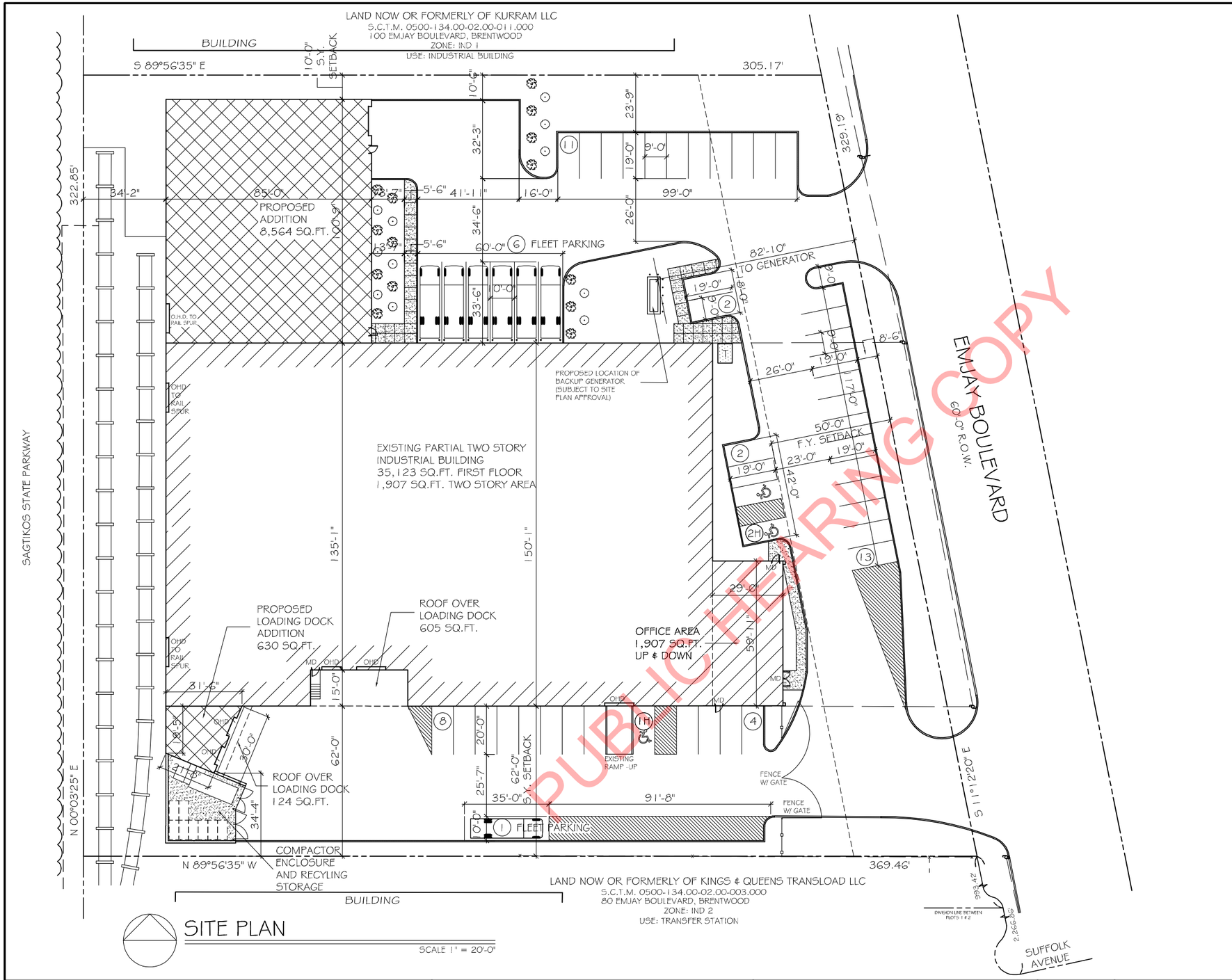

SITE PLAN

SCALE 1" = 20'-0"

