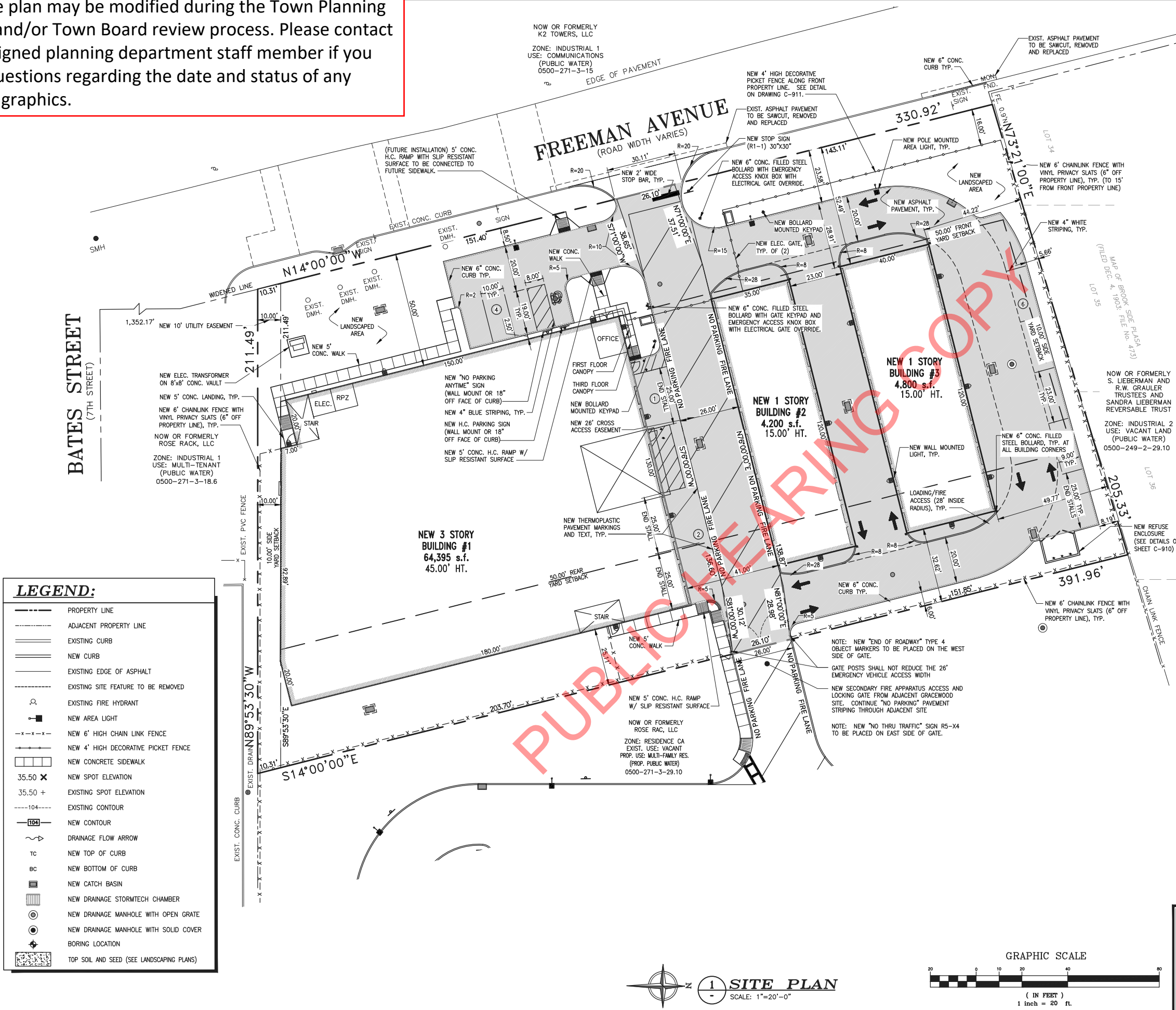


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.







ZONING ANALYSIS TABLE				
	ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
GENERAL:	ZONE DISTRICT	INDUSTRIAL-1		
	EXISTING USE	VACANT LAND		
	PROPOSED USE	MINI SELF STORAGE BUILDINGS AND OFFICE USE		
LOT:	MIN. LOT AREA	20,000 S.F.	74,052 S.F.	74,052 S.F.
	LOT WIDTH (AT BUILDING)	100.0'	330.92'	330.92'
	LOT COVERAGE	-	0%	43.49%
BUILDING:	MIN. SETBACKS			
	FRONT YARD	50.0'	-	50.00'
	REAR YARD	50.0'	-	25.11'
	SIDE YARD	10.0'	-	10.00'
	MAX. HEIGHT	60.00'	-	3 ST./45.00'
	GROSS FLOOR AREA STORAGE BUILDING #1 STORAGE BUILDING #2 STORAGE BUILDING #3 TOTAL:		0.00 S.F.	64,395 S.F. 4,200 S.F. 4,800 S.F. 73,395 S.F.
	FLOOR AREA RATIO	100% (SEE NOTE BELOW)	0%	99.11%
LANDSCAPE:	MAINTAINED LANDSCAPE	25% (18,513 S.F.) (SEE NOTE BELOW)	0%	18,537.96 S.F. (25.03%)
	% FRONT YARD LANDSCAPE	12.5% (9,256.50 S.F.) (SEE NOTE BELOW)	0%	9,348.40 S.F. (12.82%)
PARKING:	STANDARD SPACES OFFICE (1 SP./200 S.F.) 200 SF./200 = 1			
	MINI SELF STORAGE (1 SP./5000 S.F.) 73,195/5000 = 14.63 14.63+1 = 15.63	16	-	13
	H.C. SPACES	1	-	1
	LOADING SPACES	-	-	-
				18.75% PLANNING BOARD RELAXATION REQUIRED

