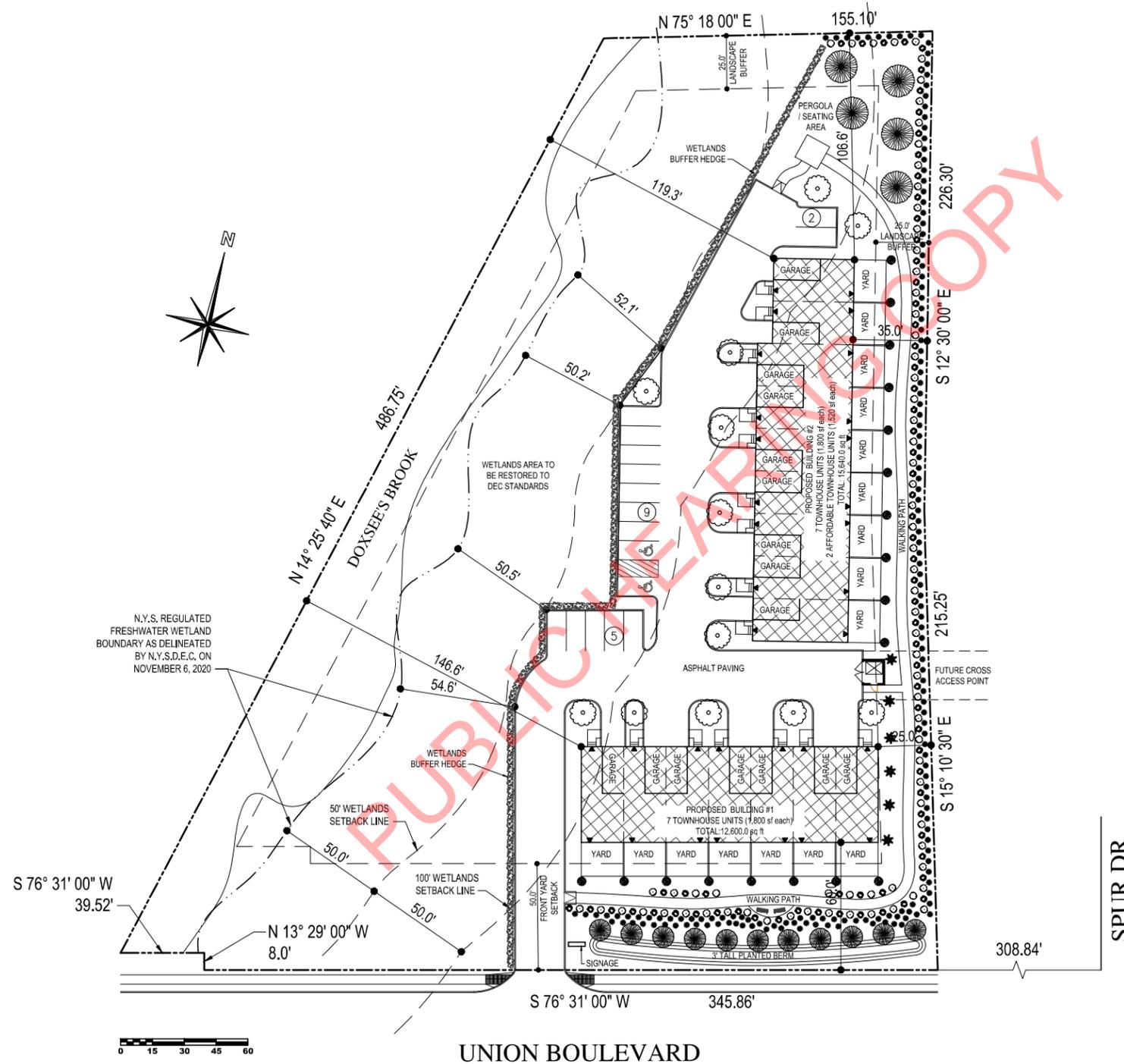


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



N.Y.S. REGULATED FRESHWATER WETLAND BOUNDARY AS DELINEATED BY N.Y.S.D.E.C. ON NOVEMBER 6, 2020



**SITE PLAN**  
SCALE: 1" = 30'-0"

**ZONING:** CURRENTLY "RESIDENCE CA"  
**FRONT YARD:** 60.0'  
**SIDEYARD:** BUILDING #1: 25.0' AND 146.6'  
 BUILDING #2: 35.0' AND 119.3'  
**REAR YARD:** 106.6'

**LOT AREA:** 118,111.35 sq ft (2.71 ACRES)

**BUILDING AREA ALLOWED:** 20% 118,111.35 x 0.20 = 23,622.27 sq ft  
**F.A.R. PROPOSED:** 28,240 sq ft = 23.9%

**PROPOSED USE:** TOWNHOUSES

**NUMBER OF TOWNHOUSES PROPOSED:** 14 STANDARD & 2 AFFORDABLE  
 16 TOTAL TOWNHOUSES  
 6 TOWNHOUSE PER ACRE \* 2.71 ACRES = 16.26 TOWNHOUSES

**PARKING:** 2 SPACES per TOWNHOUSE = 32 SPACES  
 32 - 9' x 19' SPACES REQUIRED (30 SPACES PROVIDED)  
 2 SPACE REQUIRED TO BE HANDICAP COMPLIANT (1 TO BE VAN ACCESSIBLE)

**TOTAL SPACE PROVIDED:**  
 - 16 PARKING SPACES (2 HANDICAP)  
 - 16 GARAGE SPACES  
 - 15 DRIVEWAY SPACES



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 RIVERHEAD, NY  
 11901  
 (516)376-8594

**Client Info**  
 6 STAR DEVELOPMENT CORPORATION  
 1716 FIFTH AVENUE - SECOND FLOOR  
 BAY SHORE, NY

**Project Info**  
 2565 UNION BOULEVARD  
 ISLIP, NY



**PLOT PLAN**

Drawn By J.E.M. Checked By J.E.M.

Drawing No. **A-0**