D. OVER DENSITY	
377 G.P.D. ÷ 300 G.P.D. = 1.26 MIN. PINE BARRENS CREDITS 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.

PROPOSED BUILDING ALTERATIONS AND ADDITION FOR: <b>METROSTAR FOODSERVICE</b>		OWNER / APPLICANT: 86 EMJAY BOULEVARD LLC 86 EMJAY BOULEVARD BRENTWOOD, N.Y. 11717 (631) 813-2800		ISSUED TO T.O.I FOR SPECIAL PERMITS ISSUED FOR SITE PLAN REVIEW		4-28-23 4-6-23		DATE:	
86 EMJAY BOULEVARD BRENTWOOD NEW YORK		THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF THOMAS P. WALSH, ARCHITECT, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		REVISION:		DATE:		THOMAS P. WALSH, ARCHITECT P.C.	
								NO: BY: DATE: PAGE:	
								700 VETERANS MEMORIAL HIGHWAY SUITE CL 140 HAUPPAUGE, N.Y. 11788 (631) 348-4500	
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