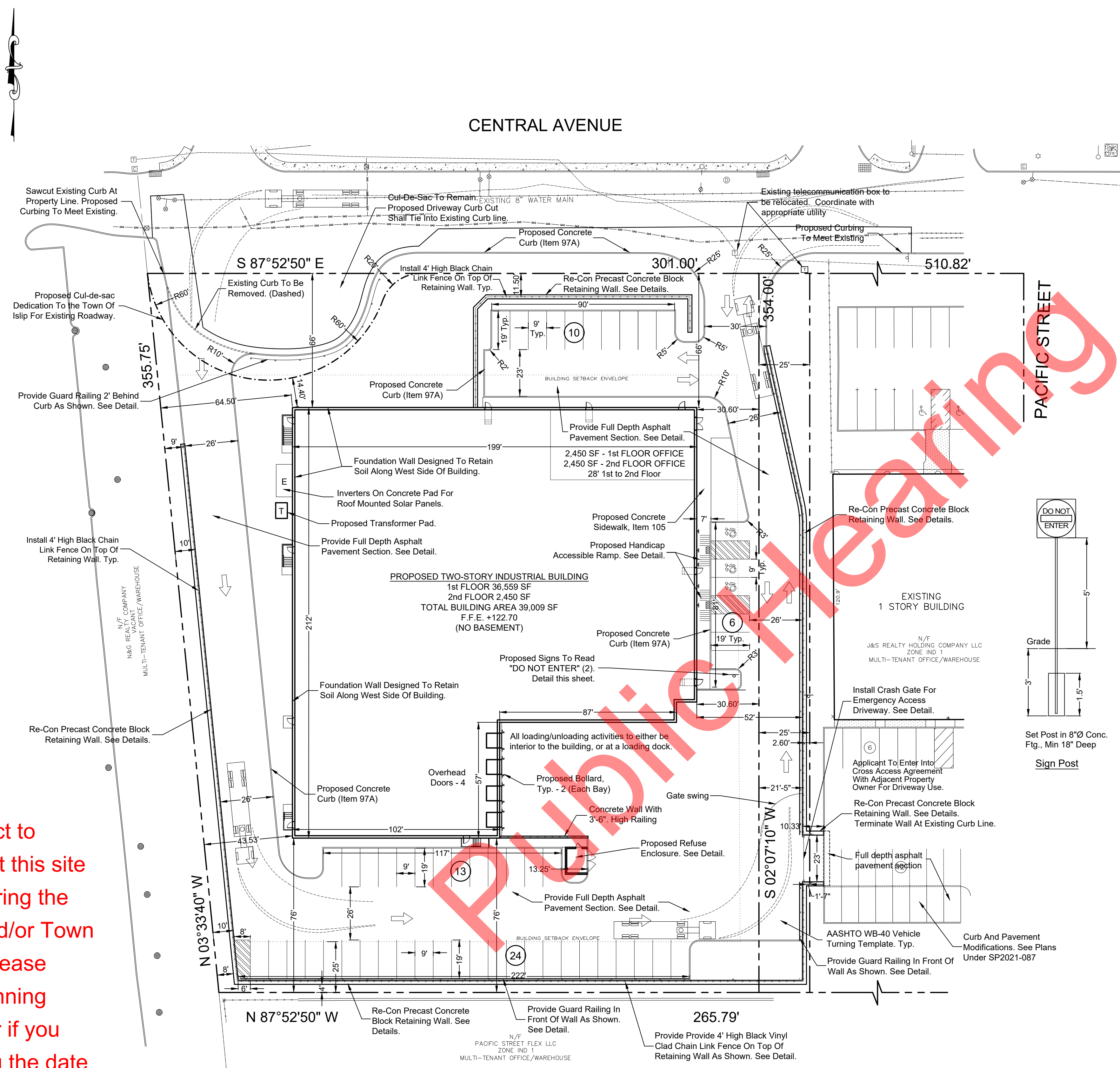


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



LAYOUT & DIMENSION PLAN
 Scale: 1" = 30'

ZONING COMPLIANCE TABLE :
 Zoning: Town of Islip Industrial 1 - IND 1

	Required / Permitted	Proposed
Min. Lot Area (Square Feet)	20,000	100,324
Min. Width of Lot (Feet)	100	265.79
Min. Front Yard Setback (Feet)	50	66 (14.4 to ded.)
Min. One Side Yard Setback (Feet)	10	30.60
Min. Total Side Yard Setback (Feet)	20	74.13
Min. Rear Yard Setback (Feet)	25	76
Max. Floor Area Ratio (%)	35 (35,113 sf)	38.9* (39,009 sf)
Max. Height (Feet)	60	51
Total Landscaping (% / Square Feet)	20% / 20,065	17.31% / 17,364**
Front Yard Landscaping (% / Square Feet)	50% of Req. / 10,032.5	42.67% / 8,532***

Unless otherwise noted all dimensions are to property before proposed dedication for the cul-de-sac.