- GENERAL NOTES:
- PURSUANT TO 68-344B THE FLOOR AREA RATIO MAY BE INCREASED TO A MAXIMUM OF 1.00, SUBJECT TO COMPLYING WITH THE FOLLOWING CRITERIA:
 - THE SUBMISSION OF A SURETY BOND TO COVER THE COSTS OF DEMOLITION OF ALL OR PART OF THE MINI-STORAGE WAREHOUSE TO ALLOW FOR ITS FUTURE CONVERSION TO OTHER PERMITTED USES IN A FASHION COMPLIANT WITH THE PERMISSIBLE F.A.R. IN THE INDUSTRIAL 1 DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PLANNING BOARD SHALL HAVE THE AUTHORITY TO WAIVE OR MODIFY THIS REQUIREMENT.
 - TWENTY-FIVE PERCENT OF THE LOT AREA IS LANDSCAPED, WITH A MINIMUM OF 50% LOCATED WITHIN THE FRONT YARD.
 - THE INCORPORATION OF RENEWABLE ENERGY THAT PROVIDES FOR A MINIMUM OF 50% OF THE BUILDINGS ENERGY DEMAND.
 - USE OF "SUPERIOR ARCHITECTURE", AS DEFINED IN § 68-3, WORD USAGE AND DEFINITIONS, ON THE FACADE FOR BUILDING ELEVATIONS THAT ARE VISIBLE FROM STREETS.
 - USE OF ARCHITECTURE SIMILAR TO THE SUPERIOR ARCHITECTURE ON THE FACADE FOR BUILDING ELEVATIONS THAT ARE NOT VISIBLE FROM STREETS.
 - SEE DRAWING C-920 FOR SITE NOTES AND FIRE APPARATUS ACCESS ROAD NOTES.
 - SEE ZBA DETERMINATION: APPLICATION 198-20, DATE 06-20-20.

- GATE AND ACCESS NOTES:
- GATES SHALL BE 5' TALL ORNAMENTAL VERTICAL PIVOT GATES AS MANUFACTURED BY AMERICAN DOOR, DEER PARK, NY. OR APPROVED EQUAL. GATE MOTOR OPERATOR ENCLOSURES SHALL BE MOUNTED ON THE "OWNER" SIDE OF THE FENCE. GATES SHALL BE PROVIDED WITH A MANUAL OVERRIDE, WHICH IS ONLY OPERABLE IN THE EVENT OF A POWER FAILURE.
 - KEYPADS FOR KEYLESS ENTRY SHALL BE PROVIDED ON EACH SIDE OF THE GATE AS NOTED ON THE SITE PLAN. KEYPAD AND ALL ASSOCIATED APPURTENANCES SHALL BE PROVIDED BY THE SAME MANUFACTURER AS THE GATE SYSTEM.
 - A KNOX BOX WITH A GATE ELECTRICAL OVERRIDE SHALL BE PROVIDED ON THE STREET SIDE OF EACH GATE. THIS ITEM SHALL BE MANUFACTURED BY "KNOX" AND SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO PURCHASE AND INSTALLATION.

SITE PLAN #SP2019-050
S.C.T.M.# DISTRICT 500 SECTION 271 BLOCK 03 LOT P/O 18.10

	09-27-21	PER TOWN COMMENTS
	05-12-21	PER TOWN COMMENTS
	03-26-21	PER TOWN COMMENTS
NO.	DATE	REVISIONS
SHEET TITLE:		
SITE PLAN		
PROJECT: SPEEDWAY STORAGE FACILITY FREEMAN AVENUE ISLIP, NEW YORK		
ISLAND STRUCTURES ENGINEERING, P.C.		
	319 SUNRISE HIGHWAY WEST ISLIP, N.Y. 11795 PH: (631) 669-0693 FAX: (631) 669-1599	
DRAWN BY: C. ERBIS	JOB NO. 2018-125	DWG. NO. C-110
CHECKED BY: S. DIBERARDINO	SCALE: AS NOTED	
DATE: 08-02-18		