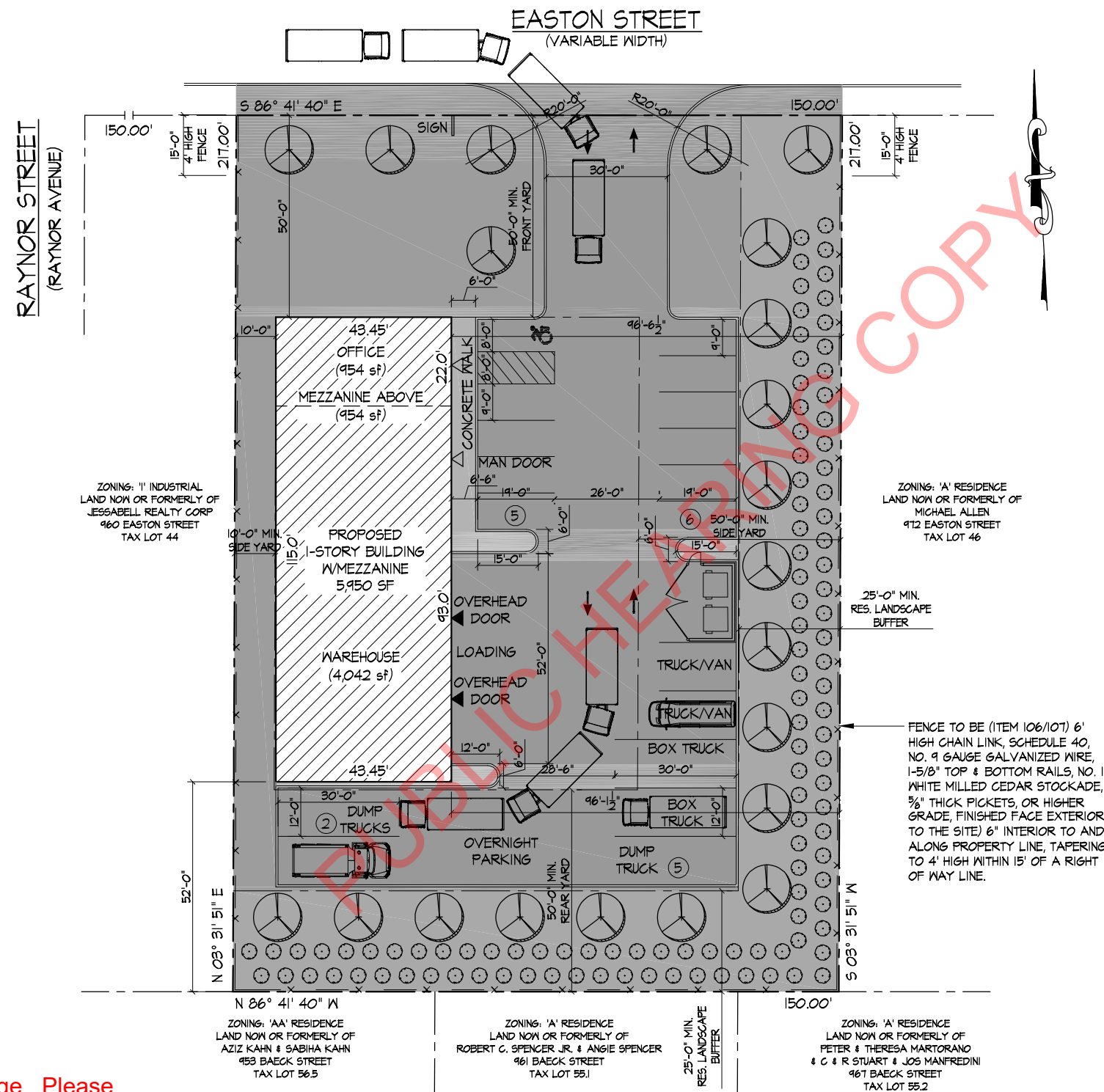


**NEW BUILDING**  
**966 EASTON STREET, RONKONKOMA, NY 11779**



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

ZONING INFORMATION:  
DISTRICT: 500  
SECTION: 63  
BLOCK: 3  
LOT(S): 45  
TOWN OF ISLIP  
PROPERTY SPLIT ZONE: 'A' RES & INDUSTRIAL I  
SITE AREA: 32549.76 S.F.

