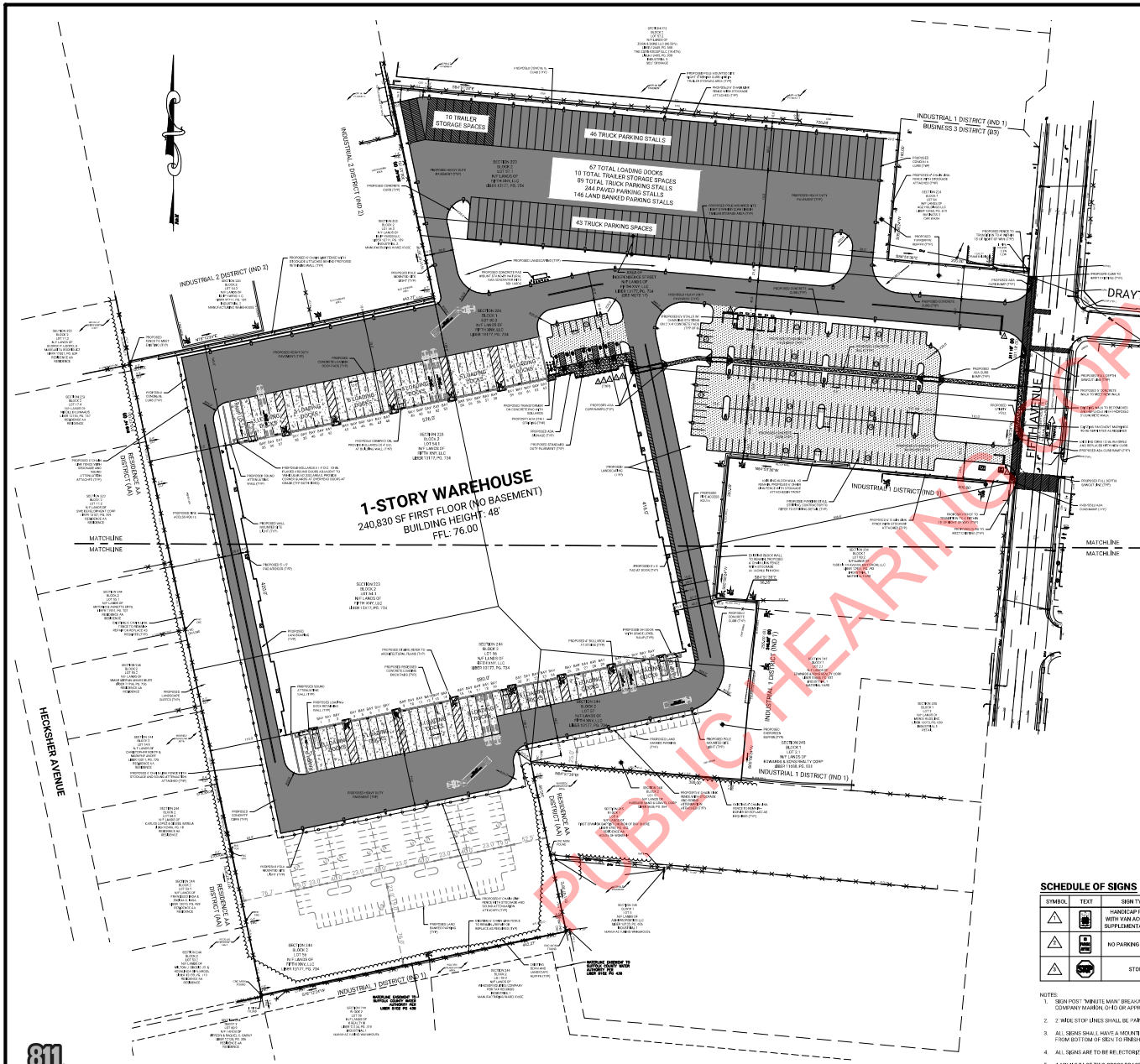

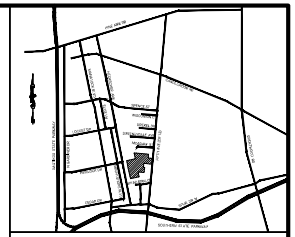

SITE DATA

EXISTING PARCEL AREA:	937,503 S.F. (21.5221 Ac.)
EXISTING USE:	OUTDOOR SAND AND GRAVEL SUPPLIER
PROPOSED FOOTPRINT:	240,830 S.F.
PROPOSED LOT COVERAGE: (240,830/937,503) =	25.69%
PROPOSED GROSS FLOOR AREA:	240,830 S.F.
PROPOSED FLOOR AREA RATIO (FAR): (240,830/937,503) =	0.2569
PROPOSED USE:	WAREHOUSE
EXISTING ZONE:	INDUSTRIAL 1
S.C.T.M.:	DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1, 57.1 DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56, 57
DATUM:	NAVD 88

