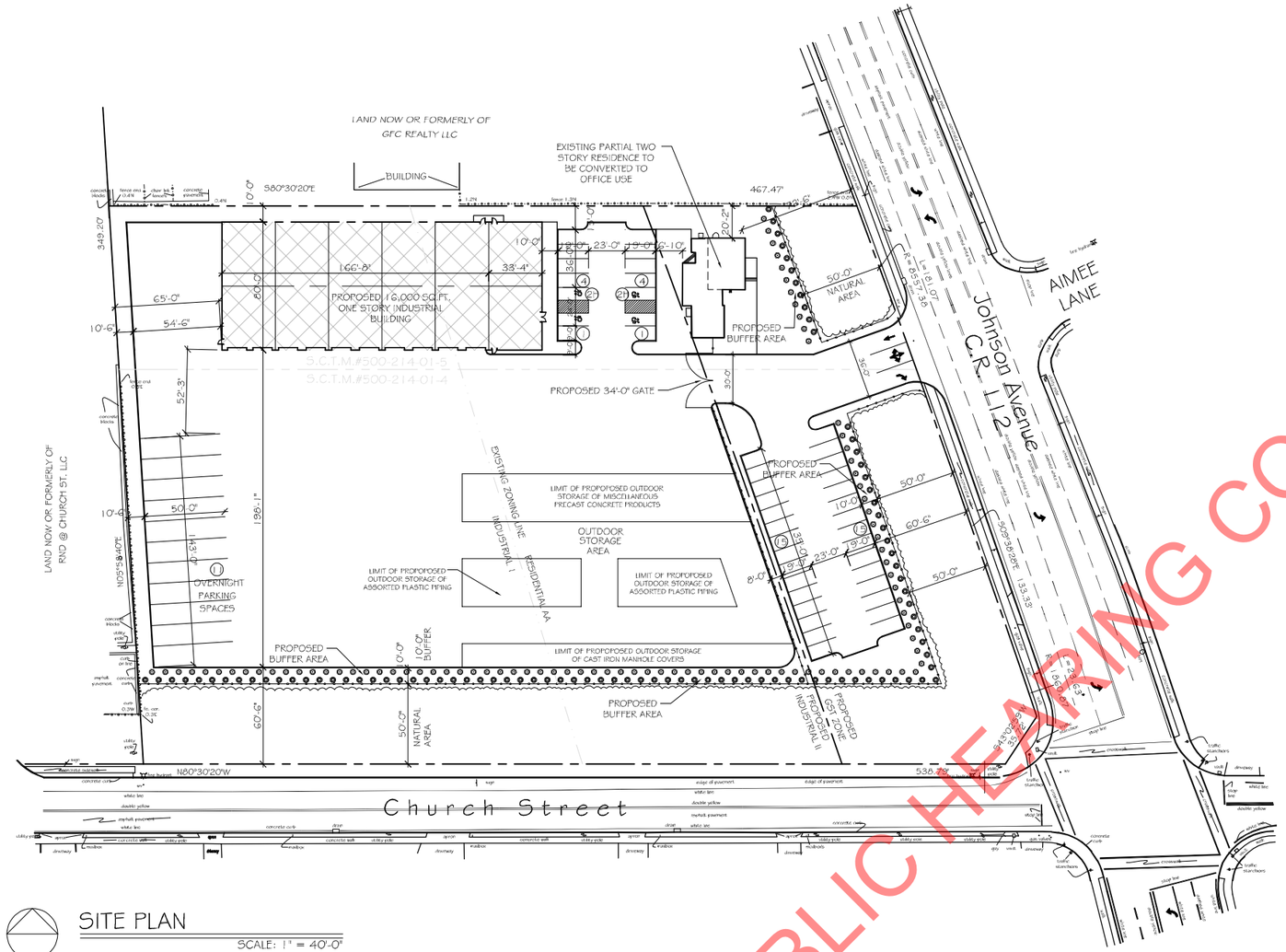


SITE PLAN

SCALE: 1" = 40'-0"

PUBLIC HEARING COPY

SITE DATA TABLE

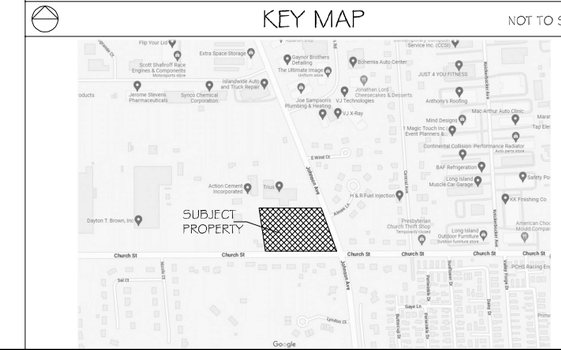
1. S.C.T.M. NUMBER OF PARCEL: 500-214.00-01.00-004.000,005.000
2. PROPERTY AREA: 180,415 SQ.FT. 4.14 ACRES
3. CURRENT ZONING OF SUBJECT PARCEL: RES. AA / LIGHT INDUSTRY (IND-1)
   PROPOSED ZONING OF SUBJECT PARCEL: GST / HEAVY INDUSTRY (IND-11)
4. PROPOSED USE: OFFICE, INDUDTRIAL W/ OUTDOOR STORAGE
5. BUILDING AREA:
   EXISTING STRUCTURE: 1,815 SQ.FT. FIRST FLOOR
   750 SQ.FT. SECOND FLOOR
   PROPOSED BUILDING: 16,000 SQ.FT.
   TOTAL BUILDING AREA : 18,565 SQ.FT.
6. F.A.R. : 10.29% (PROPOSED)
7. PROPOSED PAVED AREA: 101,502 SQ.FT. (56.26% OF TOTAL AREA)
   PROPOSED LANDSCAPE AREA: 19,838 SQ.FT. (11.00 % OF TOTAL AREA)
   NATURAL AREA TO REMAIN: 41,107 SQ.FT. (22.78% OF TOTAL AREA)
8. PARKING CALCULATIONS:
   EXISTING STRCTURE (OFFICE): 2,565 SQ.FT. ÷ 200 = 12.83 SPACES
   PROPOSED INDISTRIAL BUILDING:
   OFFICE AREA: 2,666 SQ.FT. ÷ 200 = 13.33 SPACES
   INDUSTRIAL AREA: 13,334 SQ.FT. ÷ 1,000 = 13.33 SPACES
   TOTAL SPACES REQUIRED: 39.49 - USE 40 SPACES

TOTAL PROVIDED: 44 SPACES (INC. 4 HANDICAPPED ACCESSIBLE SPACES
11 PROPOSED OVERNIGHT VEHICLE STORAGE SPACES PROVIDED

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.

KEY MAP

NOT TO SCALE



PROPOSED INSDUSTRIAL BUILDING FOR:

444 JOHNSON AVENUE LLC

444 JOHNSON AVENUE
BOHEMIA TOWN OF ISLIP NEW YORK

APPLICANT:
444 JOHNSON AVENUE LLC
P.O. BOX 502
BOHEMIA, NEW YORK 11706
(631)800-4080
ROBERTRR@OPTONLINE.COM

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REVISION:	DATE
ISSUED TO TOWN OF ISLIP PLANNING BOARD	1-5-26
ISSUED FOR REVIEW	7-22-25
ISSUED FOR REVIEW	7-8-25
ISSUED FOR REVIEW	7-7-25

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NO:
BY:
DATE:
PAGE: SP-1