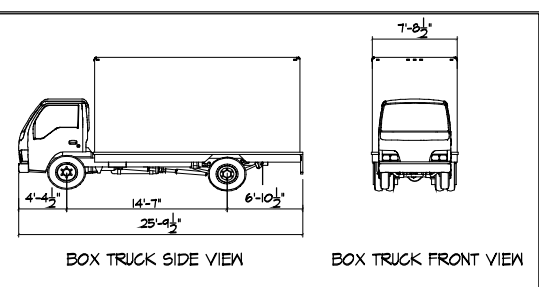
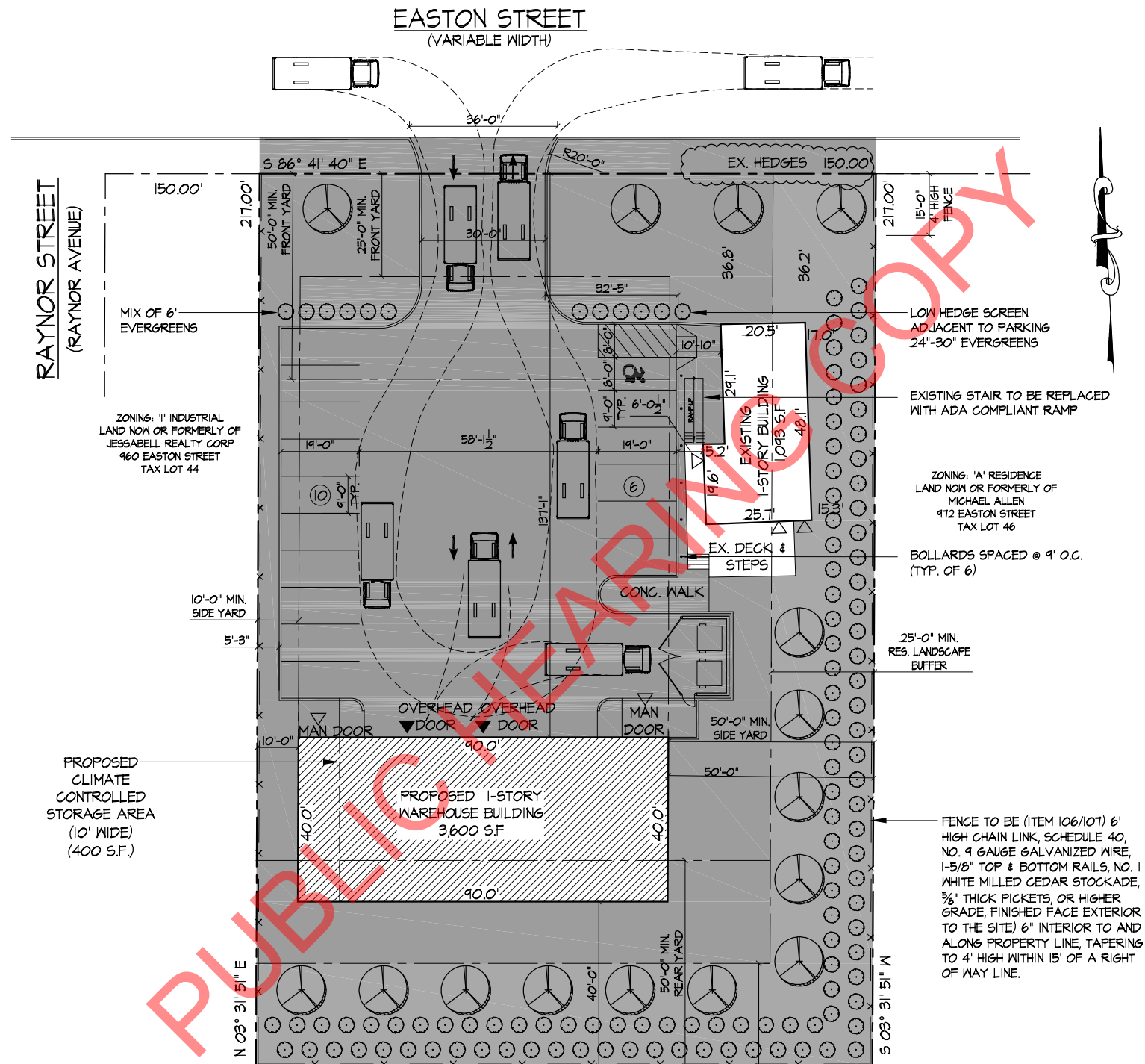


NEW BUILDING

966 EASTON STREET, RONKONKOMA, NY 11779



BOX TRUCK DIMENSIONS (FT-IN)

PROPOSED PLOT PLAN
SCALE: 1/16" = 1'-0"

SCHEME 'C.3'

SITE DATA

ZONING INFORMATION:
DISTRICT: 500
SECTION: 63
BLOCK: 3
LOT(S): 45
TOWN OF ISLIP
PROPERTY SPLIT ZONE: 'A' RES & INDUSTRIAL I
SITE AREA: 32,544.16 S.F.