INDUSTRIAL 1 DISTRICT REGULATIONS		
	REQUIRED	PROPOSED
MAX. HEIGHT OF BUILDINGS	4 STORIES 80 FT.	1 STORY 35 FT.
MAX. HEIGHT OF ACCESSORY STRUCTURES	18 FT.	-
MAX. FAR	0.95	0.10
TOTAL BUILDING AREA	11,942.42 S.F.	5,180 S.F.
ADDITIONAL MAX. FAR FOR STORAGE MEZZANINES	0.10	0.09
	9,254.40 S.F.	454 S.F.
MIN. PLOT AREA	20,000 S.F.	32,544.76 S.F.
MIN. LOT WIDTH	100 FT.	150 FT.
MIN. FRONT YARD DEPTH	50 FT.	50 FT.
MIN. SIDE YARD WIDTH (NOT ALONG RES. USE/DIST)	10 FT.	10 FT.
MIN. SIDE YARD WIDTH (ALONG RES. USE/DIST)	50 FT.	100 FT.
MIN. REAR YARD (NOT ALONG RES. USE/DIST)	25 FT.	NA
MIN. REAR YARD (ALONG RES. USE/DIST)	50 FT.	32 FT.
LANDSCAPING REQUIREMENTS		
TOTAL LANDSCAPED AREA (INCLUDING BUFFERS)		14,626.76 S.F.
BUFFER LANDSCAPED AREA		6,544.48 S.F.
MIN. LANDSCAPED AREA (NOT INCLUDING BUFFERS)	20% 6,504.9 S.F.	11.28% * 6,776.74 S.F.
MIN. FRONT YARD LANDSCAPED AREA (NOT INCLUDING BUFFERS)	50% x 6,504.9 S.F.	716.28 4,689.51 S.F.
MIN. LANDSCAPE AREA AT STREET FRONTAGE	8 FT.	45 FT.
MIN. LANDSCAPE BUFFER ALONG RES. USE/DISTRICT	25 FT.	25 FT.

\* REQUESTING A LANDSCAPE RELAXATION OF 0.72%

**PARKING CALCULATIONS**

PARKING REQUIREMENTS:	
OFFICE	MIN. 15% OF GFA AT 1 PARKING SPACE / 2000 S.F. GFA
WAREHOUSE	1 PARKING SPACE / 1000 S.F. GFA
MEZZANINE	1 PARKING SPACE / 600 S.F. GFA
MIN. 5% SPACES FOR HANDICAP	
PERPENDICULAR PARKING SPACES	9'-0" WIDTH X 14'-0" DEEP WITH 23'-0" AISLES
PERPENDICULAR PARKING SPACES	10'-0" WIDTH X 20'-0" DEEP WITH 30'-0" AISLES
HANDICAP	8'-0" WIDTH X 14'-0" DEEP

**PARKING CALCULATIONS:**  
 $5450 \text{ G.F. GEA} \times 180 = 981$

**PARKING CALCULATIONS:**  
 5,980 S.F. GFA x 18% = 842.5 S.F. x 454 S.F. OFFICE PROPOSED

OFFICE AREA	554 S.F. / 200	= 4.71 PARKING SPACES
WAREHOUSE	4,042 S.F. / 1,000	= 4.04 PARKING SPACES
MEZZANINE	554 S.F. / 600	= 1.91 PARKING SPACES
TOTAL	5,980 S.F.	= 10.4 PARKING SPACES
TOTAL PARKING SPACES REQUIRED		= 10 PARKING SPACES
HANDICAP REQUIRED 11 x 5% = 0.55		= PARKING SPACE

TOTAL PARKING SPACES PROVIDED = 11 PARKING SPACES  
 TOTAL HANDICAP SPACES PROVIDED = 1 PARKING SPACE  
 OVERNIGHT PARKING SPACES PROVIDED = 1

Project:

NEW BUILDING

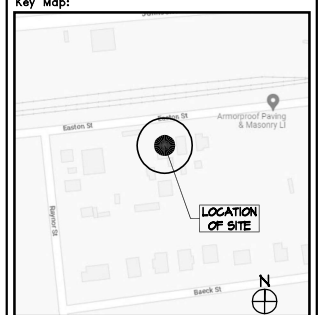
966 EASTON ST  
RONKONKOMA, NY 11779

DIST: 500 SECT: 63 BLK: 3 LOT: 45  
ZONE: RESIDENCE 'A'

**CONTRACTORS:**

**ENGINEERS:**

**Key Map:**



**EAB**  
ARCHITECTURALDESIGNS, PLLC

4250 VETERANS HIGHWAY, STE 3150W HOLBROOK, NY 11741  
tel. ( 631 ) 319-1047 fax ( 631 ) 319-1049

No.	Date	Revision
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Project Manager: EAB
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Project Architect: ERIK A. BJORNEBY R.A.

Project Designer: EAB
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Drawn by:	GLI
Checked by:	FAR

Checked by: EAB		
Design No.:		Date:

Design No.:	Date:
	10/11/23

DOB	Job No.
-----	---------

Drawing Title:

SCHEME 'A.2'  
PROPOSED PLOT PLAN, ZONING  
INFORMATION & CALCULATIONS

Drawing Scale: AS NOTED

Architect:  
ERIK A. BJORNEY R.A.



SP-1.0

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