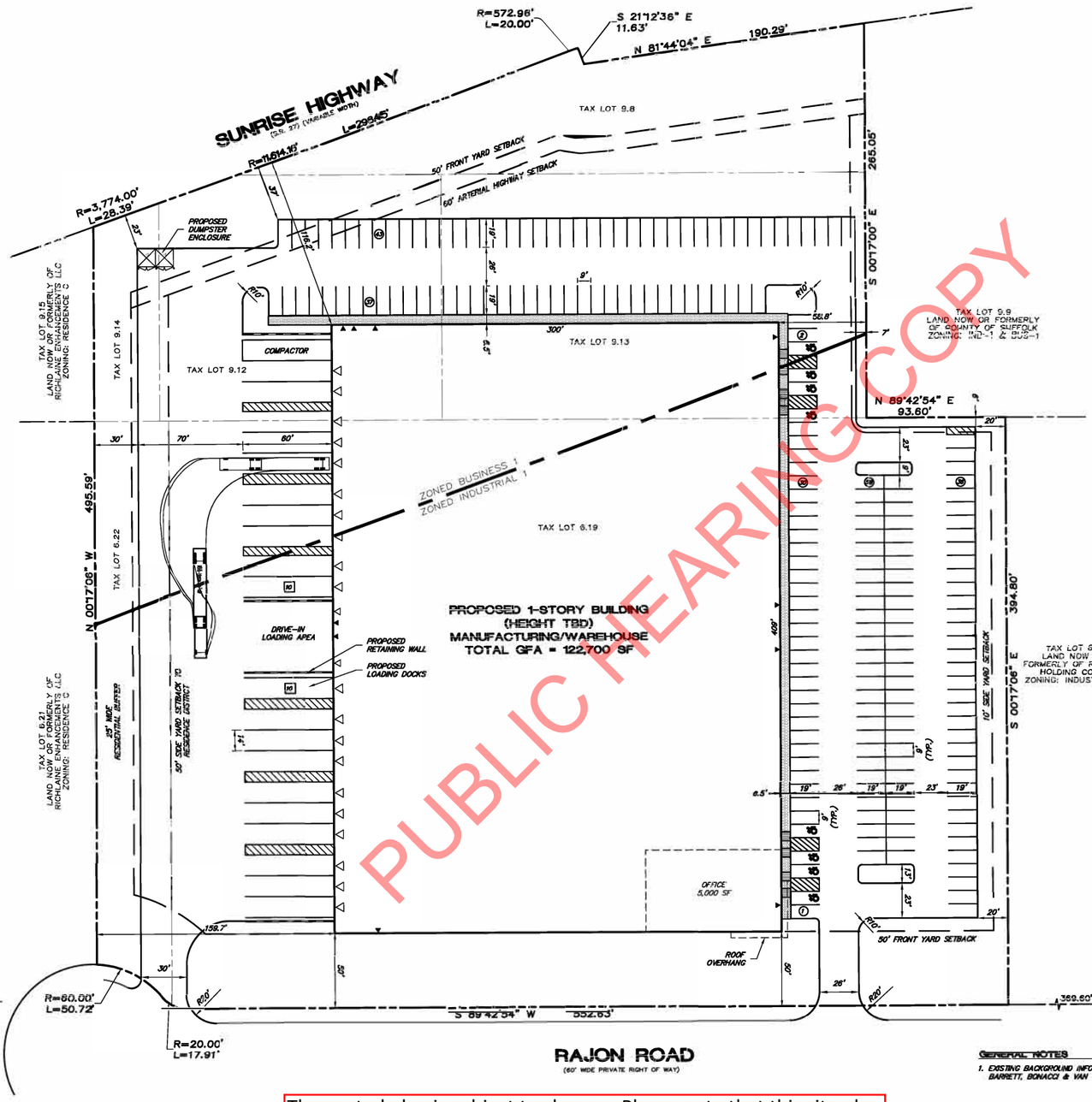
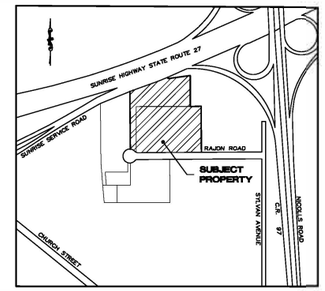


