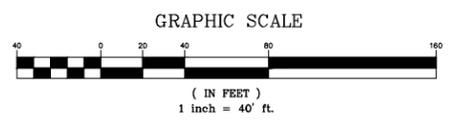
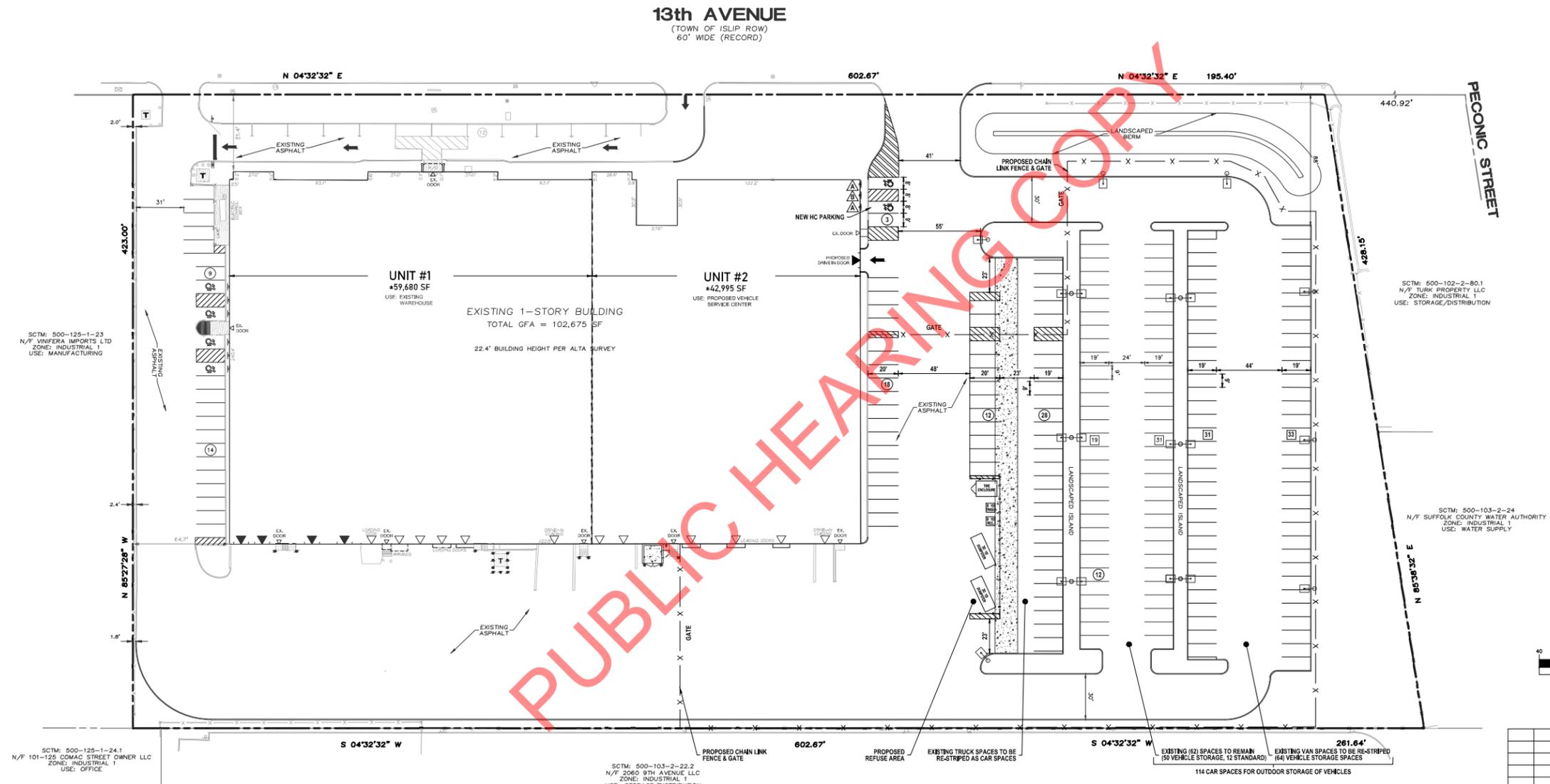
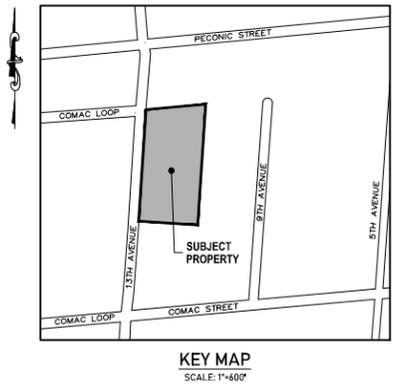


