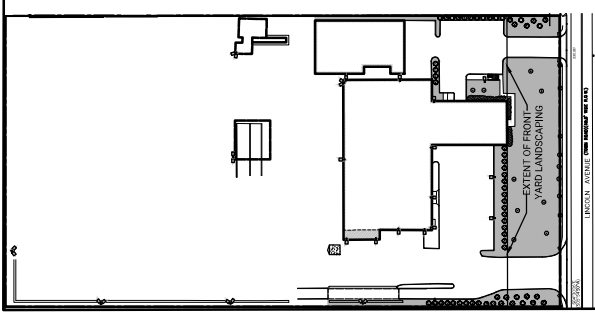


LANDSCAPE CALCULATION

LANDSCAPE REQUIRED:		
TOTAL AREA	= 207,843 SF	
TOTAL REQUIRED LANDSCAPING (0.20 x 207,843 SF)	= 41,568.60 SF	
REQUIRED FRONT YARD LANDSCAPING (0.50 x 41,568.60 SF)	= 20,784.30 SF	
LANDSCAPE PROVIDED:		
TOTAL LANDSCAPE AREA	= 22,480 SF (10.82%) > MIN 9.8% GRANTED 5-23-13 TC#5124	
FRONT YARD LANDSCAPE AREA	= 16,074 SF (7.7%) > MIN 7.6% GRANTED 5-23-13 TC#5124	



LANDSCAPE EXHIBIT
SCALE: 1" = 100'

SCHEDULE OF SIGNS

SIGN	SYMBOL	SIGN DESCRIPTION	TYP. SIGN CODE	QUANTITY
		"HANDICAP PARKING" SIGN WITH "VAN ACCESSIBLE"	R7-8 R7-8P	2
		"NO PARKING ANY TIME"	R7-4	2
		"DO NOT ENTER"	R5-1	2
		"AUTHORIZED VEHICLES ONLY"	R5-11	2

MCCORMICK DRIVE

SITE DATA

TOTAL AREA:	= 207,843 SF (4.7714 AC)
TOWN DEDICATION AREA:	= 1,732.50 SF **
TOTAL NET AREA:	= 206,110.50 SF (4.7316 AC)
EXISTING ZONE:	= INDUSTRIAL 2 DISTRICT ***
EXISTING USE:	= SCRAP METAL PROCESSING FACILITY (TB)*
EXISTING BUILDING AREA:	= 21,863 SF
EXISTING ACCESSORY BLDG. AREA:	= 8,606 SF
EXISTING GROSS FLOOR AREA:	= 14,66% (21,863 + 8,606 = 30,469 SF / 207,843 SF)

* TOWN BOARD SPECIAL PERMIT GRANTED FOR SCRAP METAL PROCESSING FACILITY MAY 23, 2013, FILE TC#5124
 ** DEDICATION DOCUMENTS TO BE SUBMITTED FOR SCHEDULING REVIEW TO THE TOWN BOARD, UPON THEIR ACCEPTANCE. THE DEED MUST BE RECORDED BY THE OWNER AT THE SUFFOLK COUNTY CLERKS OFFICE, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
 *** ZONE CHANGE FROM INDUSTRIAL 1 TO INDUSTRIAL 2, GRANTED APRIL 18, 2013 APPLICATION No. CZ2012-48. REFER TO COVER SHEET SP-1 FOR COVENANTS AND RESTRICTIONS

PARKING CALCULATIONS

PARKING REQUIRED:	
EXIST. OFFICE SPACE	3,212.10 SF @ 1 STALL/200 SF = 16.06 STALLS
EXIST. INDUSTRIAL SPACE	18,650.90 SF @ 1 STALL/1000 SF = 18.65 STALLS
EXIST. ACCESSORY BUILDINGS	8,606.00 SF @ 1 STALL/1000 SF = 8.61 STALLS
TOTAL PARKING REQUIRED	= 44 STALLS
PARKING PROVIDED:	
PROPOSED STALLS	= 44 STALLS
TOTAL PARKING PROVIDED	= 44 STALLS

ZONING COMPLIANCE TABLE (INDUSTRIAL 2)