INDUSTRIAL I DISTRICT REGULATIONS		
	REQUIRED	PROPOSED
MAX. HEIGHT OF BUILDINGS	4 STORIES 60 FT.	1 STORY 35 FT.
MAX. HEIGHT OF ACCESSORY STRUCTURES	10 FT.	-
MAX. MAX. FAR TOTAL BUILDING AREA	0.35 11,842.42 S.F.	0.14 4,649 S.F.
ADDITIONAL MAX. FAR FOR STORAGE MEZZANINES	0.10 3,254.46 S.F.	0.00 0 S.F.
MIN. PLOT AREA	20,000 S.F.	32,544.16 S.F.
MIN. LOT WIDTH	100 FT.	150 FT.
MIN. FRONT YARD DEPTH	50 FT.	36.2 FT.
MIN. SIDE YARD WIDTHS (NOT ALONG RES. USE/DIST)	10 FT.	10.0 FT.
MIN. SIDE YARD WIDTHS (ALONG RES. USE/DIST)	50 FT.	15.8 FT.
MIN. REAR YARD (NOT ALONG RES. USE/DIST)	25 FT.	NA
MIN. REAR YARD (ALONG RES. USE/DIST)	50 FT.	40 FT.

LANDSCAPING REQUIREMENTS		
TOTAL LANDSCAPED AREA (INCLUDING BUFFERS)	-	15,760.91 S.F.
BUFFER LANDSCAPED AREA	-	8,050.90 S.F.
MIN. LANDSCAPED AREA (NOT INCLUDING BUFFERS)	20% 6,504.4 S.F.	23.64% 7,704.41 S.F.
MIN. FRONT YARD LANDSCAPED AREA (NOT INCLUDING BUFFERS)	50% x 6,504.4 S.F. 3,254.46 S.F.	36.2% 2,986.27 S.F.
MIN. LANDSCAPE AREA AT STREET FRONTAGE	8 FT.	36.2 FT.
MIN. LANDSCAPE BUFFER ALONG RES. USE/DISTRICT	25 FT.	15.8 FT.

PARKING CALCULATIONS

PARKING REQUIREMENTS:
OFFICE MIN. 8% OF GFA AT
1 PARKING SPACE / 200 S.F. GFA
WAREHOUSE 1 PARKING SPACE / 1,000 S.F. GFA

MIN. 5% SPACES FOR HANDICAP

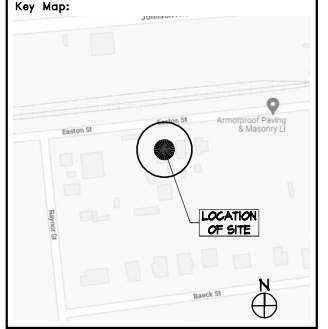
PERPENDICULAR PARKING SPACES 9'-0" WIDTH X 14'-0" DEEP WITH 23'-0" AISLES
PERPENDICULAR PARKING SPACES 10'-0" WIDTH X 20'-0" DEEP WITH 20'-0" AISLES
HANDICAP 8'-0" WIDTH X 14'-0" DEEP

PARKING CALCULATIONS:
3,600 S.F. GFA x 1% = 36.00 SF. EXISTING OFFICE
OFFICE AREA 1,013 S.F. / 200 = 5.07 PARKING SPACES
WAREHOUSE 3,600 S.F. / 1,000 = 3.6 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 8.67 PARKING SPACES
HANDICAP REQUIRED 8 x 5% = 0.4 = 1 PARKING SPACE
TOTAL PARKING SPACES PROVIDED = 16 PARKING SPACES
TOTAL HANDICAP SPACES PROVIDED = 1 PARKING SPACE

Project: NEW BUILDING
966 EASTON ST
RONKONKOMA, NY 11779
DIST: 500 SECT: 63 BLK: 3 LOT: 45
ZONE: RESIDENCE 'A'

CONTRACTORS:

ENGINEERS:



4250 VETERANS HIGHWAY, STE 3150A HOLLEROCK, NY 11741
tel. (631) 314-1047 fax (631) 314-1044

No.	Date	Revision
4	02/26/25	REVIEW
5	04/04/24	REVIEW
2	08/04/24	REVIEW
1	03/20/24	AS PER TOWN COMMENTS

Project Manager: EAB
Project Architect: ERIK A. BJORNEY R.A.
Project Designer: EAB
Drawn by: GLJ
Checked by: EAB
Design No.:
Date: 10/11/23

DOB Job No.

Drawing Title:
SCHEME 'C.3'
PROPOSED PLOT PLAN, ZONING INFORMATION & CALCULATIONS

Drawing Scale: AS NOTED

Architect: ERIK A. BJORNEY R.A.
Drawing No.: SP-1.0
Sheets in Contract: 1 of 1

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.