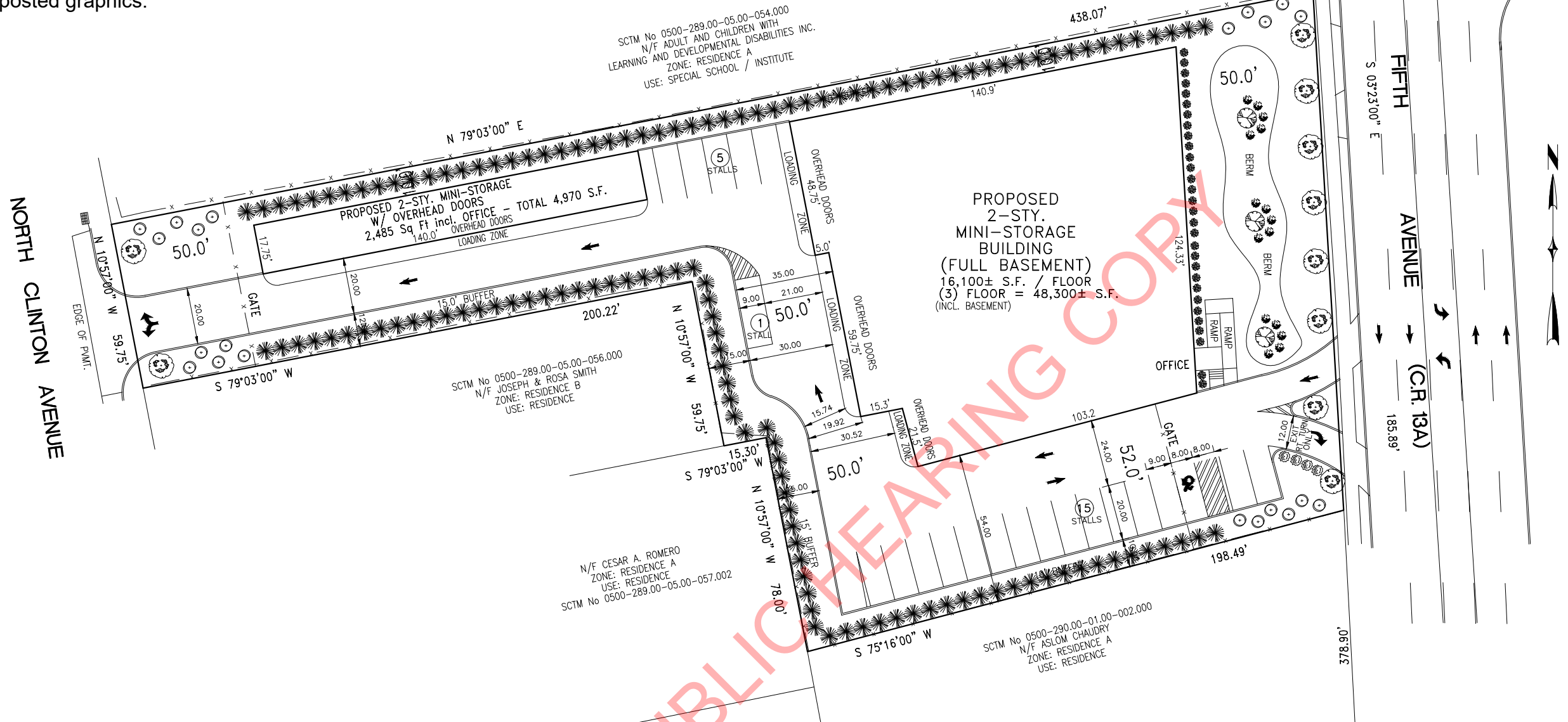


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

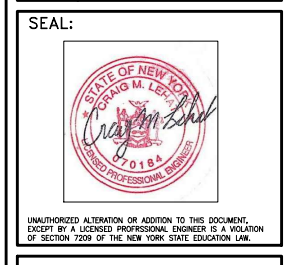


PROJECT TITLE:  
**PROPOSED  
 MINI-STORAGE  
 FOR**  
  
**BAY SHORE  
 FIFTH AVE.**  
  
 AT  
 1420 & 1424 FIFTH AVE.  
 (C.R. 13A)  
 BAY SHORE, NY 11706  
 TOWN OF ISLIP  
 SUFFOLK COUNTY, NEW YORK  
 TAX MAP: 0500-289.00-05.00-055.000  
 &  
 TAX MAP: 0500-290.00-01.00-001.000

