

EXISTING SITE PLAN

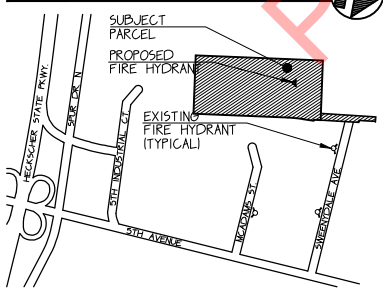
BASED ON A SURVEY BY JOHN ABRUZZO PLS., LAND SURVEYOR, DATED 02/09/2023
ELEVATIONS PER NAV 88 DATUM.
ALL UTILITY SERVICES TO BE UNDERGROUND. FIRE HYDRANT LOCATION ON KEY PLAN ABOVE.
NOTE: CONTACT ARCHITECT IF ANY POOLS ARE FOUND WITHIN THE WORK AREA OTHER THAN THOSE SHOWN ON THE PLANS ABOVE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
NOTE: THERE ARE NO KNOWN NEIGHBORING WELLS WITHIN 150' OF PROPERTY LINES.

PROPERTY OWNER/ APPLICANT

ISLIP YARDS, LLC
235 COUNTY LINE ROAD
AMITYVILLE, N.Y. 11701
(631) 691-2381

CONTACT:
MICHAEL RYAN, MANAGING MEMBER

KEY MAP



SITE DATA

AREA OF SITE	10.19 ACRES (443,946 SQ.FT.)
ZONING	INDUSTRIAL 2
INTENDED USE	OFFICE / WAREHOUSE
BUILDING AREA #1	GEA FAR
FIRST FLOOR	9,000 SQ.FT.
SECOND FLOOR	9,000 SQ.FT.
THIRD FLOOR	9,000 SQ.FT.
ROOFED OVER AREA	120 SQ.FT.
TOTAL BUILDING AREA #1	27,120 SQ.FT. (6.1%)
BUILDING AREA #2	15,600 SQ.FT.
MEZZANINE AREA	1,500 SQ.FT.
TOTAL BUILDING AREA #2	17,100 SQ.FT. (3.9%)
TOTAL BUILDING AREA	44,220 SQ.FT. (10.0%)
PAVING AREA (PAVEMENT + GRAVEL)	140,166 SQ.FT. (31.6%)
TOTAL LANDSCAPE AREA	254,762 SQ.FT. (57.4%)
(W/O BUFFER)	
TOTAL LANDSCAPE AREA	279,060 SQ.FT. (62.3%)
(W/ BUFFER)	
PROPOSED TRUCK PARKING (GRAVEL)	18,285 SQ.FT.
PROPOSED OUTDOOR STORAGE (GRAVEL)	164,281 SQ.FT.
TOTAL OUTDOOR STORAGE	182,566 SQ.FT.
	4.1% ACRES

PARKING

PARKING REQUIRED	135.0 SPACES
BUILDING #1 (OFFICE)	
OFFICE - 27,000 / 200 +	
BUILDING #2 (OFFICE / WAREHOUSE)	
OFFICE - 17,100 X 0.15 / 200 +	
WAREHOUSE - 17,100 X 0.85 / 600 +	
PARKING REQUIRED -	172.0 SPACES
PARKING PROVIDED -	172 SPACES
LANDSCAPED PARKING PROVIDED -	23 SPACES
PHYSICAL PARKING PROVIDED -	149 SPACES
(INCLUDING 7 H.C. SPACES)	

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.



LANDTEK (ISLIP YARDS LLC)
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GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
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FILE NO. 12051A
DATE 05/09/23
DRAWN J.L.G.
CHKD J.L.G.
SK1