The posted plan is subject to change. Please note that this site plan may be modified during the 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. CATALINA ASSOCIATES LLC N.O.F. EXISTING FENCE. ZONE: IND-1 JOSEPH & VILMA BONILLA AND SWING GATE USE: INDUSTRIAL BUILDING ZONE: RES AA 575° 37' 20" E USE: RESIDENTIAL LIMIT OF EXISTING PARTIAL TWO STORY FIRSTFLOOR CONTRACTOR SHALL EXTEND INDUSTRIAL BUILDING OFFICE AREA 4,847 SQ.FT. ONSITE SIDEWALK TO STREET EXISTING FENCE -32,070 SQ.FT. FIRST FLR. LIMIT OF EXISTING SIDEWALK EXISTING SIDEWALK AT LOCATION -2.956 SQ,FT, SECOND FLR. FIRST FLOOR \_\_\_\_ AND CURBING INDICATED ON DRAWING LOADING ALICTION AREA 35,026 SQ.FT. TOTAL AREA LIMIT OF 3,581 SQ.FT. REMOVE EXISTING SECOND FLOOR F.F ELEV. 48.9 CURBING EXISTING - NEW SWING GATE N.O.F. STEVEN & CYNTHIA JEWETT OFFICE AREA (2) 12'-O" W PAVING TO REMAIN LIMIT OF 2,956 SQFT 1 O.H DOOR REMOVE EXISTING CURB FIRST FLOOR ZONE: RES AA TO WIDEN EXISTING WAREHOUSE AREA USE: RESIDENTIAL PARKING AREA AS PROPOSED 23,641 SQ.FT. EXISTING INDICATED (60 SQ.FT. ENCLOSURE ROLLING OF NEW PAVING) 6 NEW HANDICAPPED EXISTING ROLLING EXISTING PAVED SWNG GATE TO REMAIN . ACCESSIBLE PARKING ` - EXISTING CURB CUT NEW ASPHALT AREA TO REMAIN GATE - EXISTING SIGN ERPLANTINGS HANDICAPPED HANDICAP PARKING & NO PARKING SIGNS AS SPEC IN NOTES & DETAILS N.O.F. CANDIDA REYES & DIANA ACCESSIBLE PARKING SPACES ZONE: RES AA TO BE REMOVED / USE: RESIDENTIAL (44,727 SQ.FT.) RELOCATED EXISTING PROPOSED LEGEND NATURAL OUTDOOR STORAGE BUFFER AREA TO REMAIN AREA TO RECEIVE EXISTING GRADE BLUESTONE BASE EXISTING SPOT GRADE MOHAMMED A RAHMAN & : (55,659 SQ.FT.) EXISTING CURB TO REMAIN ZONE: RES AA EXISTING CURB TO BE REMOVED USE: RESIDENTIAL - 76.5 PROPOSED GRADE PROPOSED SPOT GRADE ELEV. TC / BC PROPOSED TOP/ BOTTOM 700.701 575° 37' 20" W OF CURB ELEVATIONS EXISTING NATURAL AREA NEW PROPOSED TOP OF GRATE ELEV FARUK REALTYLLC TO REMAIN / ZONE: IND-1 FENCING PROPOSED CURB 1029,871 RESTORED USE: INDUSTRIAL BUILDING - R=253.11 PROPOSED OPEN C.I.GRATE L=246.87 SITE PLAN PROPOSED SOLID C.I. COVER MAN DOOR N 60° 00' 00" W OVERHEAD DOOR SCALE: |11=301 BLUESTONE PARKING AREA (NEW) CONNETQUOT AVENUE ASPHALT PARKING AREA KEY MAP PARKING CALCULATIONS SITE DATA 5.C.T.M. No.:0500-100.0-02.00-76.6 AS PER TOWN OF ISLIP PARKING REQUIREMENTS SHALL BE AS FOLLOWS: INDUSTRIAL, WAREHOUSE: I SPACE PER 600 SQ.FT. OF GROSS FLOOR AREA SITE AREA: 217,758 SQ.FT. (5.00 ACRES) PROPERTY ZONING: INDUSTRIAL I (IND-1) I SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA EXISTING USE: SINGLE-USE INDUSTRIAL BUILDING (OFFICE/WAREHOUSE) AUCTION AREA: TBD BY TOI PLANNING DEPARTMENT INTENDED USE: (OFFICE/AUCTION HOUSE W/OUTDOOR STORAGE) 7,803 SQ.FT. / I SPACE PER 200 SQ.FT. = 39 SPACES EXISTING BULDING AREA = 35,026 SQ.FT. TOTAL BUILDING AREA OFFICE AREA: 32,070 SQ.FT. FIRST FLOOR AREA 3,581 SQ.FT. / 1BD AUCTION AREA; 23,641 SQ.FT. / I SPACE PER 100 SQ.FT. = 24 SPACES 2,956 SQ.FT. SECOND FLOOR AREA WAREHOUSE AREA: FLOOR AREA RATIO (FAR %): 16,08% (35% MAXIMUM FOR IND-1) TOTAL REQUIRED BUILDING CONSTRUCTION CLASSIFICATION: 2B (NON-COMBUSTIBLE) TOTAL ON-SITE PARKING PROVIDED: OCCUPANCY CLASSIFICATION: A (ASSEMBLY) B (BUSINESS), S-1 (MOD, HAZARD) 163 SPACES INCLUDING (6) HANDICAPPED ACCESSIBLE PARKING SPACES SITE LOCATION-PAVING/WALKWAYS/CURBS: 85,961 SQ.FT. (39,38%) OLITOOOR STORAGE AREA PARKING: 138 SPACES (CARS) 19 SPACES (BOATS, LARGE VEHICLES) OUTDOOR STORAGE AREA (BLUESTONE BASE): 55,659 SQ.FT. (25,56%) 36,996 SQ.FT. (16.98%) TOTAL LANDSCAPED AREA: (INCLUDES 12,819 SQ.FT. OF FRONT YARD LANDSCAPING (34,64% OF TOTAL LANDSCAPE AREA)) NATURAL BUFFER AREA AT WEST PROPERTY LINE: 7,070 SQF,T(3,25%) APPLICANT: NO: JOSEPH T. MATTHEWS ARCHITECT P.C. PROPOSED CHANGE OF USE SITE PLAN MODIFICATIONS FOR: 39 WINDSOR LLC 39 WINDSOR PLACE DATE: 39 WINDSORLLC. OCT - 6 2020 CENTRAL ISLIP, NY,11772 PAGE: TEL. (516)349-7022 3460-6 VETERANS MEMORIAL HIGHWAY SP-1 THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH 9-8-20 8-17-20 BOHEMIA, NEW YORK 11716 39 WINDSOR PLACE SSUED TO T.O.I. PLANNING ARE THE PROPERTY OF JOSEPH T. MATTHEWS, ARCHITECT, P.C. PH. (631) 348-4500 SSUED FOR REVIEW ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION FX. (631) 348-4509 NEW YORK CENTRAL ISLIP DATE OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW REVISION: