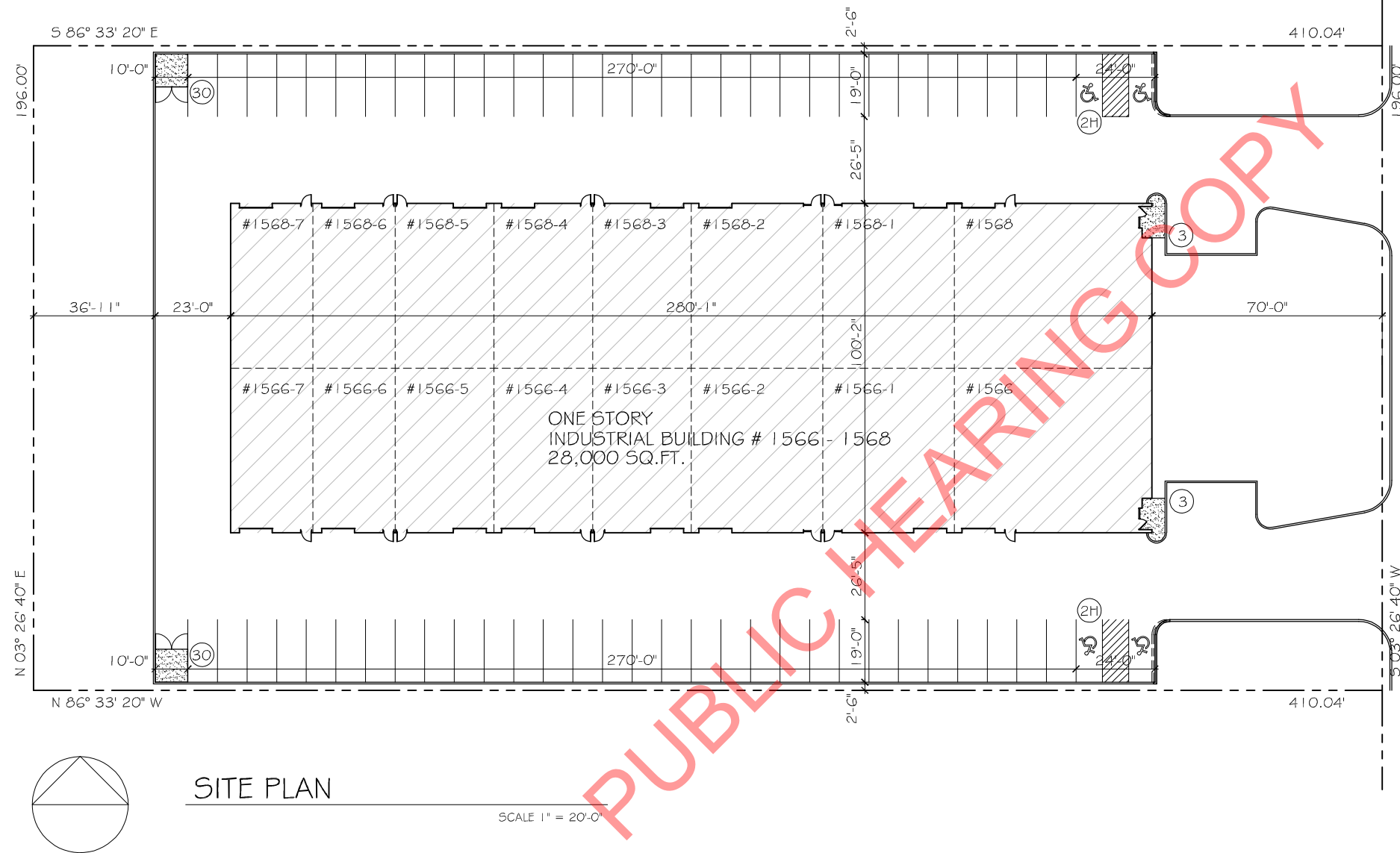


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SITE DATA

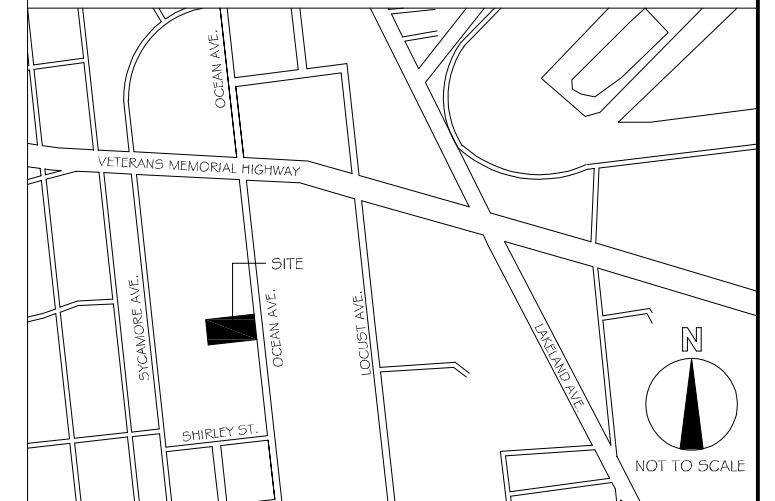
S.C.T.M.No. 0500-148-01-2.003
 SITE AREA : 80,367.84 SQ. FT. 1.8499 ACRES
 ZONING : ICD INDUSTRIAL CORRIDOR DISTRICT
 PROPOSED USE : MULTIPLE TENANT INDUSTRIAL BUILDING
 BUILDING AREA : 14,000 SQ.FT. (BUILDING #1) #1566
 14,000 SQ.FT. (BUILDING #2) #1568
 28,000 SQ.FT. (TOTAL AREA)
 F.A.R. : 34.84 %
 PAVED AREA : 35,435.84 SQ.FT. (44.09 %)
 LANDSCAPED AREA : 16,932 SQ.FT. TOTAL (21.07 %)
 FRONT YARD AREA : 8,573 SQ.FT. (50.63% OF TOTAL)

