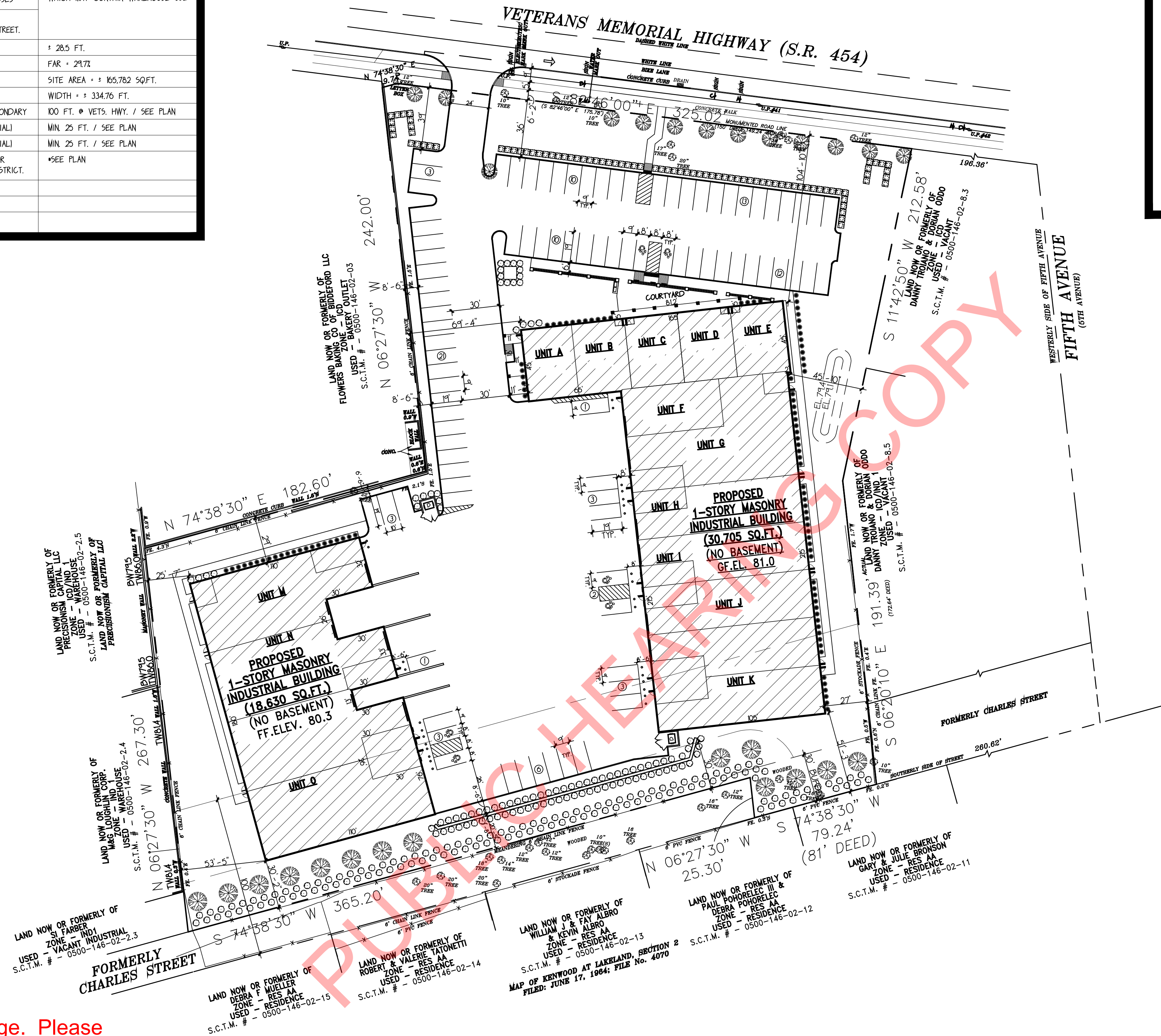


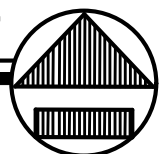
ZONING DATA				SECTION 68-464 - INDUSTRIAL CORRIDOR DISTRICT
SECTION	TITLE	REQUIRED	PROPOSED	
68-465	PERMITTED USES	(1) OFFICE, INCLUDING MEDICAL OFFICE (2) MANUFACTURING AND ASSEMBLY USES	PROPOSED INDUSTRIAL BUILDINGS WHICH MAY CONTAIN WAREHOUSE USE	
68-466.1	SPECIAL PERMIT - PB	(B) WAREHOUSE USE, PROVIDED NO OVERHEAD DOORS SHALL FACE STREET.		
68-468	HEIGHT	60 FT.	± 28.5 FT.	
68-469	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.35 (35%)	FAR ± 21.7%	
68-470	AREA DENSITY	MIN LOT ± 120,000 SQ.FT.	SITE AREA ± ± 165,782 SQ.FT.	
68-471	WIDTH OF LOT	MIN WIDTH ± 300 FT.	WIDTH ± ± 334.76 FT.	
68-472	FRONT YARD	100 FT. ± VETS HWY. / 50 FT. SECONDARY	100 FT. ± VETS HWY. / SEE PLAN	
68-473	SIDE YARDS	MIN 25 FT. / MIN 50 FT. (RESIDENTIAL)	MIN 25 FT. / SEE PLAN	
68-474	REAR YARD	MIN 25 FT. / MIN 50 FT. (RESIDENTIAL)	MIN 25 FT. / SEE PLAN	
