

LAND USE AND ZONING		
SECTION 27, BLOCK 2, LOT 17		
INDUSTRIAL 1 DISTRICT		
PROPOSED USE	PERMITTED	
WAREHOUSE	REQUIRED	PROPOSED
ZONING REQUIREMENT		
MAXIMUM HEIGHT	40 FT / 4 STORIES	1 STORY
MAXIMUM FAR	35% (152,663 SF)	31.7% (138,150 SF)
MINIMUM LOT AREA	20,000 SF	436,181 SF (10.0 AC)
WIDTH OF LOT	100 FT	521.1 FT
MINIMUM FRONT YARD SETBACK	50 FT	66.6 FT
MINIMUM SIDE YARD SETBACK	50 FT (*)	114.50
MINIMUM REAR YARD SETBACK	50 FT (*)	88.4 FT
LANDSCAPING REQUIREMENT	20% (87,236 SF)	25.7% (112,289 SF) (**)
FRONT YARD LANDSCAPING 50% OF REQUIRED LANDSCAPING	43,618 SF	48,999 SF
BUFFER AREA	25 FT	29.1 FT

(\*) ADJOINING RESIDENTIAL LOTS  
(\*\*) BUFFER AREAS NOT INCLUDED IN CALCULATION PER TOWN OF ISLIP  
(\*\*) COMMERCIAL LANDSCAPING STANDARDS  
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
ARTICLE IV §8.B.13	MINIMUM NUMBER OF PARKING SPACES: ONE SPACE PER 1,000 SF OF GFA (15% OF GFA AS OFFICE SPACE - 1 SPACE PER 200 SF) (138,150 SF X .85) X (1 SPACE / 1,000 SF) + (138,150 SF X .15) X (1 SPACE / 200 SF) = 118 SPACES + 104 SPACES = 222 SPACES REQUIRED	222 SPACES (98 LANDBANKED)

THIS PLAN ASSUMES A CHANGE OF ZONE FROM RESIDENCE AAA TO INDUSTRIAL 1 DISTRICT.

EXHIBIT:

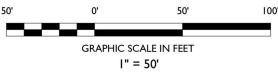
DATE PREPARED:  
11/11/2022

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.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	SETBACK LINE
==	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
■	PROPOSED CONCRETE
■	PROPOSED AREA LIGHT
■	PROPOSED RETAINING WALL
■	SHADE TREE
■	ORNAMENTAL TREE
■	EVERGREEN TREE
■	EVERGREEN SHRUB
■	DECIDUOUS SHRUB

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
  8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



**STONEFIELD**  
engineering & design

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SITE PLANS

**BARONE  
MANAGEMENT, LLC**  
PROPOSED WAREHOUSE

SECTION 27, BLOCK 2, LOT 17  
481 BLYDENBURGH ROAD  
HAMLET OF HAUPPAUGE, TOWN OF ISLIP  
SUFFOLK COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.  
NEW YORK LICENSE No. 99748  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 50' PROJECT ID: NYC-220143

TITLE:  
**SITE PLAN RENDERING  
EXHIBIT**

DRAWING:

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