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



PUBLIC HEARING COPY

SITE DATA	
SITE AREA	301,583 SF OR 6.97 ACRES
ZONING	INDUSTRIAL 1
EXISTING USE	WAREHOUSE
PROPOSED USE	WAREHOUSE & VEHICLE SERVICE
BUILDING AREA	102,675 SF

ZONING		
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	301,583 SF
MIN. LOT WIDTH	100'	786'
MIN. FRONT YARD SETBACK	50'	51.4'
MIN. SIDE YARD SETBACK	10'	84.3'
MIN. REAR YARD SETBACK	25'	122.8'
MAX. BUILDING HEIGHT	60' / 4 STORIES	22.4'
MAX. FLOOR AREA RATIO	35% (105,957 SF)	28.2% (102,675 SF)
LANDSCAPE AREA	20% (70,316 SF)	18.8% (66,413 SF)
FRONT YARD LANDSCAPE AREA	50% OF RECORD (35,158 SF)	38.5% (13,702 SF)

\*PER PREVIOUS RESOLUTION PRODC2019-09, PREVIOUS RELAXATIONS GRANTED FOR:  
 \* FRONT YARD LANDSCAPING TO 38.5% (27,102 SF)

**PARKING CALCULATIONS**

**PARKING REQUIRED:**  
 INDUSTRIAL: 1 SPACE PER 1,000 SF  
 OFFICE: 1 SPACE PER 200 SF  
 VEHICLE SERVICE CENTER: 1 SPACE PER 1,000 SF WITH 15% MIN. OFFICE \*\*  
 \* 15% MIN. OF WAREHOUSE SPACE TO BE CALCULATED AS OFFICE SPACE.  
 \*\* PER LINE 36 OF THE TABLE OF MINIMUM REQUIRED PARKING SPACES IN APPENDIX E OF THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ANY USE NOT LISTED IN THE TABLE WILL BE AS THE PLANNING BOARD SHALL DETERMINE.  
 INDUSTRIAL: (59,480 SF X .85) / 1,000 SF = 50.5 SPACES  
 OFFICE: (42,995 SF X .15) / 200 SF = 4.8 SPACES  
 VEHICLE SERVICE: (42,995 SF X .35) / 1,000 SF = 16.8 SPACES  
 TOTAL PARKING REQUIRED: = 72.1 SPACES  
**PARKING PROVIDED:**  
 102 STANDARD SPACES  
 6 HANDICAPPED SPACES  
 108 TOTAL SPACES  
 \*\*\* RELAXATION REQUIRED  
 114 ADDITIONAL SPACES PROVIDED FOR OUTDOOR STORAGE OF VEHICLES

**LEGEND**

STANDARD PARKING SPACE (P)  
 OUTDOOR STORAGE SPACE (OS)  
 EXISTING AND PROPOSED BACKGROUND INFORMATION REFERENCES AN APPROVED SITE PLAN SET PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. PROPOSED IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN SET ARE ASSUMED TO BE CONSTRUCTED PER THE APPROVED PLAN.

**SIGN KEY**



<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>8/1/25</td> <td>FENCE LINE / PARKING LAYOUT</td> </tr> </table>	REV	DATE	DESCRIPTION	1	8/1/25	FENCE LINE / PARKING LAYOUT	<p><b>EXISTING WAREHOUSE</b>          AT  <b>195 13TH AVENUE</b>          RONKONKOMA, NY 11779          TOWN OF ISLIP          SCTM: DISTRICT 500 SECTION 103 BLOCK 2 LOT 26.1</p> <p><b>SITE PLAN</b></p> <p><b>als ENGINEERING PLLC</b></p> <p>ALS ENGINEERING PLLC          200 BROADHOLLOW ROAD, SUITE 207          MELVILLE, NY 11747   (631) 759-0167</p>
REV	DATE	DESCRIPTION					
1	8/1/25	FENCE LINE / PARKING LAYOUT					
<p>OWNER / APPLICANT          694 LONG ISLAND LLC          555 MACKSON AVENUE 4TH FL.          NEW YORK, NY 10022          (212) 350-3701</p>	<p>STATE OF NEW YORK          ANDREW STOLENBERG          LICENSED PROFESSIONAL ENGINEER          101484</p>						
<p>ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.</p>	<p>DATE: JULY 8, 2025 PROJECT NO. 24006 SCALE 1" = 40' SHEET 1 of 1</p>						