ITEM	REQUIRED	PROVIDED
BUILDING HEIGHT	60' / 4 STORIES MAX.	±20' / 1 STORY
ACCESSORY BLDG. HEIGHT	18' MAX.	15.5', 19.9' & 25' **** [V1 413-20] [V2 376-13]
FLOOR AREA RATIO	0.35 MAX.	0.1466
FRONT YARD	50' MIN.	60' (EXISTING)
REAR YARD	10' MIN.	383.75' (EXISTING)
REAR YARD (ACCESSORY BLDG.)	10' MIN.	260.76' (EXISTING)
SIDE YARD	10' MIN.	72.35' (EXISTING)
SIDE YARD (ACCESSORY BLDG.)	10' MIN.	5.3' & 3' (EXISTING) **** [V1 413-20]
MIN. LOT AREA	20,000 SF	207,843 SF
MIN. LOT WIDTH	75' MIN.	330'±

VARIANCES GRANTED (ZBA DECISION APPLICATION #376-13)

- REFER TO DEED COVENANTS AND RESTRICTIONS ON COVER SHEET
 **** THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF APPEALS ON JULY 9, 2013 APPLICATION #376-13:
1. PERMISSION TO MAINTAIN SCRAP METAL PROCESSING FACILITY NOT HAVING REQUIRED 500 FEET FROM RESIDENTIAL USE PURSUANT TO SECTION 68-356(S)
 2. TO ERECT ACCESSORY BUILDING HAVING A HEIGHT OF 25 FEET IN LIEU OF PERMITTED 18 FEET
 3. MAINTAIN WALL NOT HAVING REQUIRED SETBACK OF 4 FEET

VARIANCES GRANTED (ZBA DECISION APPLICATION #413-20)

- REFER TO DEED COVENANTS AND RESTRICTIONS ON COVER SHEET
 **** THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF APPEALS ON NOVEMBER 24, 2020 APPLICATION #413-20:
1. PERMISSION TO LEAVE ACCESSORY BUILDING (APPROX. 60' x 100') HAVING SIDE YARD OF 5.3 FEET INSTEAD OF REQUIRED 10 FEET AND HEIGHT OF 19.9 FEET INSTEAD OF PERMITTED 18 FEET AND TO LEAVE ACCESSORY BUILDING (BALER HUT) HAVING SIDE YARD OF 3 FEET INSTEAD OF REQUIRED 10 FEET

RELIEF REQUIRED

[V] SLDLR @ V/N-13 OVERHEAD DOORS TO BE PERMITTED TO FACE LINCOLN AVENUE

TOI REF#: SP2021-012

<p>4 REV. PER ENGINEERING DEPARTMENT 11/01/24 SB</p> <p>3 REV. PER ENGINEERING DEPARTMENT 10/09/23 CB</p> <p>2 NO REVISIONS THIS SHEET 12/11/20 GM</p> <p>1 NO REVISIONS THIS SHEET 08/12/20 CWR</p>	
<p>No. REVISION DESCRIPTION DATE BY</p>	
<p>OWNER: ALIED SCRAP, LLC c/o ROB GALINDO 1120 LINCOLN AVENUE HOLBROOK, NY 11741 609.888.0000/609.888.0001 (631) 319-1910</p>	
<p>APPLICANT: ALIED SCRAP, LLC c/o ROB GALINDO 1120 LINCOLN AVENUE HOLBROOK, NY 11741 609.888.0000/609.888.0001 (631) 319-1910</p>	
<p>SITE ALIGNMENT PLAN</p> <p>ARROW SCRAP SITUATED AT 1120 LINCOLN AVENUE HOLBROOK TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK</p> <p>SCTM: DISTRICT 0500, SECTION 193, BLOCK 02, LOT 5</p>	
<p></p> <p>Christopher W. Robinson, PE NY State License No. 67519</p>	
<p></p> <p>Robinson & Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.mengineering.com</p>	
<p>DWN. BY: CB</p> <p>DATE: 07-15-19</p>	<p>CHKD. BY: CWR</p> <p>DATE: 07-20-19</p>
<p>SCALE: 1" = 30'</p> <p>JOB No.: 2012-037</p>	<p>SHEET: SP-2</p>

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.