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.

LEGEND

EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING
- CANOPY
- MEZZANINE
- ZONE LINE
- CURB
- FLUSH CURB
- DOOR LOCATION
- ACCESSIBLE SYMBOL
- SIGN
- BOLLARD
- FENCE
- TREE
- MANHOLE
- INLET / CURB INLET
- UTILITY METERS
- LIGHT POLE
- OVERHEAD WIRES
- UTILITY POLE
- FIRE HYDRANT

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING
MIN. STALL SIZE	§ 301-231 E(2)	10' X 20' (90°) 10' X 24' (PARALLEL)	EXIST. TO REMAIN
MIN. STALL SIZE (ACCESSIBLE)	§ 301-231 M(2)	10' X 20' (ACCESSIBLE)	EXIST. TO REMAIN
MIN. AISLE WIDTH	§ 301-231 E(1)	24' (90°)	EXIST. TO REMAIN
MIN. ACCESS FROM STREET WIDTH	§ 301-231 E(3)	24'	EXIST. TO REMAIN
LOADING REQUIREMENTS	§ 301-232 A	N/A	EXIST. TO REMAIN
MIN. LOADING SIZE	§ 301-232 A	N/A	EXIST. TO REMAIN
MIN. NUMBER OF SPACES	*301 Attachment 1*	625 SPACES	364 SPACES*
MIN. NUMBER OF ADA SPACES	§ 301-231 M(1)	8 SPACES	11 SPACES

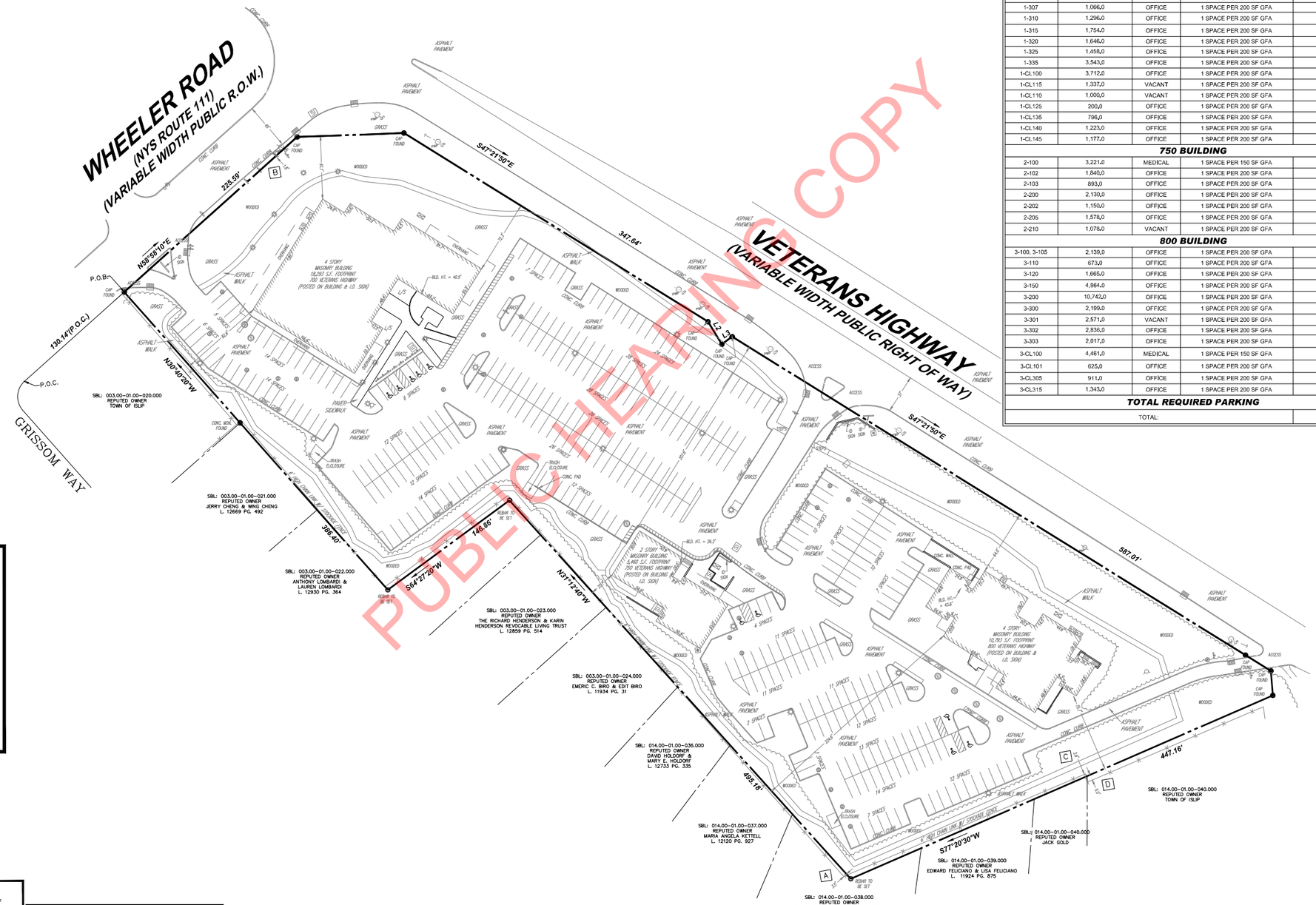
PARKING CALCULATIONS
TOTAL PARKING REQUIRED = 625 SPACES (SEE FULL PARKING CALCS IN THE ADJACENT TABLE)
TOTAL PARKING EXISTING = 364 SPACES (INCLUDING 11 ADA SPACES)

