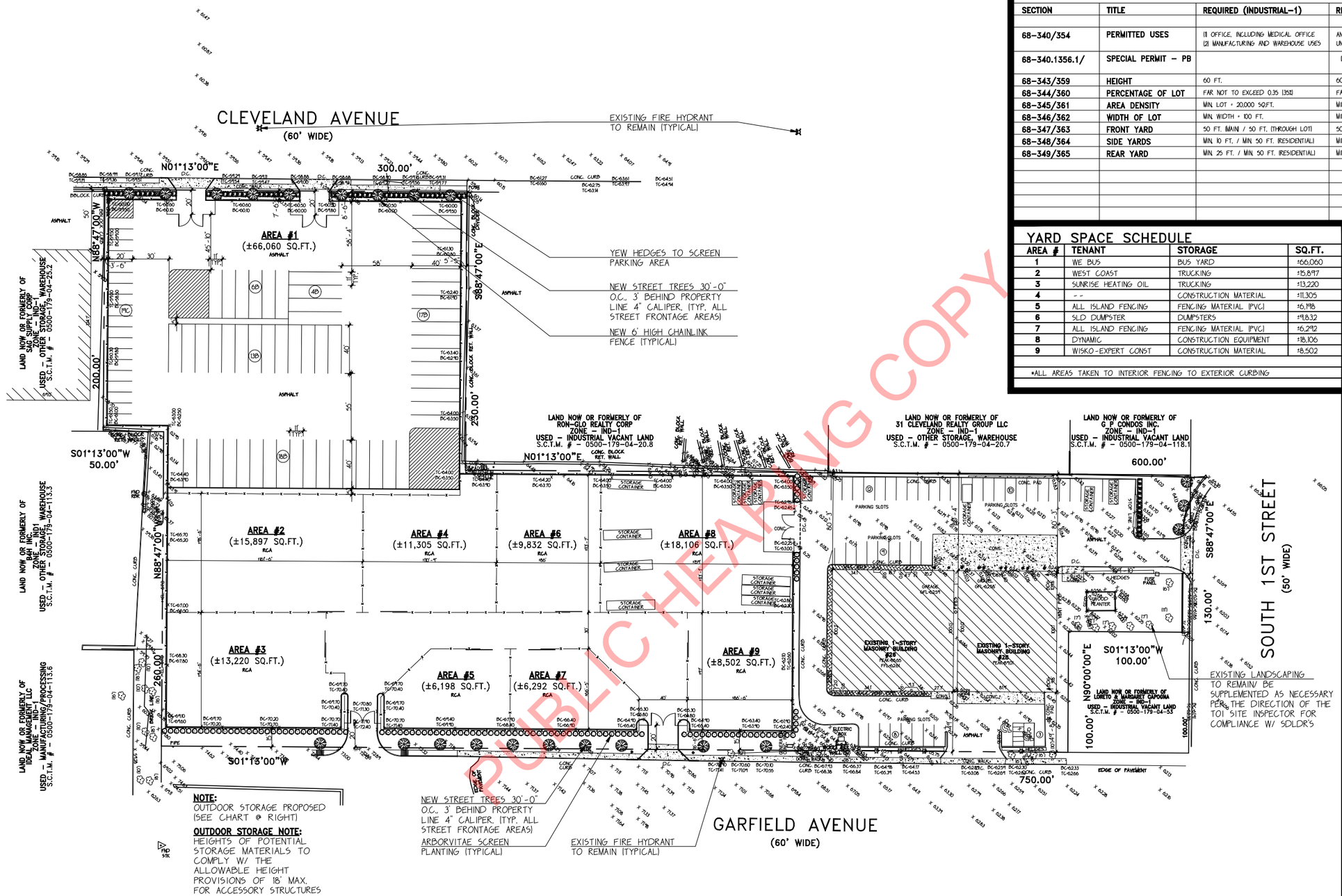


NOTE:
OUTDOOR STORAGE PROPOSED (SEE CHART @ RIGHT)

OUTDOOR STORAGE NOTE:
HEIGHTS OF POTENTIAL STORAGE MATERIALS TO COMPLY W/ THE ALLOWABLE HEIGHT PROVISIONS OF 18' MAX. FOR ACCESSORY STRUCTURES

PRELIMINARY SITE PLAN

SCALE: 1"=40'-0"

BASED ON A SURVEY BY SCALICE LAND SURVEYING, DATED NOVEMBER 04, 2021
FIRE HYDRANT LOCATIONS SHOWN ON SITE PLAN ABOVE.