PARKING CALCULATIONS

Proposed Building Use = Industrial Warehouse

Town Of Islip Requirement

Industrial Warehouse (36,559 SF footprint)
 1 Space per 1,000 SF of Building (Warehouse) = 31,075 SF (85% of Floor Area)
 1 Space per 200 SF of Building (Office) = 5,484 SF (15% of Floor Area)
 (31,075 SF / 1,000 + 5,484 SF / 200) = 58.5 Spaces
Total Parking Required = 59 Spaces

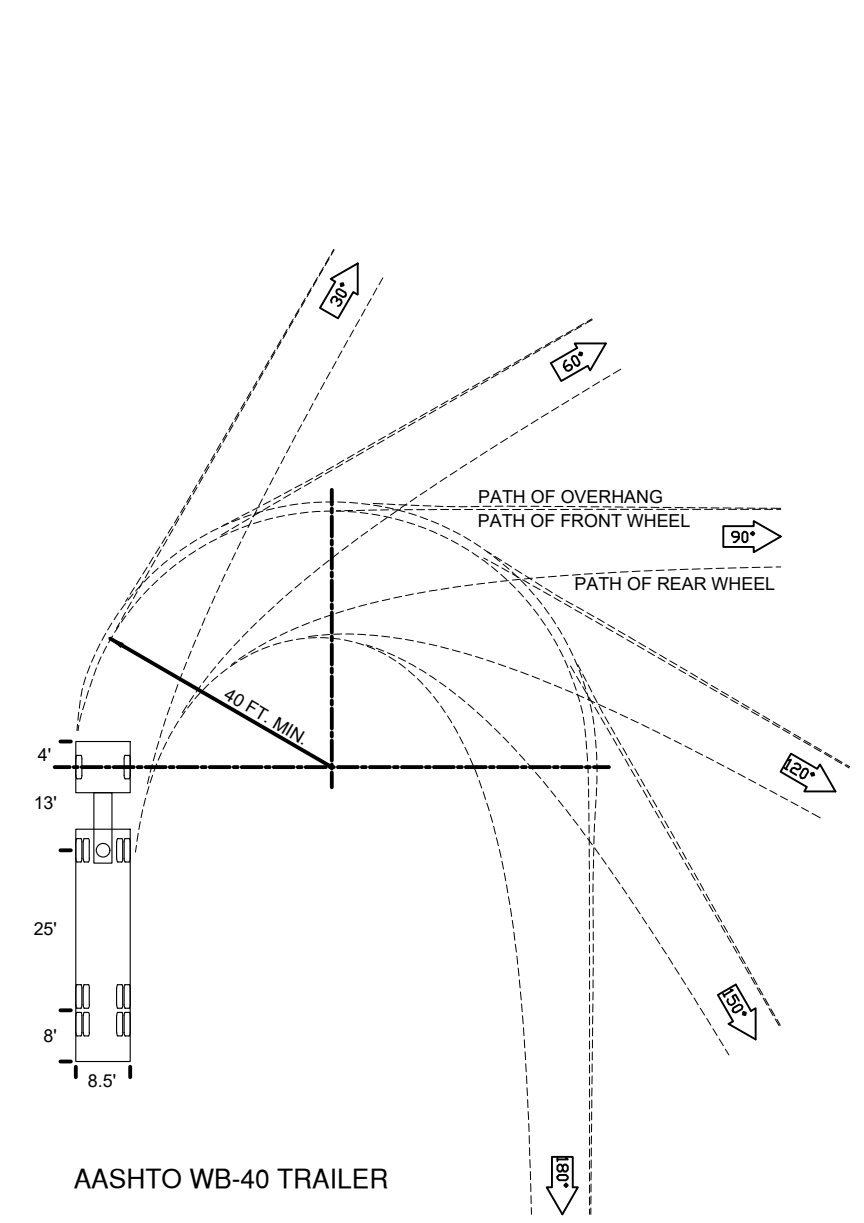
Parking Provided = 53 spaces****

Per ADA, 3 Handicap Spaces (Min.) Required. 3 Spaces Provided.

- * 3.9% FAR Relaxation Zoning Board of Appeals §68-344 A.
- ** 2.69% Total Landscaping Relaxation. Planning Board SLDR's VI Q. 3.1, Commercial Landscaping Standards.
- *** 7.33% Front Yard Landscaping Relaxation. Planning Board SLDR's VI Q. 3.1, Commercial Landscaping Standards.
- **** 10.17% Parking Relaxation. (53 spaces proposed / 59 spaces required).

PROPOSED VARIANCES

- 1.) Proposed construction of a two-story industrial building leaving side yards of 30.6 feet and 43.53 feet instead of the minimum required 51 feet, Town Codes 68-343A and 68-348
- 2.) Proposed floor-to-area-ratio of 38.9% instead of the maximum permitted 35%, Town Code 68-344A
- 3.) Proposed 4.35' retaining walls having a side yard of zero instead of the minimum required 4.35 feet, Town Code 68-406F
- 4.) Proposed fence atop of wall resulting in overall heights of 8.2 and 11.8 feet instead of the maximum permitted 8 feet, Town Code 68-406A
- 5.) Proposed fence atop of wall resulting in an overall height of 10.5 feet instead of the maximum permitted 8 feet and having a front yard setback of 11.5 feet instead of the minimum required 15 feet, Town Code 68-406A & 68-406B
- 6.) Planning Board relaxation required for proposed overall landscaping of 17.31% instead of the required 20% and front yard landscaping of 42.67% of the overall required landscaping instead of the required 50% of the overall required, SLDR VI.Q.3.1
- 7.) Proposed curb cut placed within 10 feet of an interior property line, Town Code 68-319E(1)(a). It is noted, should the cul-de-sac dedication be completed prior to site plan approvals, this requirement is met by dedication acceptance.
- 8.) Proposed parking relaxation required for 53 parking stalls proposed instead of the required 59 parking stalls.



