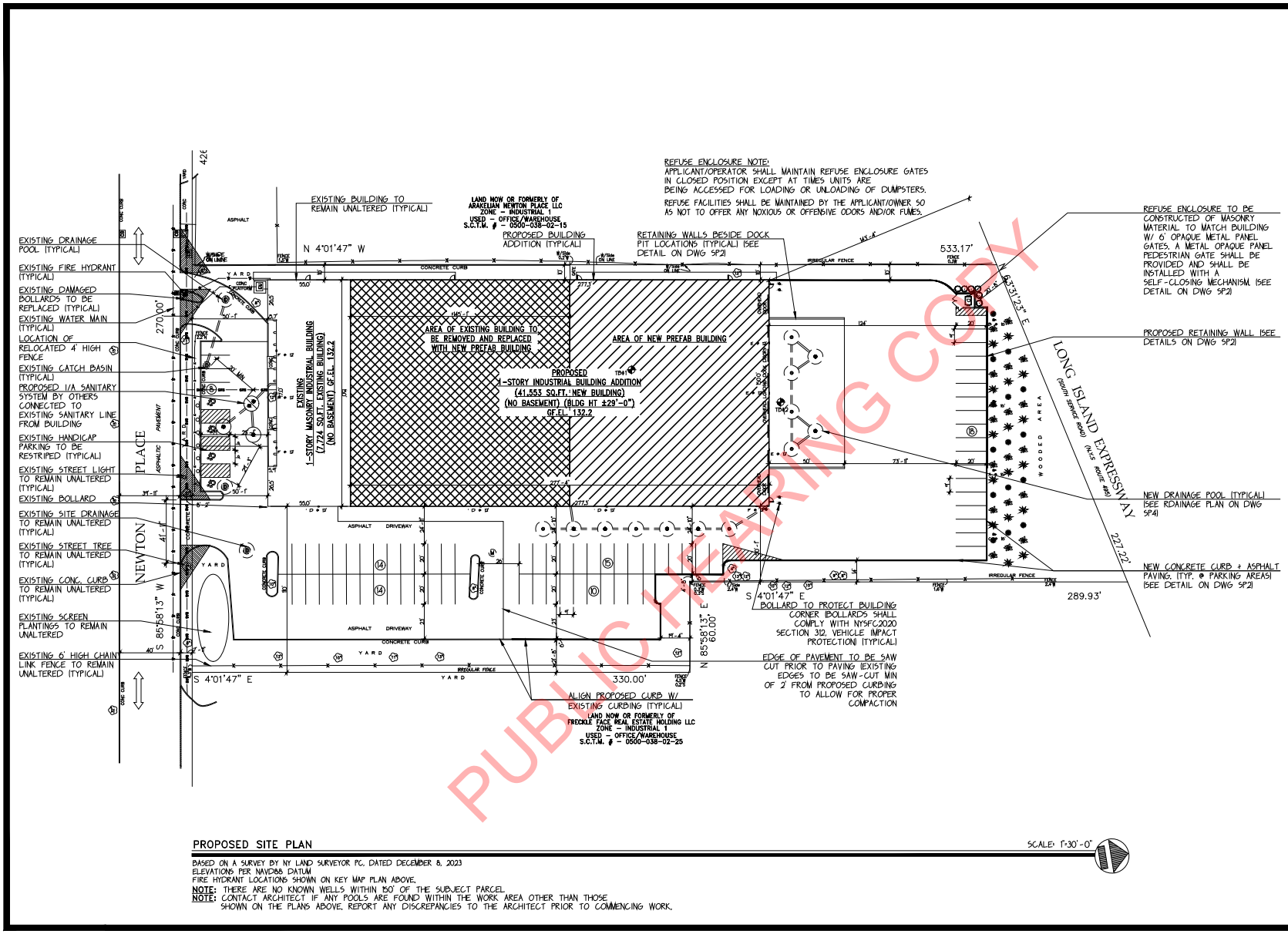
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



PUBLIC HEARING COPY

PROPOSED SITE PLAN

SCALE: 1"=30'-0"

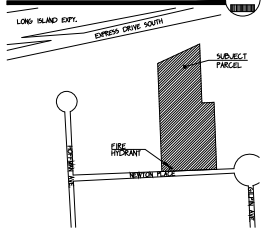
BASED ON A SURVEY BY NY LAND SURVEYOR PC, DATED DECEMBER 8, 2023
ELEVATIONS PER NAVD88 DATUM
FIRE HYDRANT LOCATIONS SHOWN ON KEY MAP PLAN ABOVE.
NOTE: THERE ARE NO KNOWN WELLS WITHIN 150' OF THE SUBJECT PARCEL
NOTE: CONTACT ARCHITECT IF ANY POOLS ARE FOUND WITHIN THE WORK AREA OTHER THAN THOSE SHOWN ON THE PLANS ABOVE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

PROPERTY OWNER / APPLICANT

21 NEWTON REALTY LLC
45 GILPIN AVENUE
HAUPPAUGE, NEW YORK 11788
ATTN: SIMON NOURMAND
516-496-7400
SIMON@GALILBRANDS.COM

KEY MAP

N.T.S.



SITE DATA

AREA OF SITE	3.23 ACRES (140,881 SQ.FT.)
ZONING	INDUSTRIAL 1
INTENDED USE	OFFICES + WAREHOUSES
BUILDING AREA	F.A.R.
EXISTING BUILDING AREA	29,477 SQ.FT. (20.9%)
EXISTING BUILDING AREA (TO REMAIN)	7,724 SQ.FT.
EXISTING BUILDING AREA (TO BE REPLACED)	21,753 SQ.FT.
NEW BUILDING ADDITION AREA	19,800 SQ.FT. (14.1%)
TOTAL NEW BUILDING AREA	49,277 SQ.FT. (35.0%)
PAVING AREA	62,445 SQ.FT. (44.3%)
FRONT YARD LANDSCAPE AREA (EXISTING)	4,282 SQ.FT. (3.1%)
TOTAL LANDSCAPE AREA	29,159 SQ.FT. (20.7%)

PARKING

PARKING REQUIRED

OFFICE = 7,388 / 200 =	36.9 SPACES
WAREHOUSE = 41,889 / 1,000 =	41.9 SPACES
PARKING REQUIRED =	78.8 SPACES
PARKING PROVIDED =	79 CAR SPACES (INCLUDING 4 H.C. SPACES)

REVISION	DATE
PER TOI	02/14/24

REGISTERED ARCHITECT JAMES E. GERMAN STATE OF NEW YORK

21 NEWTON PLACE
21 NEWTON PLACE, HAUPPAUGE NEW YORK 11788
S.C.T.M.# 0500-038-02-23.004

GERMAN & CLEMENS ARCHITECTURE, P.C.
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4545 GermanAndClemens@gmail.com

FILE NO. 22054
DATE 05/05/23
DRAWN DEL.
CHKD JL.G.

SP1
SP 2023-038