



LEGEND	
76.5	EXISTING GRADE
+76.5	EXISTING SPOT GRADE
---	EXISTING CURBS TO REMAIN
----	EXISTING CURBS TO BE REMOVED
76.5	PROPOSED GRADE
76.5	PROPOSED SPOT GRADE ELEV.
TC / BC	PROPOSED TOP / BOTTOM OF CURB ELEVATIONS
TG	PROPOSED TOP OF GRATE ELEV.
---	PROPOSED CURB
○	PROPOSED OPEN C.I. GRATE
●	PROPOSED SOLID C.I. COVER
MD	MAN DOOR
OHD	OVERHEAD DOOR
▨	BLUESTONE PARKING AREA (NEW)
▩	ASPHALT PARKING AREA

SITE DATA	PARKING CALCULATIONS	KEY MAP
5.C.T.M. No. 0500-100.0-02.00-76.6 SITE AREA: 217,758 SQ.FT. (5.00 ACRES) PROPERTY ZONING: INDUSTRIAL 1 (IND-1) EXISTING USE: SINGLE-USE INDUSTRIAL BUILDING (OFFICE / WAREHOUSE) INTENDED USE: (OFFICE / AUCTION HOUSE W/ OUTDOOR STORAGE) EXISTING BUILDING AREA = 35,026 SQ.FT. TOTAL BUILDING AREA 32,070 SQ.FT. FIRST FLOOR AREA 2,956 SQ.FT. SECOND FLOOR AREA FLOOR AREA RATIO (FAR %): 16.08% (35% MAXIMUM FOR IND-1) BUILDING CONSTRUCTION CLASSIFICATION: 2B (NON-COMBUSTIBLE) OCCUPANCY CLASSIFICATION: A (ASSEMBLY) B (BUSINESS), S-1 (MOD. HAZARD) PAVING / WALKWAYS / CURBS: 85,961 SQ.FT. (39.38%) OUTDOOR STORAGE AREA (BLUESTONE BASE): 55,659 SQ.FT. (25.56%) TOTAL LANDSCAPED AREA: 36,996 SQ.FT. (16.98%) (INCLUDES 12,819 SQ.FT. OF FRONT YARD LANDSCAPING (34.64% OF TOTAL LANDSCAPE AREA)) NATURAL BUFFER AREA AT WEST PROPERTY LINE: 7,070 SQ.FT. (3.25%)	AS PER TOWN OF ISLIP PARKING REQUIREMENTS SHALL BE AS FOLLOWS: INDUSTRIAL, WAREHOUSE: 1 SPACE PER 600 SQ.FT. OF GROSS FLOOR AREA OFFICE AREA: 1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA AUCTION AREA: TBD BY TOWN PLANNING DEPARTMENT OFFICE AREA: 7,803 SQ.FT. / 1 SPACE PER 200 SQ.FT. = 39 SPACES AUCTION AREA: 3,581 SQ.FT. / TBD = TBD WAREHOUSE AREA: 23,641 SQ.FT. / 1 SPACE PER 100 SQ.FT. = 24 SPACES TOTAL REQUIRED: TBD TOTAL ON-SITE PARKING PROVIDED: 165 SPACES INCLUDING (6) HANDICAPPED ACCESSIBLE PARKING SPACES OUTDOOR STORAGE AREA PARKING: 138 SPACES (CARS) 19 SPACES (BOATS, LARGE VEHICLES)	Map showing the site location relative to surrounding streets: Veterans Memorial Highway, E. Suffolk Avenue, Windsor Place, and others. The site is highlighted in red.

PROPOSED CHANGE OF USE SITE PLAN MODIFICATIONS FOR:

39 WINDSOR LLC.

39 WINDSOR PLACE
CENTRAL ISLIP NEW YORK

APPLICANT:

39 WINDSOR LLC
39 WINDSOR PLACE
CENTRAL ISLIP, NY, 11772
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ISSUED TO T.O. PLANNING
ISSUED FOR REVIEW

REVISION:

9-8-20
8-17-20

DATE



JOSEPH T. MATTHEWS ARCHITECT P.C.



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NO:

BY:

DATE:

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