VEHICLE TURNING TEMPLATE
 Scale: 1" = 30'

SP2021-088

REV. NO.	DATE	DESCRIPTION
4	6/16/25	PER TOWN OF ISLIP EMAIL CORRESPONDENCE DATED 6/13/25
3	3/20/25	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 4/25/24
2	1/25/24	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 12/12/23
1	8/10/23	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 9/27/22

Layout & Dimension Plan

PROJECT
 0 Central Avenue Industrial Building
 Hauppauge, New York 11788
 SCTM: 500-039-02-14.5

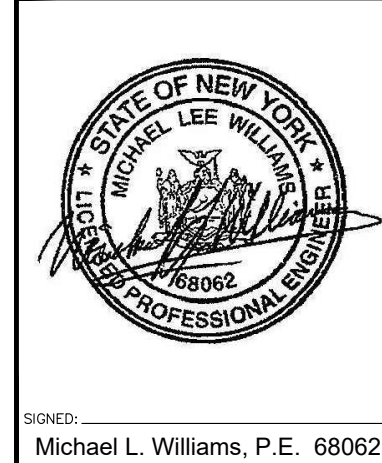
APPLICANT
 ISP Central Distr LLC
 687 Old Willets Path
 Hauppauge, New York 11788
 (631) 435-1818

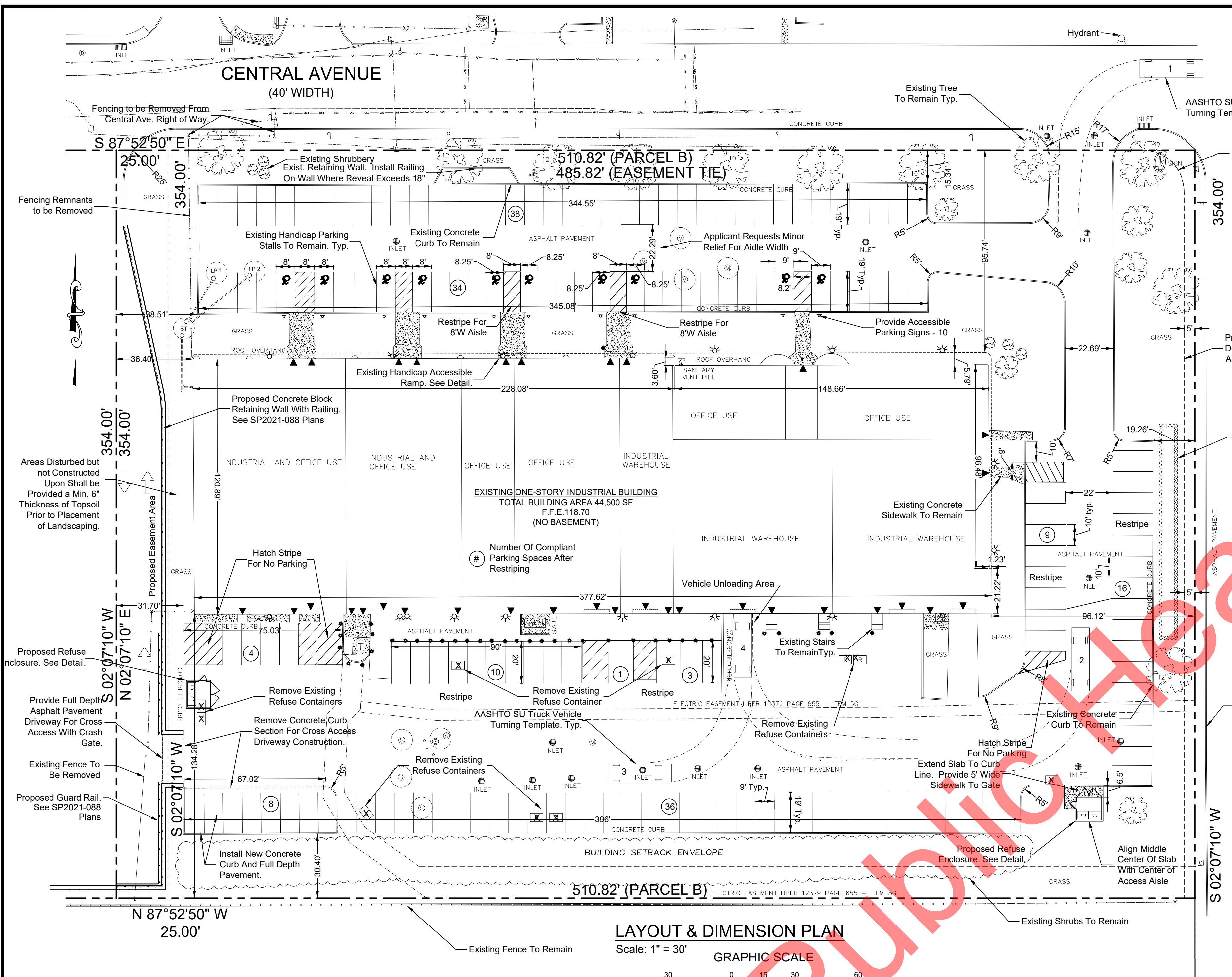
PREPARED BY
 R & W / Engineers, P.C.
 380 Townline Road, Ste. 150
 Hauppauge, New York 11788
 (631) 969-8535