PARKING CALCULATIONS
 PER T.O.I. STANDARDS, OFFICE BUILDINGS SHALL BE PROVIDED WITH PARKING AS FOLLOWS :
 OFFICE AREA : 1 SPACE PER 200 S.F.
 INDUSTRIAL AREA : 1 SPACE PER 1000 S.F.
 WAREHOUSE SPACE : 1 SPACE PER 1000 S.F.
 AUTO REPAIR : 1 SPACE PER 200 S.F. (MINIMUM 5 SPACES)

BUILDING # 1566 (14,000 S.F.)	BUILDING # 1568 (14,000 S.F.)
UNIT #1566	UNIT #1568
OFFICE AREA 850 S.F. + 200 S.F. / SPACE	OFFICE AREA 715 S.F. + 200 S.F. / SPACE
INDUSTRIAL AREA 2,150 S.F. + 1000 S.F. / SPACE	INDUSTRIAL AREA 2,285 S.F. + 1000 S.F. / SPACE
4.25 + 2.15 = 6.40 SPACES	3.58 + 2.29 = 5.87 SPACES
UNIT #1566-1	UNIT #1568-1
OFFICE AREA 290 S.F. + 200 S.F. / SPACE	OFFICE AREA 234 S.F. + 200 S.F. / SPACE
INDUSTRIAL AREA 1,710 S.F. + 1000 S.F. / SPACE	AUTO REPAIR 1,766 S.F. + 200 S.F. / SPACE
1.45 + 1.71 = 3.16 SPACES	1.17 + 8.83 = 10 SPACES
UNIT #1566-2	UNIT #1568-2
OFFICE AREA 295 S.F. + 200 S.F. / SPACE	OFFICE AREA 234 S.F. + 200 S.F. / SPACE
STORAGE AREA 1,705 S.F. + 1000 S.F. / SPACE	AUTO REPAIR 1,766 S.F. + 200 S.F. / SPACE
1.48 + 1.71 = 3.19 SPACES	1.17 + 8.83 = 10 SPACES
UNIT #1566-3	UNIT #1568-3
OFFICE AREA 205 S.F. + 200 S.F. / SPACE	AUTO REPAIR 1,500 S.F. + 200 S.F. / SPACE
STORAGE AREA 1,795 S.F. + 1000 S.F. / SPACE	7.5 SPACES
1.03 + 1.80 = 2.83 SPACES	
UNIT #1566-4	UNIT #1568-4
OFFICE AREA 200 S.F. + 200 S.F. / SPACE	OFFICE AREA 203 S.F. + 200 S.F. / SPACE
STORAGE AREA 1,300 S.F. + 1000 S.F. / SPACE	STORAGE AREA 1,297 S.F. + 1000 S.F. / SPACE
1.00 + 1.3 = 2.3 SPACES	1.02 + 1.30 = 2.32 SPACES
UNIT #1566-5	UNIT #1568-5
OFFICE AREA 200 S.F. + 200 S.F. / SPACE	OFFICE AREA 203 S.F. + 200 S.F. / SPACE
STORAGE AREA 1,300 S.F. + 1000 S.F. / SPACE	INDUSTRIAL AREA 1,297 S.F. + 1000 S.F. / SPACE
1.00 + 1.30 = 2.3 SPACES	1.02 + 1.30 = 2.32 SPACES
UNIT #1566-6	UNIT #1568-6
OFFICE AREA 140 S.F. + 200 S.F. / SPACE	OFFICE AREA 134 S.F. + 200 S.F. / SPACE
INDUSTRIAL AREA 1,110 S.F. + 1000 S.F. / SPACE	STORAGE AREA 1,116 S.F. + 1000 S.F. / SPACE
.7 + 1.11 = 1.81 SPACES	.67 + 1.12 = 1.79 SPACES
UNIT #1566-7	UNIT #1568-7
OFFICE AREA 133 S.F. + 200 S.F. / SPACE	OFFICE AREA 134 S.F. + 200 S.F. / SPACE
INDUSTRIAL AREA 1,117 S.F. + 1000 S.F. / SPACE	STORAGE AREA 1,116 S.F. + 1000 S.F. / SPACE
.67 + 1.12 = 1.79 SPACES	.67 + 1.12 = 1.79 SPACES

TOTAL SPACES REQUIRED : 65.37 USE 66 SPACES
 TOTAL SPACES PROVIDED : 70 SPACES INCLUDING 4 HANDICAPPED SPACES

LOCATION MAP



SITE PLAN
 SCALE 1" = 20'-0"

SPECIAL PERMIT APPLICATION FOR:
NEW TECH AUTO COLLISION

1568-2 # 3 OCEAN AVENUE
 BOHEMIA NEW YORK

PROPERTY OWNER
 FELDLAND MANAGEMENT LLC
 3460 VETERANS MEMORIAL HIGHWAY SUITE 10
 BOHEMIA, N.Y. 11716
 (631) 471-6500

APPLICANT
 NEW TECH AUTO COLLISION
 1568 243 OCEAN AVENUE
 BOHEMIA, N.Y. 11716
 (631) 319-6163

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.

ISSUED TO T.O.I. FOR SPECIAL PERMIT

REVISION:

1-13-22

DATE



THOMAS P. WALSH, ARCHITECT P.C.



700 VETERANS MEMORIAL HIGHWAY
 SUITE CL 140
 HAUPPAUGE, N.Y. 11788
 (631) 348-4500

NO:
 BY:
 DATE:
 PAGE:

SP-1
 UNIT 1568-2#3