68-475	OFF-STREET LOADING	NO LOADING WITHIN FRONT YARD OR WITHIN 100 FT. OF A RESIDENTIAL DISTRICT.	±SEE PLAN	



PRELIMINARY SITE PLAN

BASED ON A SURVEY BY SECCAFICO LAND SURVEYING PC, DATED FEBRUARY 12, 2021
ELEVATIONS PER NAVD83 DATUM
FIRE HYDRANT LOCATIONS SHOWN ON SITE PLAN + KEY MAP PLAN ABOVE.

SCALE: 1"=40' -0"



SITE DATA

W/ PARTIAL BUFFER

AREA OF SITE	3.81 ACRES (165,782 SQ.FT.)
ZONING	INDUSTRIAL CORRIDOR DISTRICT
INTENDED USE	OFFICES + WAREHOUSES
PROPOSED BUILDING AREA	
BUILDING #1	30,000 SQ.FT. (18.1%)
ROOF OVER AREA	706 SQ.FT. (0.42%)
BUILDING #2	18,630 SQ.FT. (11.2%)
TOTAL BUILDING AREA	49,336 SQ.FT. (29.7%)
PAVING AREA	65,366 SQ.FT. (39.5%)
FRONT YARD LANDSCAPE AREA	16,753 SQ.FT. (10.1%)
BUFFER AREA	2,456 SQ.FT. (1.5%)
TOTAL LANDSCAPE AREA	
W/O BUFFER	48,625 SQ.FT. (29.3%)
W/ BUFFER	51,081 SQ.FT. (30.8%)

COMPLY WITH COVENANTS AND RESTRICTIONS OF
TOWN BOARD RESOLUTION TC# 5734 W/ EFFECTIVE
DATE 04/10/22

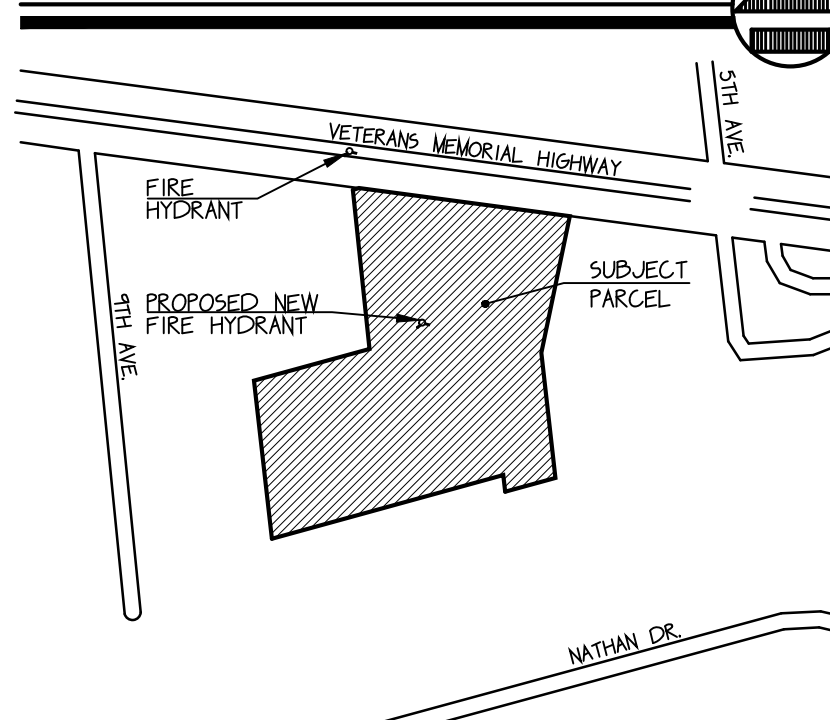
SITE DATA

W/ FULL BUFFER (IF NECESSARY)