DWG. SCALE: As Noted
DESIGN BY: MLW
PROJECT NO.: CA101
DWG. NO.: SP2.0

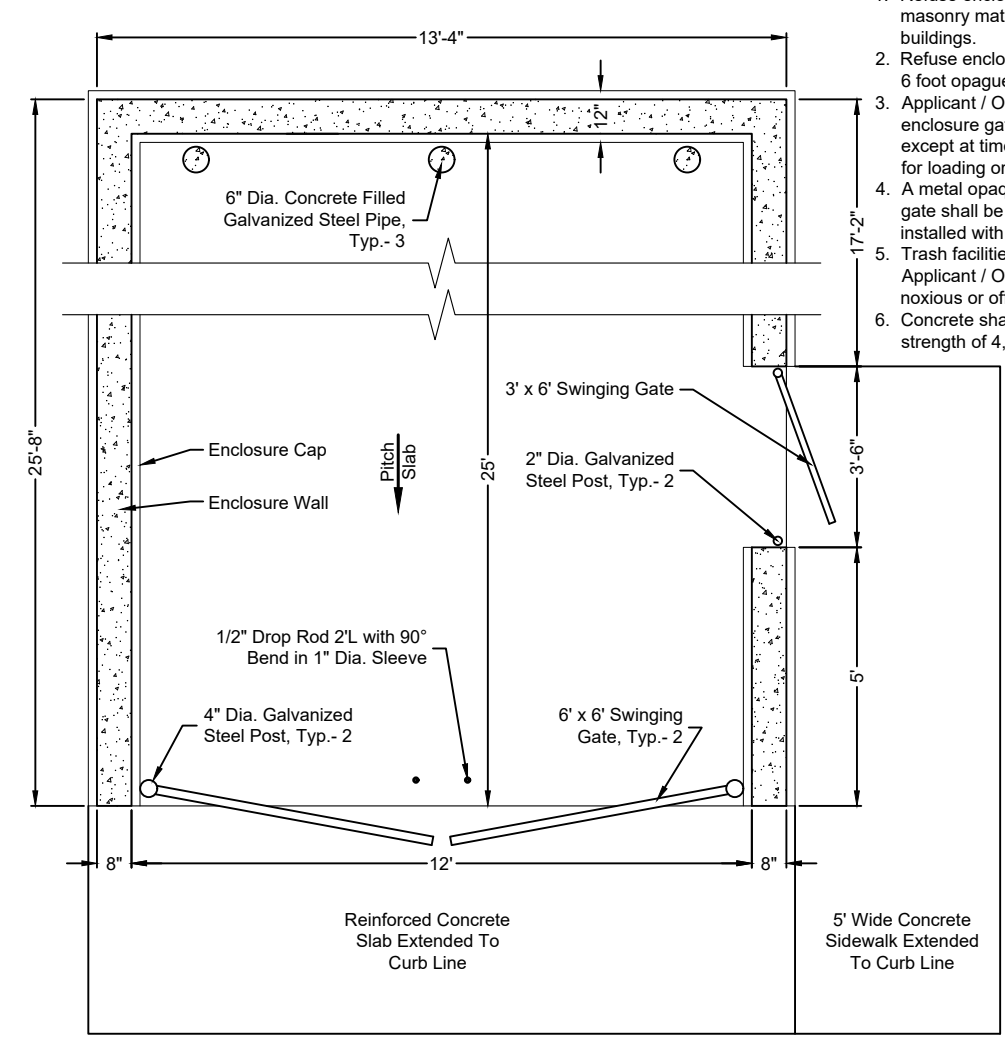
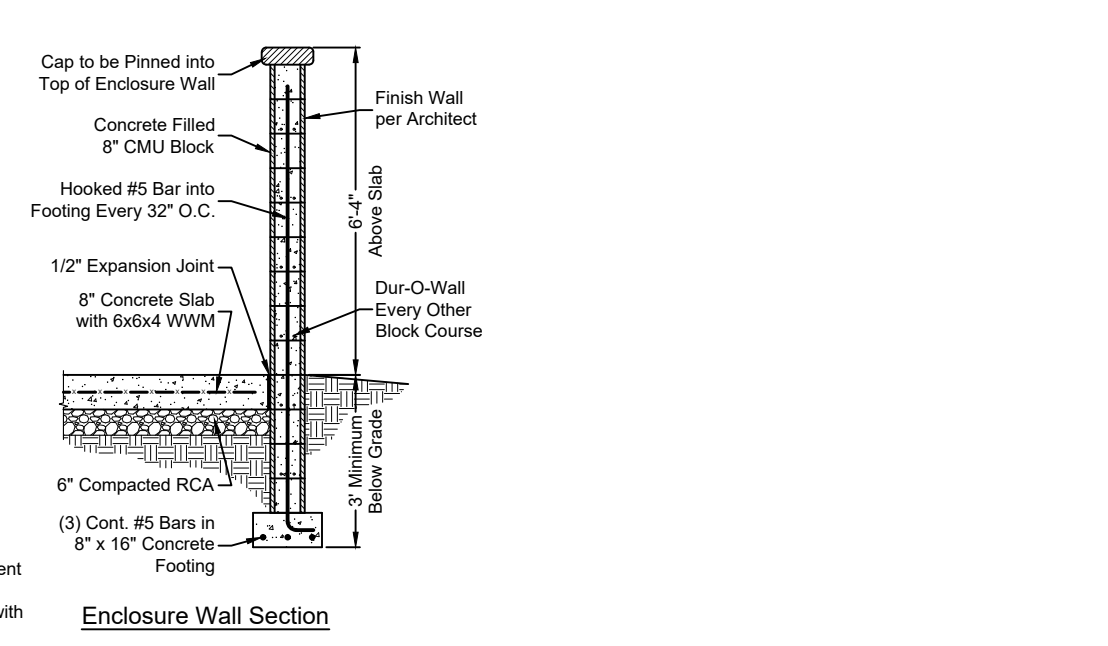