NO.	DATE	REVISION	BY
1	03/30/22	ISSUED TO DEVELOPER	
2	07/01/22	REV. PLAN PER TOWN & OWNER	CL
3	10/27/22	REV. PLAN PER TOWN LANDSCAPE COMMENT	CL

**TITLE: PRELIMINARY SITE PLAN**

**LAND PLANNING SOLUTIONS**  
 ENGINEERS and SURVEYORS  
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 NYS LICENSED PROFESSIONAL ENGINEER and LAND SURVEYOR  
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 WWW.CMLEHATPEPLS.COM



DRAWN BY: SG

FILE NO.: 23373

PROJ. NO.: 289-5-55

SHEET NO.: **S-1**

OF

**ZONING/ PARKING CALCULATIONS**

**IND 1 ZONING CALCULATIONS**

TAX MAP.: 0500-289.00-05.00-055.000  
 TAX MAP.: 0500-290.00-01.00-001.000  
 CURRENT ZONE: LOT 55 RES. A, LOT 1 RES. A  
 PROPOSED ZONE: IND 1  
 PROPOSED BUILDING USE: MINI-STORAGE

	REQUIRED	PROPOSED
LOT SIZE:	20,000.0 SQ.FT. MIN.	53,852.85 SQ.FT.
LOT WIDTH:	100.0 MIN.	185.89' FIFTH AVE. 59.75' N. CLINTON AVE.
FRONT YARD SETBACK: (BOTH STREETS)	50.0' MIN.	50.0'
MINIMUM SIDE YARD SETBACK: (50' ABUTTING RESIDENTIAL ZONE OR USE)	10.0' MIN.	10.0' (VARIANCE)
MINIMUM TOTAL SIDE YARD SETBACK: (100' ABUTTING RESIDENTIAL)	20.0' MIN.	60.0'
REAR YARD SETBACK:	25.0' MIN.	25.0' MIN.
BUILDING HEIGHT:	MAX. 60.0' OR 4 STORIES	35'± / 2 STORIES W/BASEMENT
PERCENTAGE OF LOT COVERAGE:	MAX. 42% OR 22,618.2± SQ.FT.	29.7% OR 16,100± SQ.FT.
F.A.R.:	MAX. 42% OR 22,618.2± SQ.FT. MAX. 100% OR 53,852.85± SQ.FT. WITH "SUPERIOR ARCHITECTURE"	98.9% OR 53,270± SQ.FT.
LANDSCAPING: 20% OF LOT AREA	20.0% OR 10,770.6 SQ.FT. MIN.	14.3% OR 7,674.75 SQ. FT.
TOTAL LANDSCAPED AREA		34.2% OR 18,413.75 SQ. FT.
BUFFER AREA		19.9% OR 10,733.00 SQ. FT.
LANDSCAPED AREA MINUS BUFFER AREA		14.3% OR 7,674.75 SQ. FT.
FRONT YARD LANDSCAPING: 50% OF REQUIRED LOT AREA	50.0% OR 5,385.6 SQ.FT. MIN.	61.7% OR 6,647.7 SQ.FT.

**PARKING CRITERIA**

MINI-STORAGE	1 SPACE / 5,000 Sq Ft GROSS FLOOR AREA
OFFICE	1 SPACE / 200 Sq Ft GROSS FLOOR AREA

**TYPICAL PARKING DIMENSIONS**  
 TYPICAL PARKING STALL SIZE: 9'-0" WIDE X 20'-0" DEEP  
 HANDICAPPED PARKING STALL SIZE: 8'-0" WIDE X 20'-0" DEEP W/ 8'-0" STRIPING  
 DRIVE AISLE WIDTH: 24'-0"

**PARKING CALCULATIONS AS PER TOWN OF ISLIP**

**PARKING BREAKDOWN:**  
 53,270± SQ.FT. (TOTAL BUILDING)

53,090± Sq Ft MINI-STORAGE @ 1 SPACE / 5,000 Sq Ft	10.6 STALLS REQUIRED
180.0 Sq Ft @ 1 SPACE / 200 Sq Ft	= 1 SPACE - 10.0 STALLS REQUIRED MIN.
<b>TOTAL PARKING REQUIRED =</b>	<b>20.6 ~ 21 STALLS REQUIRED</b>
	<b>21 STALLS PROVIDED INCLUDING 1 H.C. STALL</b>

**NOTE:** AS PER NY STATE CODE TABLE 1106.1:  
 1 TO 25 STALLS PROVIDED REQUIRES 1 STALL TO BE ACCESSIBLE (1 PROVIDED)

**PRELIMINARY SITE PLAN**

SCALE: 1"=20'

**BARTOW STREET**  
 (40' R.O.W. ~ NOT OPEN OR IN USE)