PUBLIC HEARING COPY

SITE DATA

1. S.C.T.M. 500-134 -02-002
2. ZONING : INDUSTRIAL 1
3. LOT AREA: 108,902 SQ.FT. 2.5 ACRES
   EXISTING BUILDING AREA: 37,635 SQ.FT. TOTAL
   35,123 SQ.FT. FIRST FLOOR
   1,907 SQ.FT. SECOND FLOOR
   605 SQ.FT. ROOF OVER EXISTING LOADING DOCK
   PROPOSED ADDITION AREA (NORTH): 8,564 SQ.FT.
   PROPOSED ROOF OVER SPOUTH ADDITION: 124 SQ.FT.
   PROPOSED ADDITION AREA (SOUTH): 630 SQ.FT.
   TOTAL AREA : 46,953 SQ.FT.
4. F.A.R. EXST. : 34.56% F.A.R. W/ ADDITIONS & SOUTH ADDITION OVERHANG: 43.11%
   (35% MAX. ALLOWED, VARIANCE REQUIRED)
5. BUILDING HEIGHT: 34'-0"
6. PAVING & WALKS : 37,142 SQ.FT. (34.11% OF LOT)
7. REQUIRED LANDSCAPE : 20% MINIMUM REQ'D
   LANDSCAPED AREA : 15,440 SQ.FT. (TOTAL 14.18% OF LOT) **VARIANCE REQ'D**
   FRONT YARD AREA : 6,416 SQ.FT. (41.55% OF TOTAL LANDSCAPED AREA)
8. L.I.R.R. SIDING AREA : 9,367 SQ.FT. (8.60% OF LOT)
9. SETBACK REQUIREMENTS

	REQ'D.	PROVIDED
FRONT YARD-	50 FT.	54'-10"
REAR YARD-	50 FT.	34'-2" (VARIANCE REQ'D)
SIDE YARDS-	10 FT.	10'-0"
SIDE YARDS-	10 FT.	62'-0" FT.
BUILDING HEIGHT-	60 FT.	34'-0"

10. PARKING CALCULATIONS : INDUSTRIAL BUILDING : 46,953 SQ.FT.
    OFFICE SPACE (15% MIN.) 7,043 SQ.FT. ÷ 200 = 35.22 SPACES
    WAREHOUSE AREA: 39,910 SQ.FT. ÷ 1000 = 39.91 SPACES
    TOTAL SPACES REQUIRED: 75.13 USE 76 SPACES
    TOTAL PROVIDED- 43 SPACES (INC. 3 HANDICAPPED ACCESSIBLE SPACES
    7 OVERNIGHT DELIEVRY TRUCK PARKING SPACES PROVIDED
    ** 33 CAR (43.42%) PARKING RELAXATION REQUIRED**

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.

PROPOSED BUILDING ALTERATIONS AND ADDITION FOR:

METROSTAR FOODSERVICE

86 EMJAY BOULEVARD
BRENTWOOD NEW YORK

OWNER / APPLICANT:
86 EMJAY BOULEVARD LLC
86 EMJAY BOULEVARD
BRENTWOOD,N.Y. 11717
(631)813-2800

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REVISION:	DATE:
REVISED PER T.O.I. ENGINEERING & REISSUED	4-23-24
REVISED & REISSUED FOR REVIEW	1-29-24
REVISED & REISSUED FOR REVIEW	12-12-23
REVISED & REISSUED FOR REVIEW	9-29-23
ISSUED FOR REVIEW	9-7-23
REVISED & REISSUED FOR REVIEW	7-31-23
ISSUED FOR REVIEW	6-22-23
ISSUED TO T.O.I FOR SPECIAL PERMITS	4-28-23
ISSUED FOR SITE PLAN REVIEW	4-6-23

THOMAS P. WALSH, ARCHITECT P.C.
700 VETERANS MEMORIAL HIGHWAY
SUITE CL 140
HAUPPAUGE, N.Y. 11788
(631) 348-4500

NO:	
BY:	
DATE:	
PAGE:	SP-1

S.C.T.M. 500-134 -02-002