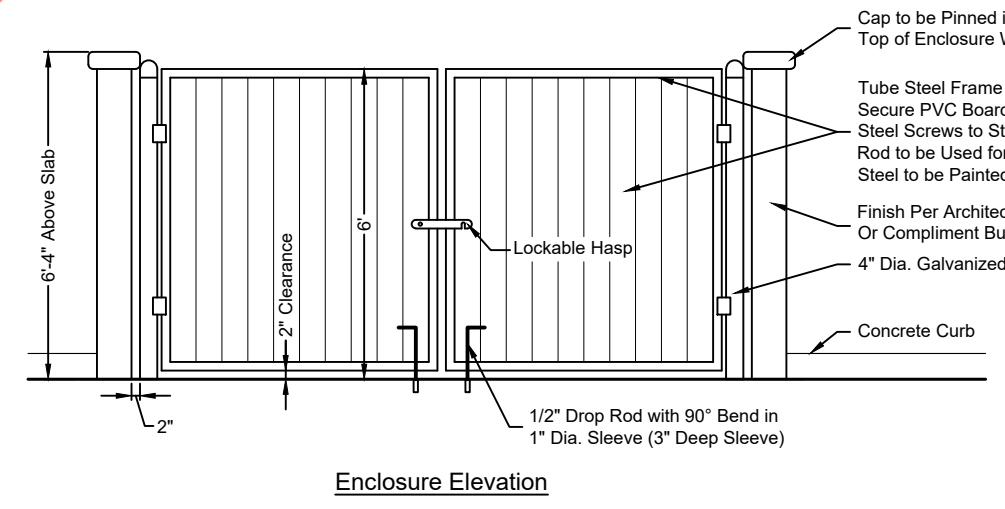
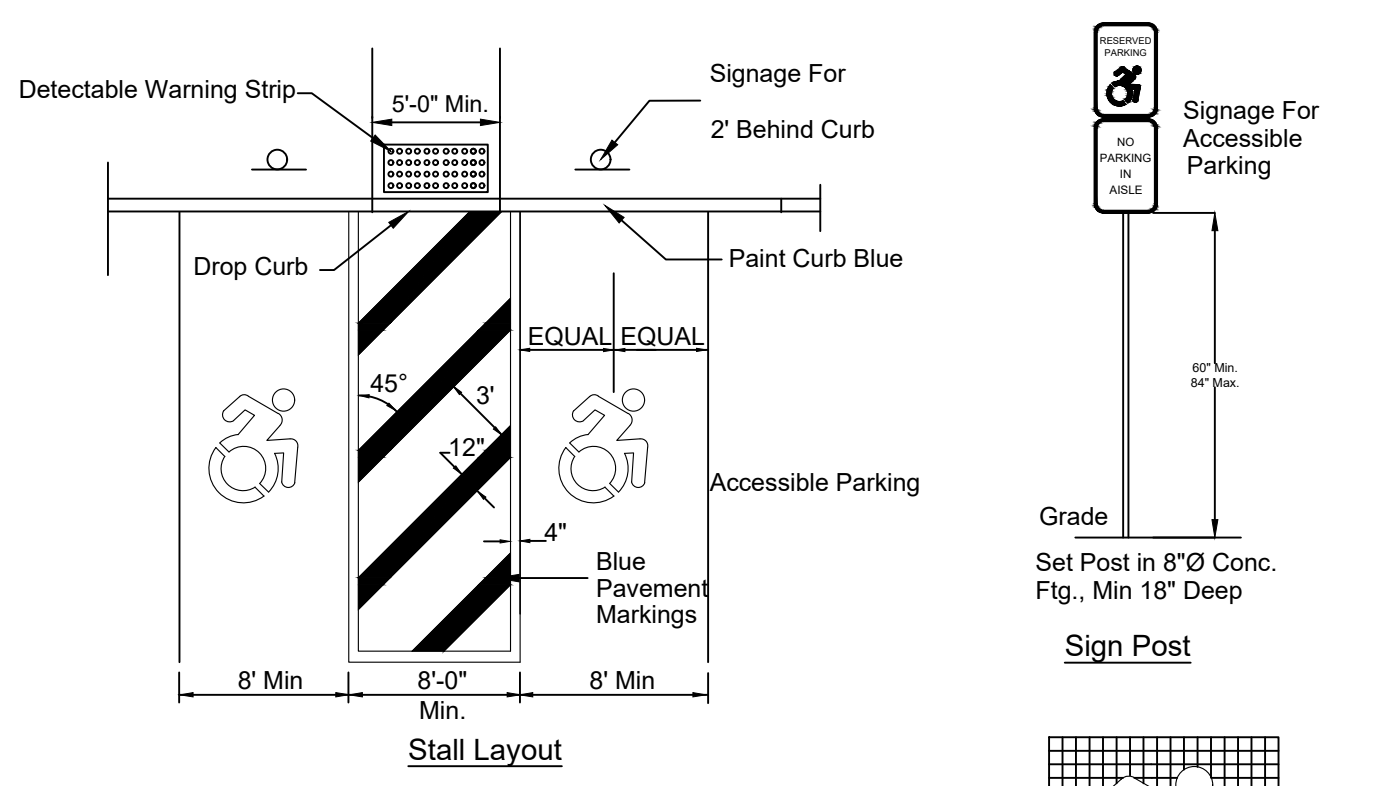
DRAWN BY: MCO
CHECKED BY: LAR
DATE: FEB 2025