PUBLIC HEARING COPY



KEY MAP
SCALE: 1"=800'

SITE DATA

OWNER (TAX LOT 6.19)	WIJA HOLDING CORP. 60 S OCEAN AVENUE BAYPORT, NY 11705 (516) 509-0300
OWNER (TAX LOTS 6.22, 9.8, 9.12, 9.13, 9.14)	RICHLANE ENHANCEMENTS LLC 60 S OCEAN AVENUE BAYPORT, NY 11705 (516) 509-0300
APPLICANT	AG-MRA JJ RAJON, LLC 245 PARK AVENUE, 24TH FLOOR NEW YORK, NY 10167 (212) 350-3701
SITE AREA	350,815 SF (8.05 AC)
CURRENT ZONING	INDUSTRIAL 1 / BUSINESS 1 *
PROPOSED ZONING	INDUSTRIAL 1
EXISTING USE	MANUFACTURING / VACANT
PROPOSED USE	WAREHOUSE/ MANUFACTURING *
BUILDING AREA	122,700 SF

* CHANGE OF ZONE REQUIRED

	PER CODE (INDUSTRIAL 1)	PROVIDED
MIN. LOT AREA	20,000 SF	350,815 SF (8.05 AC)
MIN. LOT WIDTH	100'	612'
MIN. FRONT YARD SETBACK	50'	50'
MIN. REAR YARD SETBACK	25' (50' WHERE ABUTS RESIDENCE DISTRICT OR USE)	N/A
MIN. SIDE YARD SETBACK	10' (50' WHERE ABUTS RESIDENCE DISTRICT OR USE)	58.8'
MAX. BUILDING HEIGHT	35'/4 STORIES	TBD
MAX. FLOOR AREA RATIO	35% (122,785 SF) (ADDITIONAL 10% FOR STORAGE ONLY MEZZANINES)	35% (122,700 SF)
LANDSCAPE AREA (EXCL. BUFFERS)	20% (70,163 SF)	22.7% (79,521 SF)
LANDSCAPING/FRONT YARD	50% OF REQ'D (35,081 SF)	74.4% (52,172 SF)

PARKING DATA

PARKING REQUIRED:

MANUFACTURING/WAREHOUSE: 1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
122,700 x 0.85 = 104,295 SF /1,000 SF = 105 SPACES

OFFICE: 1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
122,700 SF x 0.15 = 18,405 SF/200 SF = 92 SPACES

PARKING REQUIRED: 197 SPACES

PARKING PROVIDED: 207 STANDARD SPACES
~~8 HANDICAP SPACES~~
215 TOTAL SPACES

LEGEND

	EXISTING	PROPOSED
BUILDING		
EDGE OF PAVEMENT		
CONCRETE CURB		
WALL		
SIDEWALK/CONCRETE		
HANDICAP RAMP – TYPE B		
BUILDING ENTRANCE		
OVERHEAD DOOR		
SIGN		
PARKING STALL COUNT		
LOADING STALL COUNT		
ACCESSIBLE PARKING STALL		

GENERAL NOTES

1. EXISTING BACKGROUND INFORMATION REFERENCES A BOUNDARY SURVEY, PREPARED BY BARRETT, BONACCI & VAN WEELE, PC., DATED DECEMBER 7, 2021

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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.

Date	By	Revision
Designed by:	Drafted by:	Checked by:

Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
t 631.435.1111 f 631.435.1022
www.bbvpc.com

Tax Map No.: DIST. 500 SECT 239 BLK 4 LOTS 6.19, 6.22, 9.8, 9.12, 9.13 & 9.14

33 RAJON ROAD BAYPORT

TOWN OF ISLIP — SUFFOLK COUNTY, NY

SITE PLAN

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 7209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL

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Date	Scale	Project No.	Sheet No.
MARCH 16, 2022	1"=40'	A200034A	1 of 1

LM:
VIEW: