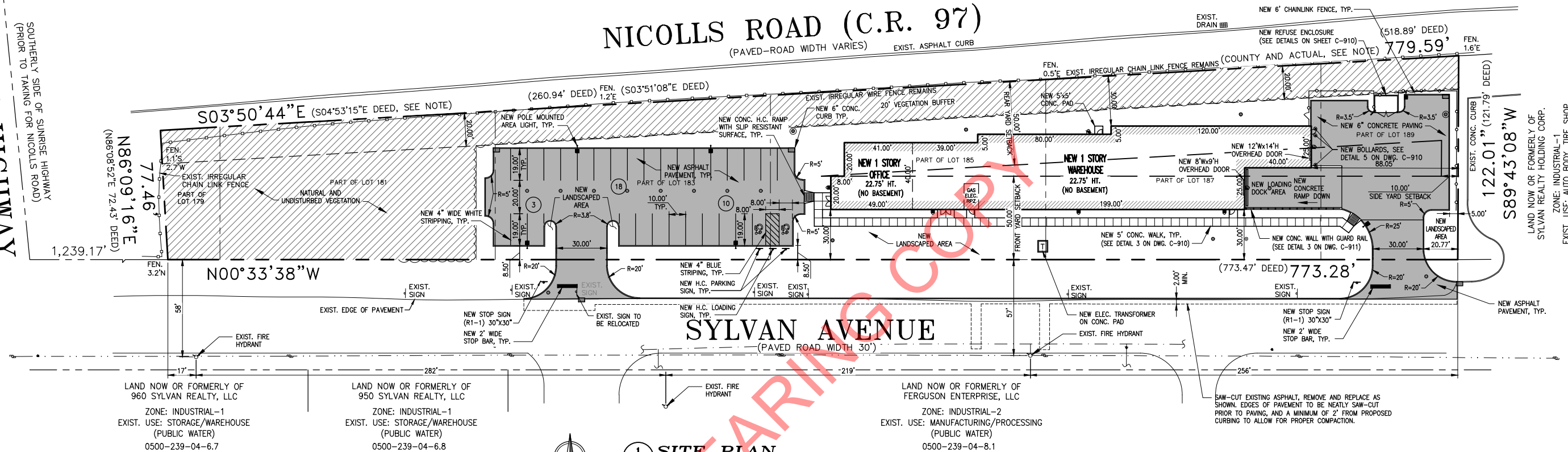


SUNRISE HIGHWAY
(N.Y.S. 27)

SOUTHERLY SIDE OF SUNRISE HIGHWAY
(PRIOR TO TAKING FOR NICOLLS ROAD)

NICOLLS ROAD (C.R. 97)
(PAVED—ROAD WIDTH VARIES)



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

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB
- NEW CURB
- EXISTING EDGE OF ASPHALT
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING FIRE HYDRANT
- NEW AREA LIGHT
- NEW FENCE
- NEW CONCRETE SIDEWALK
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- DRAINAGE FLOW ARROW
- NEW TOP OF CURB
- NEW BOTTOM OF CURB
- NEW CATCH BASIN
- NEW DRAINAGE STORMTECH CHAMBER
- NEW DRAINAGE MANHOLE WITH OPEN GRATE
- NEW DRAINAGE MANHOLE WITH SOLID COVER
- BORING LOCATION
- FIRE ROUTE

ZONING ANALYSIS TABLE

	ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	NOTES
GENERAL:	ZONE DISTRICT	INDUSTRIAL 1			
	EXISTING USE	VACANT LOT			
	PROPOSED USE	WAREHOUSE / OFFICE AREA			
LOT:	MIN. LOT AREA	20,000 SF	77,369 SF	77,369 SF	
	LOT WIDTH (AT BUILDING)	100.00'	773.28'	773.28'	
	LOT COVERAGE	—	0%	15.46%	
	MIN. SETBACKS				
	FRONT YARD (WEST)	50.00'/25'*	—	30.00'	*SEE C&R "TC3565"
BUILDING:	REAR YARD (EAST)	50.00'/30'*	—	30.00'	
	SIDE YARD	10.00'	—	88.05'	
	MAX. HEIGHT	60.00' (4 STORIES)	—	22.75'	
	GROSS FLOOR AREA			1,800 SF	
	OFFICE AREA			10,160 SF	
LANDSCAPE:	WAREHOUSE AREA TOTAL	—	—	11,960 SF	
	FLOOR AREA RATIO	35%	—	15.46%	
	MAINTAINED LANDSCAPE AREA	20%	—	17,760.09 S.F. (22.96%)	*SEE NOTE BELOW
	% FRONT YARD LANDSCAPE	10%	—	10,692.12 S.F. (13.82%)	
	STANDARD SPACES				
PARKING:	OFFICE (1 SP./200 S.F. OF F.A.)				
	WAREHOUSE (1 SP./1,000 S.F. OF F.A.)				
	9.0+10.2 = 19.2	20	—	31	
	H.C. SPACES	2	—	2	
	LOADING SPACES	—	—	—	

*NOTE:
• 20' BUFFER AREA = 15,579.34 S.F.
• NATURAL AND UNDISTURBED AREA = 11,720.41 S.F.
• MAINTAINED LANDSCAPED AREA = 17,760.09 S.F.

(MAINTAINED LANDSCAPE AREA DOES NOT INCLUDE THE BUFFER AREA OR NATURAL AND UNDISTURBED AREA)

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.

NOTES:

- DEED OF RECORD CALLS FOR AN ANGLE POINT IN THE WESTERLY SIDE OF NICOLLS ROAD (C.R. 97) WHICH IS NOT REFLECTED IN THE COUNTY TAKING MAPS.
- ELEVATIONS PER NAV 88 DATUM.
- TOPOGRAPHICAL INFORMATION SHOWN FROM SURVEY PREPARED BY SCHNEPP & MURRELL, P.C. LAND SURVEYORS - LAND PLANNERS, DATED: JANUARY 30, 2020.
- APPLICANT/OPERATOR MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS.

SITE PLAN #SP2020-066
S.C.T.M.# DISTRICT 500 SECTION 240 BLOCK 01 LOT 2.004

NO.	DATE	REVISIONS
1	04/29/21	GENERAL REVISIONS
2	01/25/21	GENERAL REVISIONS
3	11/13/20	INITIAL ISSUE

SHEET TITLE: SITE PLAN

PROJECT: SYLVAN AVENUE PROPERTY, LLC
0 NICOLLS ROAD
BAYPORT, NEW YORK
ISLAND STRUCTURES ENGINEERING, P.C.

DRAWN BY: C. ERBIS
CHECKED BY: V. PALADINO
DATE: 09-02-20
JOB NO. 2020-101
SCALE: AS NOTED
DWG. NO. C-110

