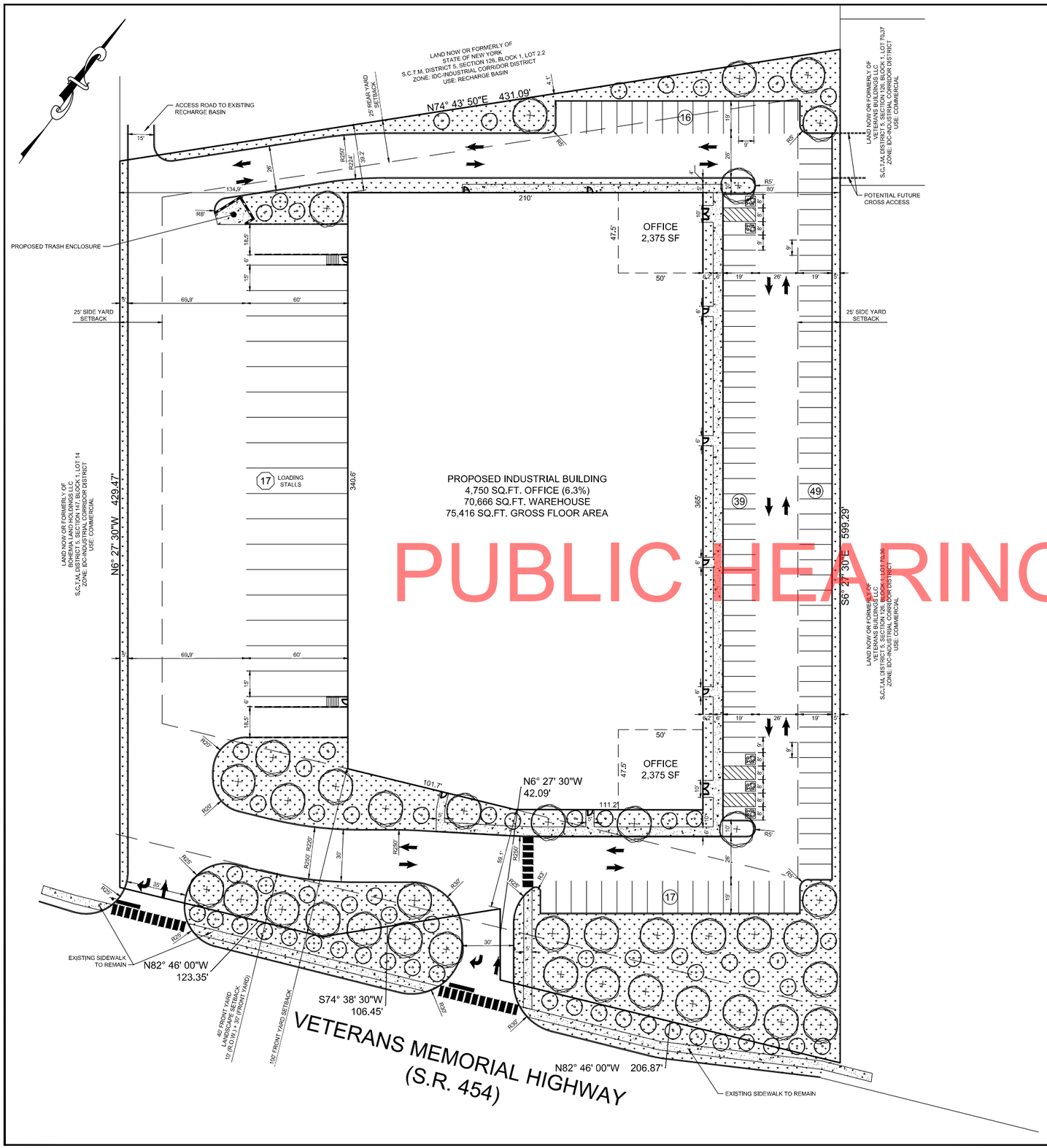

PUBLIC HEARING COPY

SITE DATA

S.C.T.M.:	DISTRICT 5, SECTION 126, BLOCK 1, LOT 2.1 DISTRICT 5, SECTION 147, BLOCK 1, LOTS 30 & 97
EXIST. ZONING :	ICD - INDUSTRIAL CORRIDOR DISTRICT
TOTAL SITE AREA :	± 216,913 SF (± 4.98 AC.)
FIRE DISTRICT :	LAKELAND FD ZONE 2
PROPOSED BUILDING AREA :	75,416 SF
FLOOR AREA RATIO (FAR) :	34.77%
PROPOSED USE :	INDUSTRIAL/WAREHOUSE

ZONING ANALYSIS

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	± 216,913 SQ.FT.
MIN. LOT WIDTH	300 FT	426 FT
MAX. BUILDING HEIGHT	60'	<60 FT
MAX. FRONT YARD SETBACK	100'	59.1'*
MIN. REAR YARD SETBACK	25'	39.2'
MIN. SIDE YARD SETBACK	25'	81.1'
MAX. F.A.R.	35%	34.77%

PARKING CALCULATIONS

REQUIRED :

OFFICE	: 1 PER 200 SF OF GFA (MINIMUM 15%)	
WAREHOUSE	: 1 PER 1,000 SF OF GFA	
STALL SIZE	: 9' X 19'	
OFFICE	: 11,316 SF/200 SF	= 56.6 STALLS
WAREHOUSE	: 64,100 SF/1,000 SF	= 64.1 STALLS
TOTAL	:	= 120.7 STALLS (SAY 121 STALLS)

PROVIDED :

TOTAL	: 121 STALLS
STALL SIZE	: 9' X 19'

* VARIANCE REQUIRED

LANDSCAPING CALCULATIONS

LANDSCAPED AREA IN FRONT YARD	22,739 SQ.FT. (10.48%)
TOTAL LANDSCAPED AREA	38,006 SQ.FT. (17.52%)

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.

15' 0 15' 30' 60'
SCALE: 1" = 30'

No.	REVISION	DATE
1	REVISED LANDSCAPE CALCULATIONS	1/10/2022

PROGRESS PRINT
01/11/2022

CONCEPT PLAN
VETERANS MEMORIAL HIGHWAY SITE
SITUATED AT
RONKONKOMA
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0500, SECTION 126, BLOCK 1, LOT 2.1
S.C.T.M. DISTRICT 0500, SECTION 147, BLOCK 1, LOTS 30 & 97

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DRAWN BY:	IB	CADD:	21385-CP.DWG	SCALE: 1" = 30'	DRAWING NO.: CP 101
CHECKED BY:	JC	FILE NO.:			
DATE:	12/6/2021	PROJECT NO.:	21385		SHEET NO.: 1 OF 1