VARIANCE REQUIRED
(PARKING RELAXATION GRANTED UNDER SP-2016-059)
EXIST. SITE CONDITIONS ARE TO REMAIN

PARKING CALCULATIONS

(FAIRFIELD OFFICE PARK AT HAUPPAUGE LLC (1565))

TENANT UNIT	RENTABLE AREA (SF)	USE	PARKING CALCULATION PER TOWN OF ISLIP	REQUIRED PARKING SPACES
700 BUILDING				
1-100	13,988.0	OFFICE	1 SPACE PER 200 SF GFA	69.94
1-115	4,590.0	OFFICE	1 SPACE PER 200 SF GFA	22.95
1-200	2,763.0	OFFICE	1 SPACE PER 200 SF GFA	13.82
1-202	1,464.0	VACANT	1 SPACE PER 200 SF GFA	7.32
1-205	1,178.0	VACANT	1 SPACE PER 200 SF GFA	5.89
1-207	2,143.0	OFFICE	1 SPACE PER 200 SF GFA	10.72
1-210	2,732.0	OFFICE	1 SPACE PER 200 SF GFA	13.66
1-215	12,001.0	OFFICE	1 SPACE PER 200 SF GFA	60.01
1-300	6,829.0	OFFICE	1 SPACE PER 200 SF GFA	34.15
1-302	1,460.0	VACANT	1 SPACE PER 200 SF GFA	7.30
1-302, 3-115	1,825.0	OFFICE	1 SPACE PER 200 SF GFA	9.13
1-305	2,191.0	VACANT	1 SPACE PER 200 SF GFA	10.96
1-307	1,066.0	OFFICE	1 SPACE PER 200 SF GFA	5.33
1-310	1,296.0	OFFICE	1 SPACE PER 200 SF GFA	6.48
1-315	1,754.0	OFFICE	1 SPACE PER 200 SF GFA	8.77
1-320	1,646.0	OFFICE	1 SPACE PER 200 SF GFA	8.23
1-325	1,458.0	OFFICE	1 SPACE PER 200 SF GFA	7.29
1-335	3,543.0	OFFICE	1 SPACE PER 200 SF GFA	17.72
1-CL100	3,712.0	OFFICE	1 SPACE PER 200 SF GFA	18.56
1-CL115	1,337.0	VACANT	1 SPACE PER 200 SF GFA	6.69
1-CL110	1,000.0	VACANT	1 SPACE PER 200 SF GFA	5.00
1-CL125	200.0	OFFICE	1 SPACE PER 200 SF GFA	1.00
1-CL135	796.0	OFFICE	1 SPACE PER 200 SF GFA	3.98
1-CL140	1,223.0	OFFICE	1 SPACE PER 200 SF GFA	6.12
1-CL145	1,177.0	OFFICE	1 SPACE PER 200 SF GFA	5.89
750 BUILDING				
2-100	3,221.0	MEDICAL	1 SPACE PER 150 SF GFA	21.47
2-102	1,840.0	OFFICE	1 SPACE PER 200 SF GFA	9.20
2-103	893.0	OFFICE	1 SPACE PER 200 SF GFA	4.47
2-200	2,130.0	OFFICE	1 SPACE PER 200 SF GFA	10.65
2-202	1,150.0	OFFICE	1 SPACE PER 200 SF GFA	5.75
2-205	1,578.0	OFFICE	1 SPACE PER 200 SF GFA	7.89
2-210	1,078.0	VACANT	1 SPACE PER 200 SF GFA	5.39
800 BUILDING				
3-100, 3-105	2,139.0	OFFICE	1 SPACE PER 200 SF GFA	10.70
3-110	673.0	OFFICE	1 SPACE PER 200 SF GFA	3.37
3-120	1,665.0	OFFICE	1 SPACE PER 200 SF GFA	8.33
3-150	4,964.0	OFFICE	1 SPACE PER 200 SF GFA	24.82
3-200	10,742.0	OFFICE	1 SPACE PER 200 SF GFA	53.71
3-300	2,199.0	OFFICE	1 SPACE PER 200 SF GFA	11.00
3-301	2,571.0	VACANT	1 SPACE PER 200 SF GFA	12.86
3-302	2,836.0	OFFICE	1 SPACE PER 200 SF GFA	14.18
3-303	2,017.0	OFFICE	1 SPACE PER 200 SF GFA	10.09
3-CL100	4,461.0	MEDICAL	1 SPACE PER 150 SF GFA	29.74
3-CL101	625.0	OFFICE	1 SPACE PER 200 SF GFA	3.13
3-CL305	911.0	OFFICE	1 SPACE PER 200 SF GFA	4.56
3-CL315	1,343.0	OFFICE	1 SPACE PER 200 SF GFA	6.72
TOTAL REQUIRED PARKING				
TOTAL:				624.94



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SITE LOCATION MAP

SCALE: 1" = 1,000'

BING MAPS 2022

SCALE: 1" = 50'

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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

TOI ZONING DEPARTMENT #: 213131

W:\2023\NYA230186.01\CAD\DRAWINGS\PLAN SETS\ZONING PLANS\P-ZONG-SITE=NYA230186.01=0D-----3.LAYOUT: ZONE-01

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	NYA230186.01-0D
DRAWN BY:	SM
CHECKED BY:	TW / TS
DATE:	07/01/2024
CAD I.D.:	P-ZONG-SITE

PROJECT:

ZONING SITE PLAN

FOR

FAIRFIELD PROPERTIES

PROPOSED TENANT MODIFICATIONS

DIST:500 | SEC:300 | BLK:1 | LOT:25.003 & 25.004

800 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NY, 11788
TOWN OF ISLIP

BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
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SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

ZONE-01

ORG. DATE - 07/01/2024