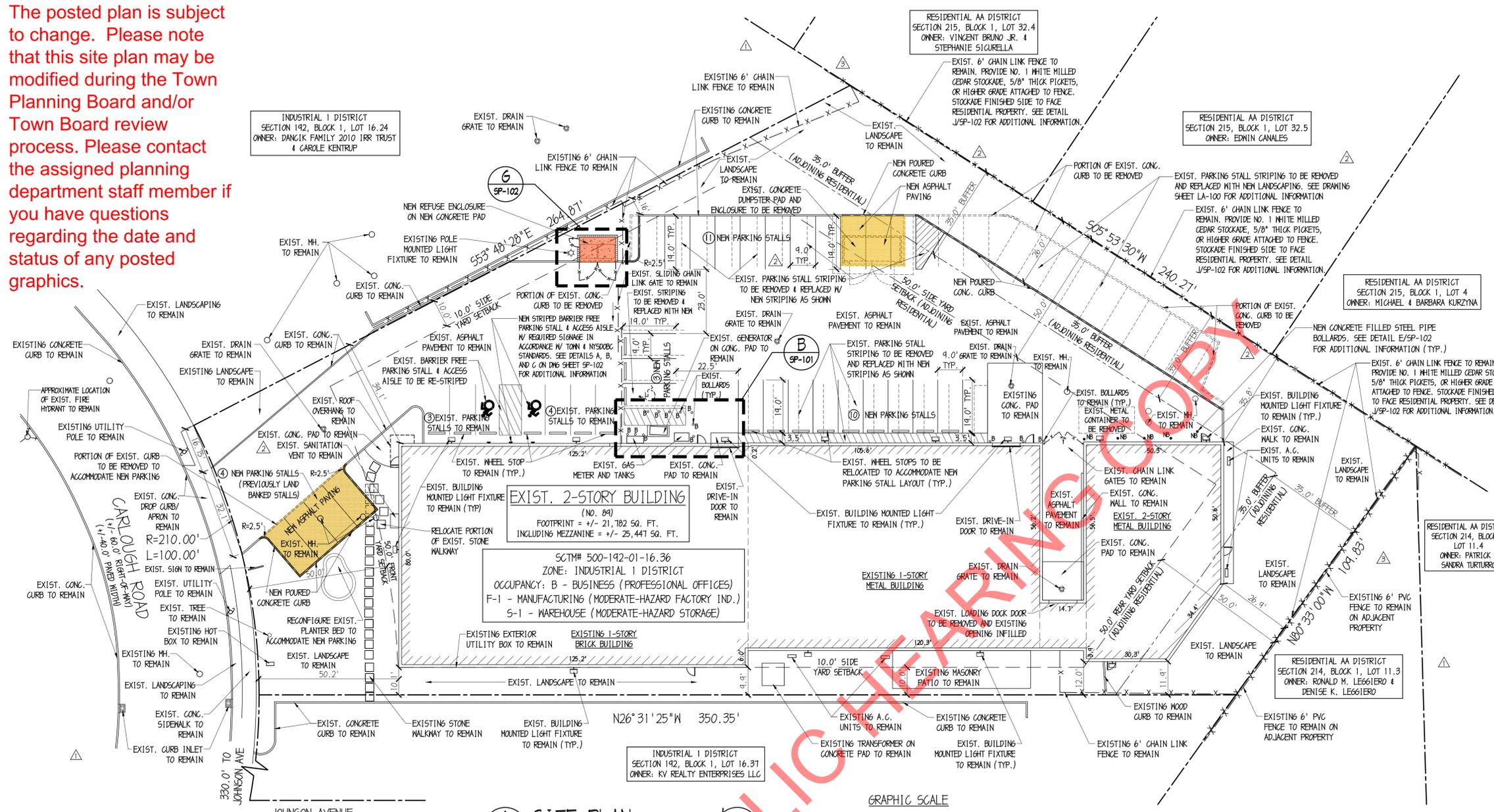
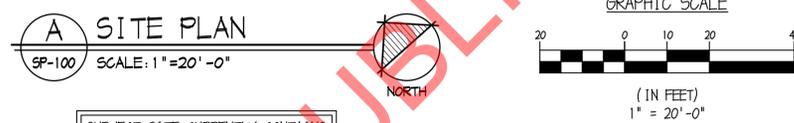