ZONING DATA

SECTION 68-337 - INDUSTRIAL-1 + SECTION 68-353 - INDUSTRIAL-2

SECTION	TITLE	REQUIRED (INDUSTRIAL-1)	REQUIRED (INDUSTRIAL-2)	PROPOSED
68-340/354	PERMITTED USES	(1) OFFICE, INCLUDING MEDICAL OFFICE (2) MANUFACTURING AND WAREHOUSE USES	ANY LAWFUL PERMITTED PURPOSE, UNLESS PROHIBITED HEREIN	EXISTING INDUSTRIAL BUILDING(S) TO REMAIN
68-340.1356.1/	SPECIAL PERMIT – PB		(D) AUTOMOBILE PARKING FIELD	
68-343/359	HEIGHT	60 FT.	60 FT.	± 25.7 FT.
68-344/360	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.35 (35%)	FAR NOT TO EXCEED 0.35 (35%)	FAR = 7.2%
68-345/361	AREA DENSITY	MIN. LOT = 20,000 SQ.FT.	MIN. LOT = 20,000 SQ.FT.	SITE AREA = ± 253,000 SQ.FT.
68-346/362	WIDTH OF LOT	MIN. WIDTH = 100 FT.	MIN. WIDTH = 75 FT.	WIDTH = MIN. ± 130.0 FT.
68-347/363	FRONT YARD	50 FT. (MAIN) / 50 FT. (THROUGH LOT)	50 FT. (MAIN) / 50 FT. (THROUGH LOT)	109.8 FT. @ S. 1ST. ST. / 49.6' (GARFIELD)
68-348/364	SIDE YARDS	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 49.6 FT. / SEE PLAN
68-349/365	REAR YARD	MIN. 25 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 10 FT. / MIN. 50 FT. (RESIDENTIAL)	MIN. 55.4.3 FT. / SEE PLAN

YARD SPACE SCHEDULE

AREA #	TENANT	STORAGE	SQ.FT.
1	WE BUS	BUS YARD	±66,060
2	WEST COAST	TRUCKING	±15,897
3	SUNRISE HEATING OIL	TRUCKING	±13,220
4	--	CONSTRUCTION MATERIAL	±11,305
5	ALL ISLAND FENCING	FENCING MATERIAL (PVC)	±6,198
6	SLD DUMPSTER	DUMPSTERS	±9,832
7	ALL ISLAND FENCING	FENCING MATERIAL (PVC)	±6,292
8	DYNAMIC	CONSTRUCTION EQUIPMENT	±18,106
9	WISKO-EXPERT CONST	CONSTRUCTION MATERIAL	±8,502

*ALL AREAS TAKEN TO INTERIOR FENCING TO EXTERIOR CURBING

PROPERTY OWNER

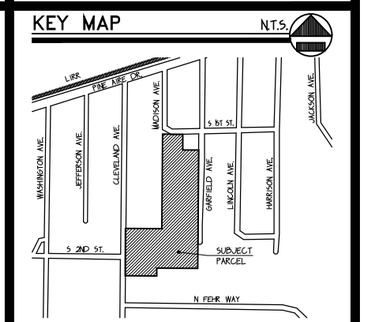
GARFIELD PROPERTIES INC.
28 GARFIELD AVE.
BAY SHORE, NEW YORK 11706
C/O TROY CARUSO
(516) 779-1250

APPLICANT

JJ CAPITAL ENTERPRISES LLC
160-55 CROSS BAY BLVD.
HOWARD BEACH, NEW YORK 11414
C/O JOSEPH BARRETTA
(646) 480-9288

KEY MAP

N.T.S.



SITE DATA

AREA OF SITE	5.808 ACRES (253,000 SQ.FT.)	
ZONING	PROPOSED INDUSTRIAL-2	
INTENDED USE	OFFICE/WAREHOUSE	
EXISTING BUILDING AREA		
BUILDING #26	±10,054 SQ.FT.	(4.0%)
BUILDING #28	±8,196 SQ.FT.	(3.2%)
TOTAL BUILDING AREA	±18,250 SQ.FT.	(7.2%)
PAVING / RCA AREA	±209,350 SQ.FT.	(82.8%)
TOTAL LANDSCAPE AREA	±25,400 SQ.FT.	(10.0%)
FRONT YARD LANDSCAPE AREA (GARFIELD + SOUTH 1ST ST.)	±19,160 SQ.FT.	(7.6%)

PARKING

PARKING REQUIRED

26 GARFIELD

OFFICE = 10,054 X .15 / 200 =	7.5 SPACES
WAREHOUSE = 10,054 X .85 / 1,000 =	8.6 SPACES

28 GARFIELD

OFFICE = 8,196 X .15 / 200 =	6.2 SPACES
WAREHOUSE = 8,196 X .85 / 1,000 =	7.0 SPACES
PARKING REQUIRED =	29.3 SPACES
PARKING PROVIDED =	42 CAR SPACES (INCLUDING 2 H.C. SPACES)
ADD. PARKING PROVIDED =	19 CAR SPACES 58 BUS SPACES

PUBLIC HEARING COPY

REVISION DATE

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.

26-28 GARFIELD AVENUE

26-28 GARFIELD AVE, BAY SHORE, NY 11706

S.C.T.M.# 0500-179-04-119.001

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3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 2071
DATE 04/07/22
DRAWN D.E.C.
CHKD J.M.C.

SK1C