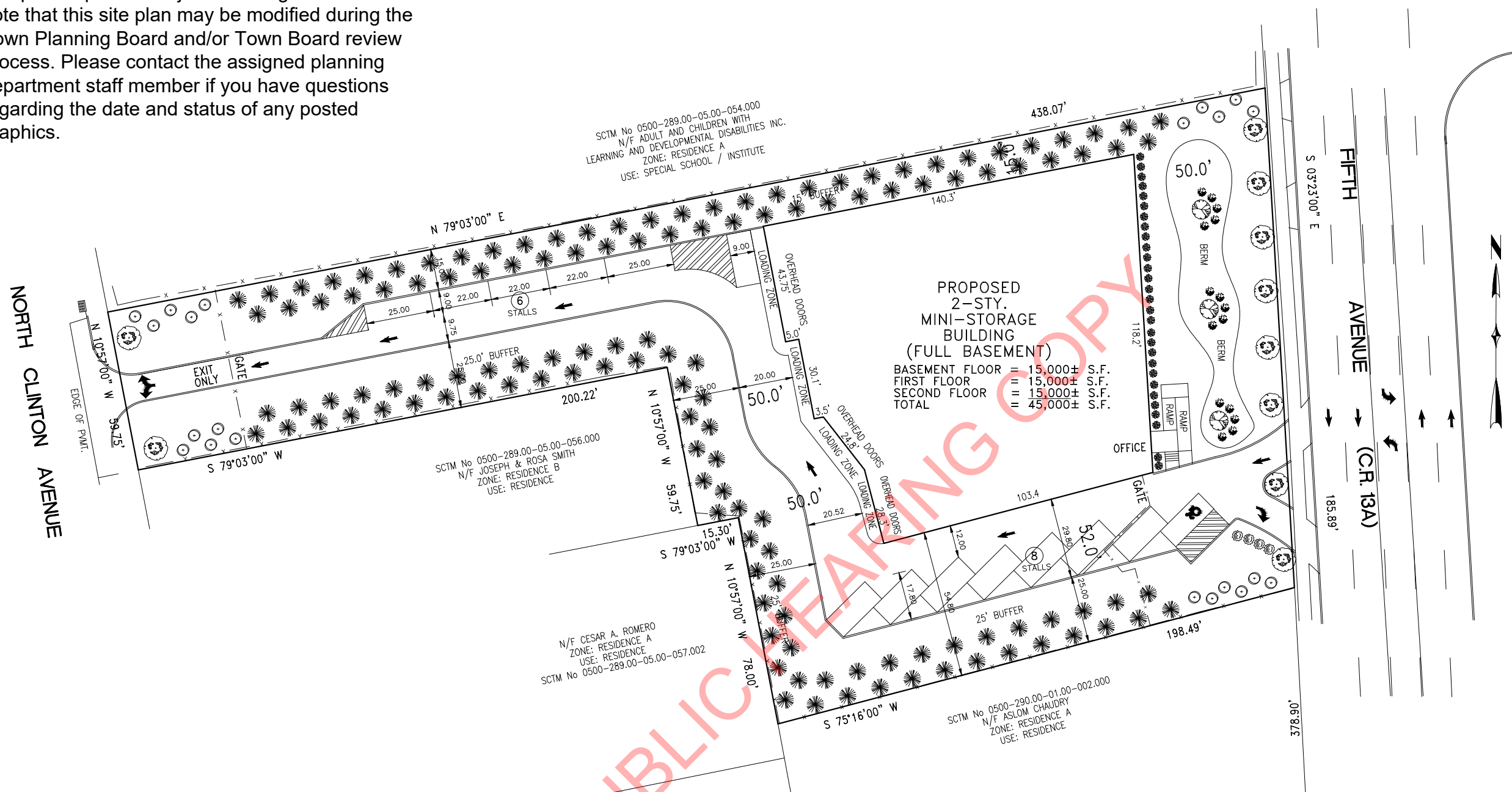


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



PROJECT TITLE:
**PROPOSED
 MINI-STORAGE
 FOR**

**BAY SHORE
 FIFTH AVE.**

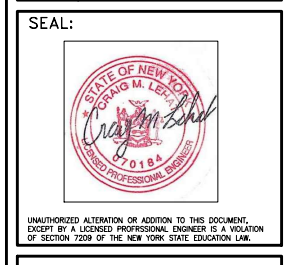
AT
 1420 & 1424 FIFTH AVE.
 (C.R. 13A)
 BAY SHORE, NY 11706
 TOWN OF ISLIP

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	CL
2	07/01/22	REV. PLAN PER TOWN & OWNER	CL
3	10/27/22	REV. PLAN PER TOWN LANDSCAPE COMMENT	CL
4	01/17/23	REV. PLAN PER TOWN & DEVELOPER	CL

TITLE: PRELIMINARY SITE PLAN

LAND PLANNING SOLUTIONS
 ENGINEERS and SURVEYORS
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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.	25.0' (VARIANCE)
MINIMUM TOTAL SIDE YARD SETBACK: (100' ABUTTING RESIDENTIAL)	20.0' MIN.	50.0'
REAR YARD SETBACK: (50.0' ABUTTING RESIDENTIAL)	25.0' MIN.	50.0'
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.	27.9% OR 15,000± SQ.FT.
F.A.R.:	MAX. 42% OR 22,618.2± SQ.FT. MAX. 100% OR 53,852.85± SQ.FT. WITH "SUPERIOR ARCHITECTURE"	83.6% OR 45,000± SQ.FT.
LANDSCAPING: 20% OF LOT AREA	20.0% OR 10,770.6 SQ.FT. MIN.	8.96% OR 4,824.3 SQ. FT.
TOTAL LANDSCAPED AREA		49.5% OR 26,631.55 SQ. FT.
BUFFER AREA		40.0% OR 21,807.25 SQ. FT.
LANDSCAPED AREA MINUS BUFFER AREA		8.96% OR 4,824.3 SQ. FT.
FRONT YARD LANDSCAPING: 50% OF REQUIRED LOT AREA	50.0% OR 5,385.6 SQ.FT. MIN.	49.8% OR 5,333.4 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:
 45,000± SQ.FT. (TOTAL BUILDING)

44,800± Sq Ft MINI-STORAGR @ 1 SPACE / 5,000 Sq Ft	8.96 STALLS REQUIRED
200.0 Sq Ft @ 1 SPACE / 200 Sq Ft	= 1 SPACE - 10.0 STALLS REQUIRED MIN.
TOTAL PARKING REQUIRED =	18.96 ~ 19 STALLS REQUIRED
	14 STALLS PROVIDED INCLUDING 1 H.C. STALL

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)