Reference Note:
 Subject property boundary survey and topographic information from plan prepared by Barrett, Bonacci & Van Weele, 175A Commerce Drive, Hauppauge, New York 11788 revised February 4, 2022. Elevations are in NAVD 1988 datum.

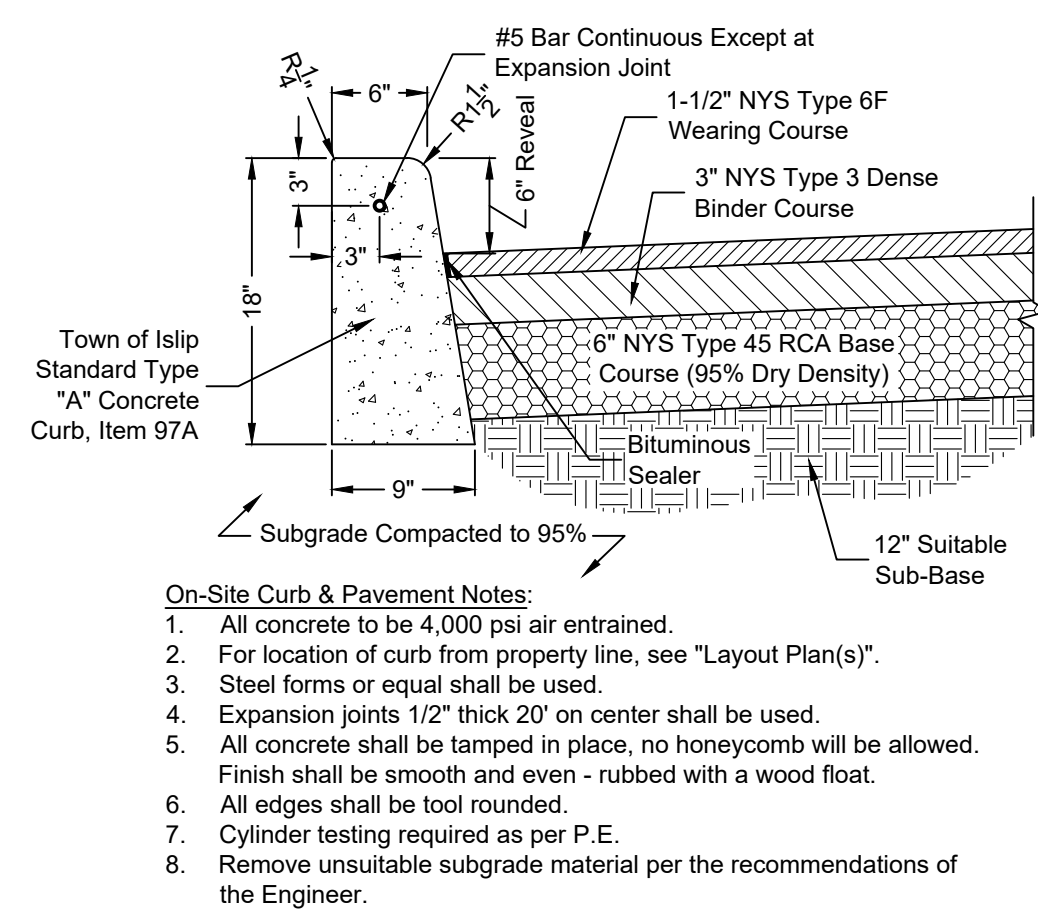
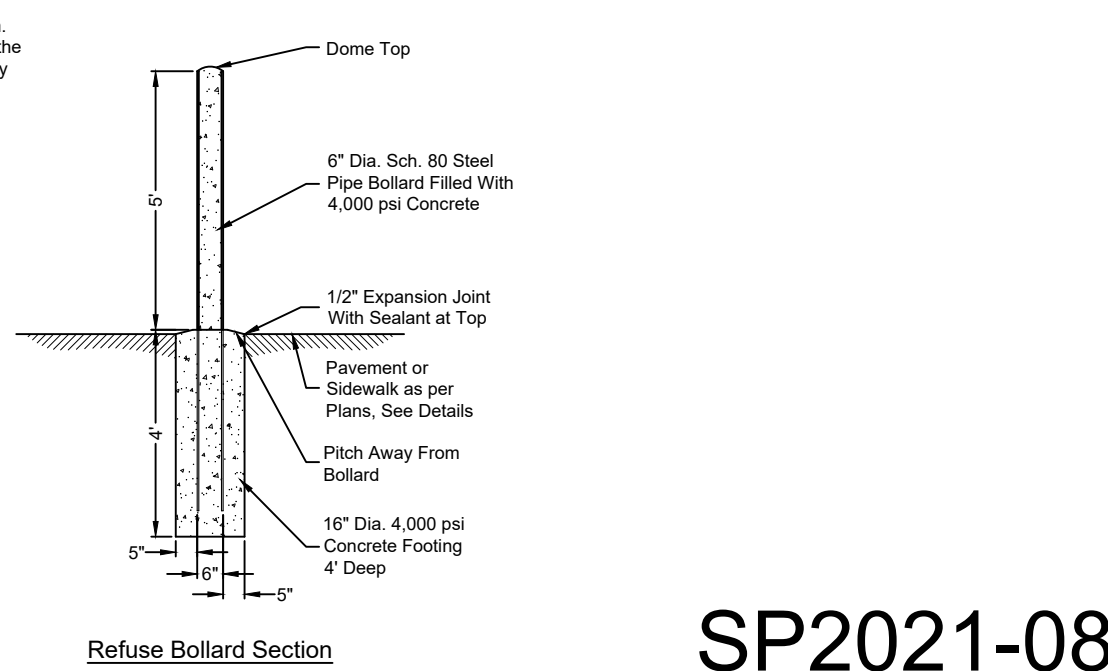




PARKING REQUIREMENTS		
CUSTOM COMPUTER (UNIT #20 & #26) - 5,500SF Total	REQUIRED PARKING	
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 5,500 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	28
UNITED REFRIGERATION (UNIT #22) - 6,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 900 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	5
STORAGE AREA: 5,100 SQUARE FEET	1 SPACE PER 1,000 SQUARE FEET OF GFA	6
WOODBURY AUTOMOTIVE (UNIT #24) - 6,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 900 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	5
STORAGE AREA: 5,100 SQUARE FEET	1 SPACE PER 1,000 SQUARE FEET OF GFA	6
U.S. IMAGING (UNIT #28) - 3,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 450 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	3
STORAGE AREA: 2,550 SQUARE FEET	1 SPACE PER 1,000 SQUARE FEET OF GFA	3
APOLLO HEALTH CARE (UNIT #30 & #32) - 9,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 9,000 SQUARE FEET	1 SPACE PER 150 SQUARE FEET OF GFA	60
PEELE CO. GROUP (UNIT #34) - 6,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 2,000 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	10
STORAGE AREA: 4,000 SQUARE FEET	1 SPACE PER 1,000 SQUARE FEET OF GFA	4
ARTEMIS (UNIT #36) - 9,000SF Total		
GROSS FLOOR AREA (GFA)	PARKING DENSITY	
OFFICE AREA: 3,000 SQUARE FEET	1 SPACE PER 200 SQUARE FEET OF GFA	15
STORAGE AREA: 6,000 SQUARE FEET	1 SPACE PER 1,000 SQUARE FEET OF GFA	6
TOTAL PARKING REQUIRED:		151
TOTAL PARKING PROVIDED:		159

