



	UNION BOUL	REET HIM HIM HIM HIM HAWTHORNE			
OWNER	IONA INC				
	IONA INC 131 CARLETON AVE EAST ISLIP, NY 11730 (631) 875–4224				
APPLICANT	(831) 875-4224				
AFFLIGAN I	CALVOSA ORGANIZATION 1361 LINCOLN BLVD SUT HOLBROOK, NY 11741 631–563–2551	TE 6			
LOT AREA	66,695 SF (1.5311 ACRE				
CURRENT ZONING	GST				
PROPOSED ZONING	RESIDENCE C DISTRICT				
USE	SENIOR CITIZEN APARTM				
GROSS FLOOR AREA	GROSS FLOOR AREA = 12.300 SF COURTED FORCH AREA = 520 SF COURTED FORCH AREA = 530 SF BUILDING Z: LINNG AREA = 10.74 SF COURTED FORCH AREA = 10.74 SF = 10.432 SF COURTED FORCH AREA = 10.432 SF = 10.432 SF COURTED FORCH AREA = 530 SF = 10.923 SF COURTED FORCH AREA = 1.023 SF = 1.024 SF				
	GARAGE BUILDING 2: LIVING AU COVERED GARAGE	HEA = 12,500 SF PORCH AREA = 630 SF AREA = 1,074 SF REA = 10,432 SF PORCH AREA = 10,432 SF SF AREA = 1,692 SF 28,6648 SF =			
	TOTAL GFA	= 26,648 SF			
NO. OF BUILDINGS NO. OF UNITS	2 18				
nu. Ur UNITS	18 <u>REQUIRED (RES-C)</u>	PROPOSED			
LOT AREA	40,000 SF MIN.	66,695 SF (1.5 ACRES)			
FRONT YARD SETBACK	50' MIN. 75' (ACCESSORY BLDG)	38.8' *			
SIDE YARD SETBACK	75' (ACCESSORY BLDG) 50' MIN. 25' (ACCESSORY BLDG)	N/A 25.0' *			
REAR YARD SETBACK		N/A 50'			
LOT WIDTH	25 (ACCESSORT BLDG) 200' MIN.	N/A 219'			
HEIGHT OF BUILDING		219 30'			
	35' / 2 STORIES 35' (ACCESSORY BLDG) 40% MAX (26,678 SF)	N/A 40.0% (26,648 SF)			
(ACCESSORY BUILDINGS)	40% MAX (26,678 SF) 10% MAX (6,669.5 SF)	N/A			
DENSITY	12 UNITS/AC.	12 UNITS/AC.			
AFFORDABLE HOUSING	10% MIN. (2 UNITS)	2 UNITS			
LANDSC. AREA (EXCL. BUFFERS) LANDSCAPED AREA IN FRONT YAR	20% MIN. (13,339 SF)	36.7% (24,488 SF)			
LANDSCAPED AREA IN FRONT YARD (EXCL. BUFFERS)					
RESIDENTIAL BUFFER	. 25' MIN.	25'			
* VARIANCE REQUIRED					

1/26/23	AS	SHIFT BLDG 1	BY 10, WALKI	NG PATH		
Date	By		Rev	ision		
esigned by:	LZ/AS	Drafted by:	LZ	Checked by:	AS	

ACES PER UNIT + 1 ADD'L OVE 2 IN EACH UNIT IT) = 32 SPACES	
ES) D; 2 SPACES PROVIDED	

1/26/23	AS	SHIFT BLDG 1 BY 10', WALKING PATH			
Date	By			Revision	
esigned by:	LZ/AS	Drafted by:	LZ	Checked by:	AS
	BE	3	Boi	rrett nacci & n Weele	e, PC
	Engineers 175/	S Surv Commerce Drive H 1631.435.11111 www.bb	631.435.1		\$
Γax Map Ν	lo.: DIST	RICT 500 SEC	TION 34	16 BLOCK 2 L	OT 7.1
A COF NEW OR		EAS	TON AV		
5	E al	TOWN OF ISL	P	SUFFOLK	COUNTY, NY
No FESSIONAL	BA EN			CITE	

Scale Project No. 1" = 20' A210751

LTERATION OF THIS DOCUMENT, EXCED LICENSED PROFESSIONAL ENGINE CCORDANCE WITH SECTION 7209 OF ORK STATE EDUCATION LAW, IS ILL

DECEMBER 19, 2022

SITE

PLAN

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