AREA OF SITE	3.81 ACRES (165,782 SQ.FT.)
ZONING	INDUSTRIAL CORRIDOR DISTRICT
INTENDED USE	OFFICES + WAREHOUSES
PROPOSED BUILDING AREA	
BUILDING #1	30,000 SQ.FT. (18.1%)
ROOF OVER AREA	706 SQ.FT. (0.42%)
BUILDING #2	18,630 SQ.FT. (11.2%)
TOTAL BUILDING AREA	49,336 SQ.FT. (29.7%)
PAVING AREA	65,366 SQ.FT. (39.5%)
FRONT YARD LANDSCAPE AREA	16,753 SQ.FT. (10.1%)
BUFFER AREA	13,492 SQ.FT. (8.1%)
TOTAL LANDSCAPE AREA	
W/O BUFFER	37,589 SQ.FT. (22.7%)
W/ BUFFER	51,081 SQ.FT. (30.8%)

COMPLY WITH COVENANTS AND RESTRICTIONS OF
TOWN BOARD RESOLUTION TC# 5734 W/ EFFECTIVE
DATE 04/10/22

KEY MAP



PARKING

PARKING REQUIRED	
OFFICE ± 13,443 / 200 ±	67.2 SPACES
WAREHOUSE ± 35,187 / 1000 ±	35.2 SPACES
PARKING REQUIRED ±	102.4 SPACES
PARKING PROVIDED ±	91 CAR SPACES
	(INCLUDING 6 H.C. SPACES)
VARIANCE REQUIRED FOR 12 PARKING SPACES	116% VARIANCE

SANITARY CALC.

GWMZ -1

DENSITY CALCULATION

SYSTEM #1
OFFICE ± 7,233 SF. X .06 GPD/SF. ± 434.0 GPD
SEPTIC TANK ± 2 DAYS FLOW
434.0 GPD X 2 ± 868.0 GALLONS
REQUIRED (11 18" X 4' LD.) 1200 GALLON SEPTIC TANK
LEACHING AREA (MIN. SYSTEM)
434.0 / 15 ± 28.94 SQ.FT.
USE MIN. SYSTEM
(1) 10" X 10' DEEP POOL ± 312.5 SQ.FT.

SYSTEM #2
INDUSTRIAL ± 22,767 X .04 GPD/SF ± 910.7 GPD
SEPTIC TANK ± 2 DAYS FLOW
910.7 GPD X 2 ± 1821.4 GALLONS
REQUIRED (11 10" X 4' LD.) 2000 GALLON SEPTIC TANK
LEACHING AREA (MIN. SYSTEM)
910.7 / 15 ± 607.1 SQ.FT.
USE MIN. SYSTEM
(2) 10" X 10' DEEP POOL ± 625.0 SQ.FT.

SYSTEM #3
INDUSTRIAL ± 18,630 X .04 GPD/SF ± 745.2 GPD
SEPTIC TANK ± 2 DAYS FLOW
745.2 GPD X 2 ± 1490.4 GALLONS
REQUIRED (11 18" X 5' LD.) 1500 GALLON SEPTIC TANK
LEACHING AREA (MIN. SYSTEM)
745.2 / 15 ± 496.8 SQ.FT.
USE MIN. SYSTEM
(2) 10" X 8' DEEP POOL ± 500.0 SQ.FT.

ALLOWABLE DENSITY
3.81 ACRES X 600 GPD/ACRE ± 2,286 GPD.
ACTUAL TOTAL DENSITY
434.0 ± 910.7 ± 745.2 ± 2089.9 TOTAL
2089.9 > 2,286 ∴ OK

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.

REVISION	DATE



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FILE NO. 20061
DATE 08/22/22
DRAWN J.M.G.
CHKD J.L.G.

SK10