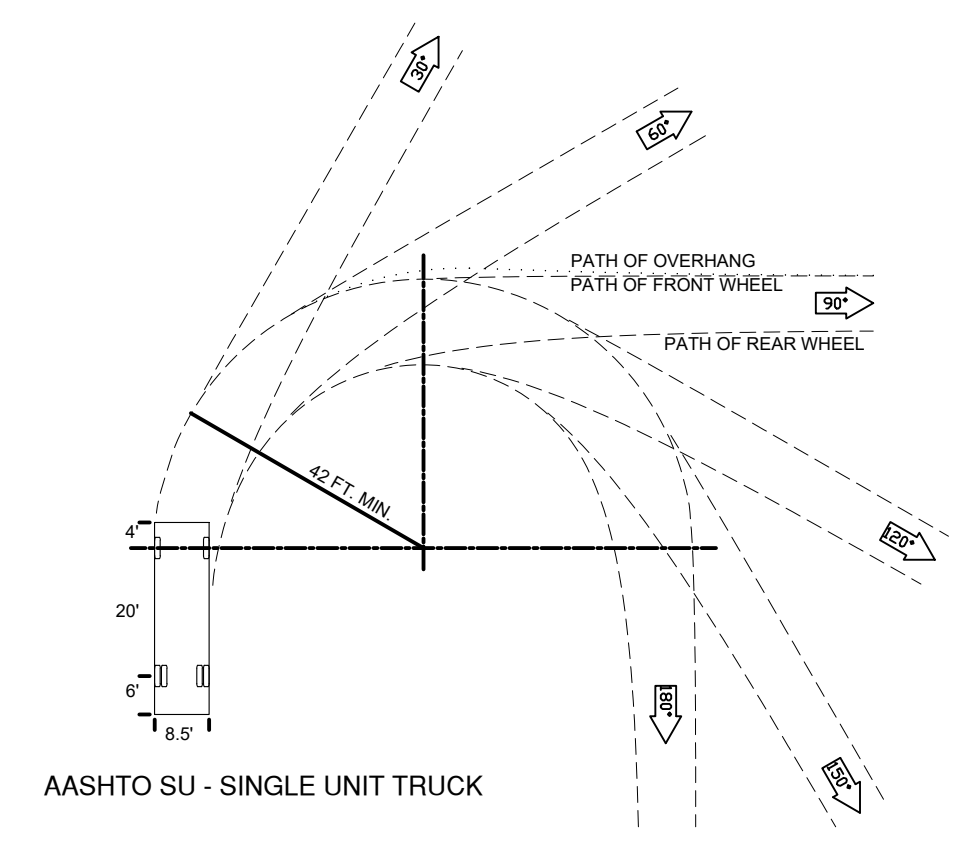


- Refuse Enclosure Notes:**
1. Refuse enclosure to be constructed of masonry material to match or complement buildings.
 2. Refuse enclosures shall be equipped with 6 foot opaque metal panel gates.
 3. Applicant / Operator shall maintain refuse enclosure gates in a closed position, except at times units are being accessed for loading or unloading.
 4. A metal opaque panel pedestrian access gate shall be provided and shall be installed with a self-closing mechanism.
 5. Trash facilities shall be maintained by the Applicant / Owner so as not to offer any noxious or offensive odors.
 6. Concrete shall have a compressive strength of 4,000 psi at 28 days.



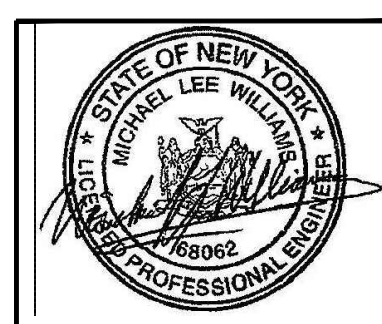
ZONING COMPLIANCE TABLE:
Zoning: Town of Islip Industrial 1 - IIND 1

	Required / Permitted	Existing
Min. Lot Area (Square Feet)	20,000	180,832
Min. Width of Lot (Feet)	100	354.00
Min. Front Yard Setback (Feet)	50	95.74
Min. One Side Yard Setback (Feet)	10	36.40
Min. Total Side Yard Setback (Feet)	20	132.52
Min. Rear Yard Setback (Feet)	25	134.28
Gross Floor Area (Square Feet)	63,291	44,500
Max. Floor Area Ratio (%)	35	24.61
Max. Height (Feet)	60	30
Total Landscaping (% / Square Feet)	20% / 36,166	28.49% / 51,527
Front Yard Landscaping (% / Square Feet)	50% of Required / 18,083	63.62% / 23,009



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.

Reference Note:
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SP2021-087

REV. NO.	DATE	DESCRIPTION
3	3/20/25	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 4/25/24
2	1/25/24	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 12/01/23
1	8/11/23	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED 9/27/22

DRAWING
Layout & Dimension Plan

PROJECT
Central Avenue Industrial Building
20 Central Avenue
Hauppauge, New York 11788
SCTM: 500-039-02-14.4

APPLICANT
J & S Realty Holding Co. LLC
29 Central Avenue
Hauppauge, New York 11788
Owner : Salvatore Capitano
P: (631)234-8855 E: scpe21@constructionbydesigncorp.com

PREPARED BY
R & W / Engineers, P.C.
380 Townline Road, Ste. 150
Hauppauge, New York 11788
P: (631) 969-8535 E: mwilliams@randwengineers.com

DWG. SCALE:	DESIGN BY:	PROJECT NO.	DWG. NO.
As Noted	MLW	CA101	SP1.1
DRAWN BY:	CHECKED BY:	DATE:	
CSB	LAR	July 2021	

VEHICLE TURNING TEMPLATE
Scale: 1" = 30'