ZONING COMPLIANCE (INDUSTRIAL 1)

		REQUIRED	PROVIDED
§ 68-343.A	BUILDING HEIGHT (MAX)	60'	48.0'
§ 68-344.A	FLOOR AREA RATIO (MAX)	0.35	0.2569
§ 68-345.A	AREA DENSITY (MIN)	20,000 SF	937,503 SF
§ 68-346.A	LOT WIDTH (MIN)	100'	381.18'
§ 68-347.A	FRONT YARD (MIN)	50'	498.60'
§ 68-348	SIDE YARD (MIN)	10'	57.70'
§ 68-348	SIDE YARD (RESIDENTIAL - MIN)	50'	108.20'
§ 68-349.A	REAR YARD (RESIDENTIAL - MIN)	50'	110.00'

LOT COVERAGE

PROPOSED BUILDING AREA	240,830 S.F.	= 25.69%
PROPOSED IMPERVIOUS AREA	402,137 S.F.	= 42.89%
PROPOSED LANDBANK PARKING AREA	44,288 S.F.	= 04.72%
PROPOSED LANDSCAPE AREA	250,348 S.F.	= 26.70%
TOTAL SITE AREA	937,503 S.F.	= 100.00%

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

TOTAL AREA		= 937,503 SF
TOTAL REQUIRED LANDSCAPING	(20% MIN.) (0.20 X 937,503 SF)	= 187,500.60 SF
REQUIRED FRONT YARD LANDSCAPING	(50% OF REQUIRED) (0.50 X 187,500.60 SF)	= 93,750.30 SF

LANDSCAPING PROVIDED

TOTAL LANDSCAPE AREA	= 250,248 SF	> 187,500.60 SF
FRONT YARD LANDSCAPING	= 94,177 SF	> 94,092.70 SF

PARKING CALCULATIONS

PARKING REQUIRED

OFFICE	240,830 X 15% = 36,124.50 S.F. @ 1 STALL / 200 S.F.	= 180.6 STALLS
WARHOUSE	240,830 X 85% = 204,705.50 S.F. @ 1 STALL / 1,000 S.F.	= 204.7 STALLS
TOTAL STALLS REQUIRED		= 385.3 STALLS (386 STALLS)

PARKING PROVIDED

PAVED STALLS PROVIDED	= 208 STALLS
LAND BANKED STALLS PROVIDED	= 146 STALLS
TOTAL STALLS PROVIDED (INCLUDING 8 ADA STALLS)	= 354 STALLS*

RELIEF REQUIRED

§68-340.1.C (PLANNING BOARD SPECIAL PERMIT REQUIRED FOR OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES AS AN ACCESSORY USE TO A PERMITTED PRINCIPAL USE)

§68-340.1.P (PLANNING BOARD SPECIAL PERMIT REQUIRED FOR OUTSIDE PARKING OF UNATTACHED BOX TRAILERS - MAX. 10 TRAILERS)

* PLANNING BOARD WAIVER REQUIRED FOR DEFICIENCY OF PARKING (32 STALLS OR 8.3% RELAXATION)

* PLANNING BOARD WAIVER REQUIRED TO ELIMINATE DUMPSTER ENCLOSURES (SOLDER'S K. 4)

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1		HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"
2		NO PARKING ANYTIME	R8-3a	12" x 18"
3	STOP	STOP	R1-1	24" x 24"

NOTES:
1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2" WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE RETROREFLECTORIZED.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

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.

811 Know what's below. Call before you dig.

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 03, 2022.

No.	REVISION DESCRIPTION	DATE	BY
7.	GENERAL REVISIONS	09-20-22	CB
6.	REVISED PER SURVEY UPDATE	09-08-22	AR
5.	REVISED PER SCWA COMMENTS	07-11-22	AR
4.	REVISED PER SCDHS COMMENTS	06-16-22	CB
3.	REVISED PER SCWA COMMENTS	05-10-22	CB
2.	GENERAL REVISIONS	04-21-22	MJM
1.	REVISED PER TOWN COMMENTS	01-20-22	CB

T.O.I. REF.# ____-____

OWNER: [illegible]

APPLICANT: [illegible]

OVERALL ALIGNMENT PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 092519

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
60 Elm Street
Huntington, NY 11743
Office: (631) 271-0575
Fax: (631) 271-0691
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 60'	SHEET:	SP-2
DATE:	09-20-22	DATE:	09-12-22	JOB No.:	2022-001		

0 60 120
SCALE: 1" = 60'

Drawing Name: PLAN2022 Project:2022-001\Main\2022-09-17 (2022-001) 6th Avenue Site Plan (DRAW).dwg Last Modified: Aug 29, 2022 - 2:47pm Plotted on: Aug 29, 2022 - 2:47pm by mdjm