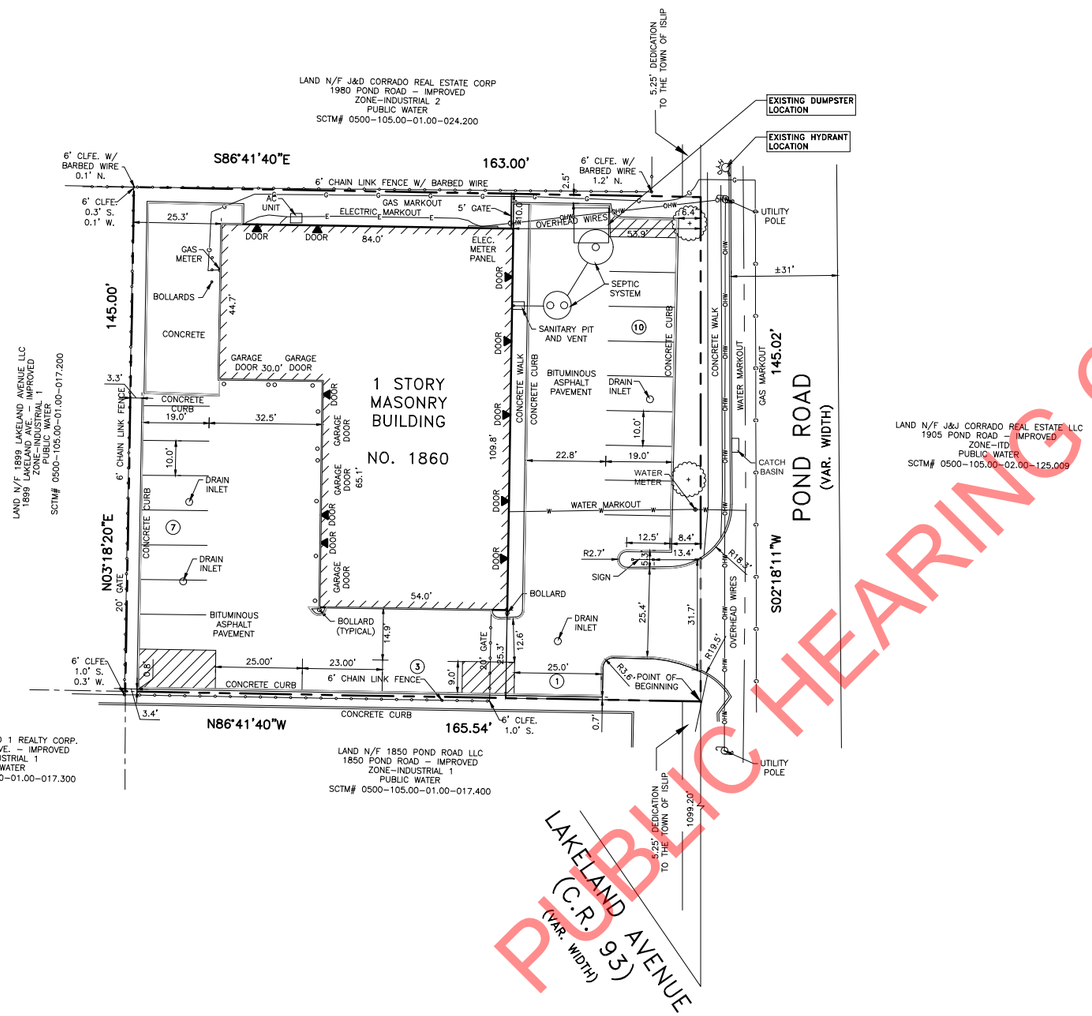
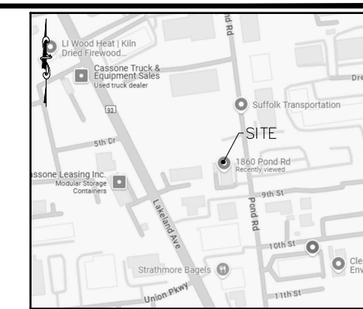


SITE PLAN
SCALE: 1"=20'

0 20 40
SCALE: 1" = 20'

LEGEND

- EXISTING CURB
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY VALVES
- MANHOLE COVERS
- CATCH BASIN
- UTILITY POLE
- FIRE HYDRANT
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING DRAINAGE PIPE
- EXISTING SANITARY PIPE
- EXISTING WATER PIPE
- EXISTING OVERHEAD WIRE
- EXISTING STREET TREE



KEY MAP
SCALE: 1"=600'

SITE DATA

ADDRESS:	1860 POND DR, RONKONKOMA NY 11779
S.C.T.M.:	0500–105.00–01.00–017.005
LOT AREA:	23,819 SF (0.55 AC)
BUILDING AREA:	7,270 SF
EXISTING USE:	COMMERCIAL (FABRICATION AND MANUFACTURING)
WATER DISTRICT:	SCWA
SCHOOL DISTRICT:	CONNETQUOT CSD
FIRE DISTRICT:	LAKELAND FIRE DISTRICT
POLICE DISTRICT:	SUFFOLK COUNTY PRECINCT 5
ZONING DISTRICT:	INDUSTRIAL 1
DEPTH TO GROUNDWATER:	N/A
GROUNDWATER MANAGEMENT ZONE:	I

