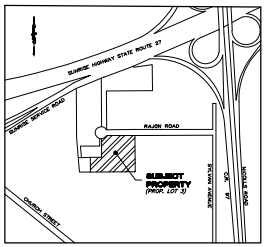
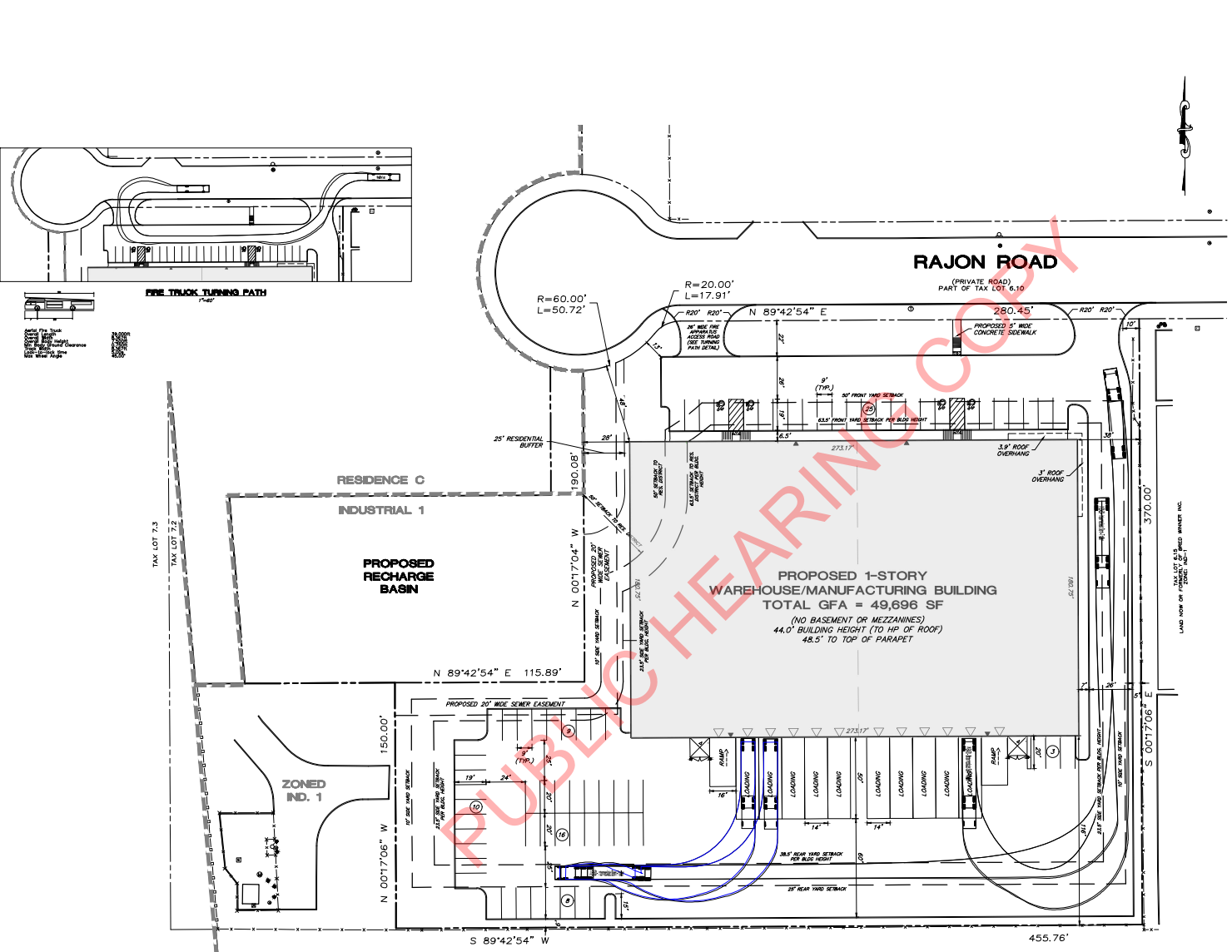


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



**SITE DATA**

OWNER	RICHARD EMMANUELIS LLC 69 SOUTH OCEAN AVE BAYPORT, NY 11705	
APPLICANT	JAMES M. RAY, LLC 243 PARK AVE. 24TH FLOOR NEW YORK, NY 10167	
SITE AREA	142,110 SF (3.26 AC)	
CURRENT ZONING	INDUSTRIAL 1	
EXISTING USE	VACANT	
PROPOSED USE	WAREHOUSE/ MANUFACTURING	
BUILDING AREA	49,376 SF FOOTPRINT 45,536 SF OVERHANG 45,536 SF GFA	
DEE CODE	20,000 SF	142,110 SF (3.26 AC)
MIN. LOT AREA	130'	340'
MIN. LOT WIDTH	50'	48'*
MIN. FRONT YARD SETBACK	25'	116'
MIN. REAR YARD SETBACK	10'	28'
MIN. SIDE YARD SETBACK	50'	28'*
MAX. BUILDING HEIGHT	60'/4 STORIES	44.0' (HIGH POINT OF ROOF) 48.5' (TOP OF PARAPET)
MAX. FLOOR AREA RATIO	33.0% (ADDITIONAL 10K FOR STORAGE ONLY MEZZANINES)	35.0% (49,696 SF/142,110 SF)
LANDSCAPED AREA	20K (28,422 SF)	14.08K* (21,200 SF/142,110 SF)
LANDSCAPING/FRONT YARD	50K OF RECD (14,211 SF)	24.25K* (6,900 SF/28,422 SF)

\* ZBA VARIANCE REQUIRED  
\*\* PLANNING BOARD RELAXATION REQUIRED

**PARKING DATA**

PARKING REQUIRED:	80 SPACES (37.1 + 42.0 = 80)
PARKING PROVIDED:	67 STANDARD SPACES 71 TOTAL SPACES*

\* PLANNING BOARD RELAXATION REQUIRED

10/31/22 AS SETBACKS, BUILDING HEIGHT, LANDSCAPE AREA

Designed by: AS Drawn by: AS Checked by: AS

**BBV** Barretti Bonacci & Van Weele, PC  
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Tax Map No.: DISTRICT 500 SECT. 239 BLOCK 4 P/O LOT 6.20

**00 RAJON RD, BAYPORT  
NEW BUILDING**

TOWN OF ISIP SUFOLK COUNTY, NY

**CONCEPT  
PLAN**

SEAL OF THE TOWN OF ISIP, NEW YORK

ALLEGING IT TO BE THE PROPERTY OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, ANY PERSON OR FIRM THAT VIOLATES THE STATE EMBLEM LAWS IS ILLEGAL.

Scale: 1"=30' Project No: A200035 Sheet No: 1 of 1  
OCTOBER 7, 2022

