

KEY MAP  
SCALE: 1"=600'

#### SITE DATA

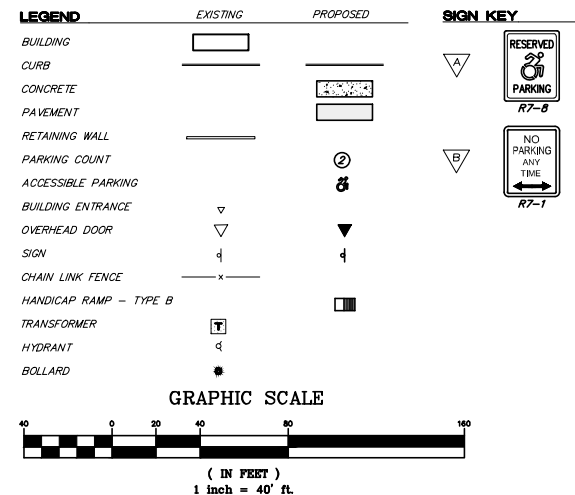
OWNER/APPLICANT	AG-MRA 195 13TH AVENUE, LLC 245 PARK AVENUE, 24TH FLOOR NEW YORK, NY 10022 (212) 350-3701
SITE AREA	351,593 SF (8.07 AC)
CURRENT ZONING	INDUSTRIAL 1
EXISTING USE	WAREHOUSE
BUILDING AREA	102,675 SF
	PER CODE (INDUSTRIAL 1) PROVIDED
MIN. LOT AREA	20,000 SF 351,593 SF (8.07 AC)
MIN. LOT WIDTH	100' 798'
MIN. FRONT YARD SETBACK	50' 51.4'
MIN. SIDE YARD SETBACK	10' 64.7'
MIN. REAR YARD SETBACK	25' 122.9'
MAX. BUILDING HEIGHT	60'/4 STORIES 22.4'
MAX. FLOOR AREA RATIO	35% (123,057.55 SF) 29.2% (102,675 SF) (ADDITIONAL 10% FOR STORAGE ONLY MEZZANINES)
LANDSCAPED AREA	20% (70,318.6 SF) 18.8% (66,413 SF)*
LANDSCAPING/FRONT YARD	50% OF REQ'D (35,159.3 SF) 38.5% (27,102 SF)*
* RELAXATION REQUIRED	

#### PARKING DATA



PARKING REQUIRED:	
MANUFACTURING/WAREHOUSE:	1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA 102,675 SF X 0.85 = 87,273.75 SF/1,000 SF = 87.3 SPACES
OFFICE:	1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA 102,675 SF X 0.15 = 15,401.25 SF/200 SF = 77.0 SPACES
PARKING REQUIRED:	165 SPACES
PARKING PROVIDED:	93 STANDARD SPACES 4 HANDICAP SPACES 87 TOTAL SPACES *
ADDITIONAL PARKING PROVIDED:	22 TRAILER TRUCK SPACES 53 VAN SPACES
* RELAXATION REQUIRED	

#### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. LAST DATED DECEMBER 12, 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.

4/4/23		
Date	By	Revision
Designed by:	LZ/AS	Drafted by: LZ Checked by: AS
 <b>Barrett Bonacci &amp; Van Weele, PC</b> Engineers • Surveyors • Planners 175A Commerce Drive Hauppauge, NY 11788 t 631.435.1111 f 631.435.1022 www.bbvpc.com		
Tax Map No.: DISTRICT 500 SECTION 103 BLOCK 2 LOT 26.1		
	<b>PARKING LOT EXPANSION</b> EXISTING WAREHOUSE 195 13TH AVE, RONKONKOMA TOWN OF ISLIP SUFFOLK COUNTY, NY	
	<b>CONCEPT PLAN</b>	
ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.	Date FEBRUARY 10, 2023	Scale 1" = 40'
	Project No. A200046A	Sheet No. 1 of 1