ZONING DATA (INDUSTRIAL 1 ARTICLE XXV)

	ZONING CODE	PROVIDED
HEIGHT (SECTION 68–343)	60 FEET OR 4 STORIES	±20 FEET OR 1 STORY
PERCENTAGE OF LOT OCCUPANCY AND FLOOR AREA RATIO (SECTION 68–344)	FAR 0.35	0.33
LOT AREA (SECTION 68–345):	20,000 SF (0.45 AC)	23,819 SF (0.55 AC)
WIDTH OF LOT (SECTION 68–346):	100 FEET	145 FEET
FRONT YARD (SECTION 68–347):	50 FEET	53.9 FEET
SIDE YARD (SECTION 68–348):	10 FEET	10 FEET
REAR YARD (SECTION 68–349):	25 FEET	25.3 FEET

LANDSCAPING:
20% OVERALL AND 50% WITHIN THE FRONT YARD EXCLUDING ANY REQUIRED BUFFER ZONE.

20% OVERALL LANDSCAPING:
23,819 SF x 0.20= 4,764 SF REQUIRED, 1,479 SF PROVIDED. (VARIANCE)

50% WITHIN FRONT YARD LANDSCAPING:
4,764 SF x 0.50= 2,382 SF REQUIRED, 1,362 SF PROVIDED. (VARIANCE)

PARKING REQUIREMENT (APPENDIX E):
USE: MANUFACTURING, INDUSTRIAL, WAREHOUSE, OR WHOLESALE DISTRIBUTION ESTABLISHMENTS
(ADDITIONAL REQUIREMENT: A MIN. OF 15% OF GFA TO BE COMPUTED AS OFFICE SPACE AT 1 PER 200 SF)

EXISTING AREA:	7,270 SF
PROPOSED SECOND FLOOR:	420 SF (STORAGE)
TOTAL	7,690 SF

MIN. OFFICE SPACE: 7,270 SF x 0.15= 1,091 SF

REQUIRED PARKING:

1,091 SF (OFFICE)/ 1 PER 200 GFA=	6 SPACES
6,179 SF (MANUFACTURING, ETC)/1 PER 1000 GFA=	7 SPACES
TOTAL SPACES REQUIRED	13 SPACES

TOTAL SPACES PROVIDED: 21 SPACES > 13 SPACES REQUIRED (O.K.)

MINIMUM ADA SPACES REQUIRED (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN):
TOTAL NUMBER OF PARKING SPACES PROVIDED 1 TO 25 SPACES
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES, 1 SPACE REQUIRED, 0 PROVIDED.

PLAN NOTES:

1. THIS PLAN REFERENCES A BOUNDARY SURVEY PREPARED BY MATTHEW A. BORST, PLS, DATED FEBRUARY 11, 2024 AND REVISED ON FEBRUARY 14, 2024.
2. REFER TO BUILDING PLANS BY JM2 ARCHITECTURE, PC. DATED DECEMBER 12, 2023. SEE ARCH PLANS FOR ADDITIONAL BUILDING INFORMATION.
3. SUBJECT PROPERTY AS DESCRIBED IN DEED LIBER 13156, PAGE 221.
4. SITE IS NOT LOCATED WITHIN FEMA FLOOD ZONE.
5. THERE ARE NO PRIVATE WELLS WITHIN 150' OF THE SUBJECT PROPERTY.
6. PROPERTY IS NOT WITHIN 300 FEET OF SURFACES WATERS.

PUBLIC HEARING COPY

Disclaimer:
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.

REV	DATE	CHK	DESCRIPTION

R E V I S I O N S

OWNER / APPLICANT:
PETES POND ROAD PROPERTY LLC
1860 POND ROAD
RONKONKOMA, NY 11779
(XXX) XXX–XXXX

STATE OF NEW YORK · DANIEL HURLEY · 103701-01 · LICENSED PROFESSIONAL ENGINEER

DANIEL HURLEY, P.E.
NY LICENSE NO. 103701

THESE DOCUMENTS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ENGINEER OF RECORD

DIMENSIONAL PLAN

1860 POND ROAD

LOCATED IN
RONKONKOMA
TOWN OF BROOKHAVEN SUFFOLK COUNTY, NEW YORK

SCTM# 0500–105.00–01.00–017.005

Subsurface Engineering
135 MEADOWS ROAD, SUITE 104
MELVILLE, NY 11747
(631)980-3012

DRAWN BY:	CHECKED BY:	SCALE	DWG NO.
L.CAMMONA/ M. WALTHER	D.HURLEY	AS NOTED	SP–01
DATE: 03–28–2025	DATE: 03–28–2025	PROJECT NO. 25–059	SHEET NO. 1 OF 1

DRAWING NAME: G:\sphertcol-temple-hyo\5\1647sTjBf6KdcUB-SyxaJwpOA3C1fA\22025\25-059 - 1860 Pond Rd, Ronkonkoma Dimensional Site Plan (Jd2)\3 Drawings\(25-059) - 1860 Pond Rd - Ronkonkoma.dwg LAST MODIFIED: 4/3/2025 4:48 PM PLOTTED ON: 4/14/2025 9:15 AM BY: Michael Walther