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SITE DATA TABLE			
SUFFOLK COUNTY TAX MAP: SCTMH 0500-192.00-01-016.036 ZONE: INDUSTRIAL 1 DISTRICT		OCCUPANCY: B - BUSINESS (PROFESSIONAL OFFICES) F-1 - MANUFACTURING (MODERATE-HAZARD FACTORY IND.) S-1 - WAREHOUSE (MODERATE-HAZARD STORAGE)	
DATA	PERMITTED/REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SQ.FT.	1.46 ACRES OR +/-63,654 SQ.FT.	1.46 ACRES OR +/-63,654 SQ.FT. (EXIST. TO REMAIN - NO CHANGE)
WIDTH OF LOT	MIN. 100'-0"	100.0'	100.0' (EXIST. TO REMAIN - NO CHANGE)
LANDSCAPED AREA (BUFFER AREAS SHALL NOT BE INCLUDED IN CALCULATIONS)	MIN. 20% 12,732 SQ.FT.	+/- 8,000 S.F. +/- 12.57% (EXIST. NON-COMPLYING) (SEE NOTE #1 BELOW)	+/- 8,000 S.F. +/- 12.57% (EXIST. NON-COMPLYING TO REMAIN) (NO CHANGE) (SEE NOTE #1 BELOW)
LANDSCAPED FRONT YARD	MIN. 50% OF REQUIRED LANDSCAPE 6,366 SQ.FT.	+/- 3,354 S.F. +/- 26.38% (EXIST. NON-COMPLYING) (SEE NOTE #1 BELOW)	+/- 3,354 S.F. +/- 26.38% (EXIST. NON-COMPLYING TO REMAIN) (NO CHANGE) (SEE NOTE #1 BELOW)
PAVED AREA		+/- 46,655 S.F. +/- 73.24%	+/- 46,266 S.F. +/- 72.67%
BUILDING HEIGHT	MAX. 60'-0" 4 STORIES	+/- 21'-6" 2 STORY	+/- 50'-2" 2-STORY (EXISTING TO REMAIN - NO CHANGE)
FRONT YARD SETBACK (CARLOUGH ROAD)	MIN. 50'-0"	+/- 50.2'	+/- 50.2' (EXISTING TO REMAIN) (NO CHANGE)
REAR YARD SETBACK (ADJOINING RESIDENTIAL USE/DISTRICT)	MIN. 50'-0"	+/- 26.9'	+/- 26.9' (EXIST. NON-COMPLYING TO REMAIN) (NO CHANGE)
SIDE YARD SETBACK	MIN. 20'-0" COMBINED ONE SIDE NO LESS THAN 10'-0"	+/- 4.0' +/- 4.4' & +/- 34.1'	+/- 44.0' +/- 4.4' & +/- 34.1' (EXIST. NON-COMPLYING TO REMAIN) (NO CHANGE)
SIDE YARD SETBACK (ADJOINING RESIDENTIAL USE/DISTRICT)	MIN. 50'-0"	+/- 35.66'	+/- 35.66' (EXIST. NON-COMPLYING TO REMAIN) (NO CHANGE)
FLOOR AREA RATIO	MAX. 35 % 22,280.65 SQ.FT.	34.22 % 21,782 SQ.FT.	25,447 SQ. FT. (34.97%) VARIANCE REQUIRED
LANDSCAPE BUFFER (ADJOINING RESIDENTIAL USE/DISTRICT)	MIN. 35'-0"	+/- 6.87'	26.0' (SEE NOTE #2 BELOW)
ACCESSORY BUILDING HEIGHT (GENERATOR)	MAX. 18'-0"	+/- 4'-0" (GENERATOR)	+/- 4'-0" (GENERATOR)
ACCESSORY FRONT YARD SETBACK (GENERATOR)	MIN. 50'-0"	+/- 152.16' (GENERATOR)	+/- 152.16' (GENERATOR)
ACCESSORY REAR YARD SETBACK (GENERATOR)	MIN. 10'-0"	+/- 224.0' (GENERATOR)	+/- 224.0' (GENERATOR)
ACCESSORY SIDE YARD SETBACK (GENERATOR)	MIN. 20'-0" COMBINED ONE SIDE NO LESS THAN 10'-0"	+/- 167.66' +/- 75.0' & +/- 42.66'	+/- 167.66' (GENERATOR) +/- 75.0' & +/- 42.66' (GENERATOR)
ACCESSORY SIDE YARD SETBACK (ADJOINING RESIDENTIAL USE/DISTRICT) (GENERATOR)	MIN. 50'-0"	+/- 138.0' (GENERATOR)	+/- 138.0' (GENERATOR)
TOTAL PARKING SPACES REQUIRED	TOTAL PARKING REQUIRED: 35 PARKING SPACES MIN. (INCLUDING 2 H.C. ACCESSIBLE SPACES) (SEE PARKING CALCULATIONS ON THIS DRAWING SHEET)	34 PARKING SPACES (INCLUDING 2 H.C. ACCESSIBLE SPACES) (DOES NOT INCLUDE LANDBANKED SPACES)	35 PARKING SPACES (INCLUDING 2 H.C. ACCESSIBLE SPACES) (SEE PARKING CALCULATIONS BELOW)

- ### LEGEND
- EXISTING POURED CONCRETE CURB TO REMAIN.
 - EXISTING POURED CONCRETE CURB TO BE REMOVED.
 - ===== NEW POURED CONCRETE CURB INSTALLATION. SEE DRAWING D/SP-102 FOR ADDITIONAL INFORMATION.
 - ===== NEW 8" THICK DECORATIVE CONCRETE MASONRY UNIT REFUSE ENCLOSURE WALL TO 6'-0" ABOVE FIN. CONC. PAD WITH 4" THICK CAST STONE CAP ON TOP. SEE DRAWING SP-102 FOR ADDITIONAL INFORMATION.
 - EXISTING BUILDING MOUNTED LIGHT FIXTURES TO REMAIN.
 - ☆ EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN.
 - NB - NEW CONCRETE FILLED STEEL PIPE BOLLARDS. SEE DETAIL E/SP-102 FOR ADDITIONAL INFORMATION.
 - B - EXISTING BOLLARDS TO REMAIN.
 - - - - - EXISTING FENCE TO REMAIN.
 - AREA TO RECEIVE NEW ASPHALT PAVING TO COMPLY WITH TOWN STANDARDS. SEE DRAWING D/SP-102 FOR ADDITIONAL INFORMATION.
 - PROPOSED 6" THICK 4,000 PSI POURED CONCRETE PAD. SEE DRAWING H/SP-102 FOR ADDITIONAL INFORMATION.



SITE PLAN IS BASED UPON A SURVEY OF "89 CARLOUGH ROAD BOHEMIA, NY" BY SECCAFICO LAND SURVEYING, PC 500 MONTAUK HIGHWAY, MORRICHES, NEW YORK 11955 DATED SEPTEMBER 14, 2024. ELEVATIONS PER NAVD83 DATUM.

ALL STORM DRAINAGE STRUCTURES ON SITE AND ALONG SITE FRONTSAGES TO BE INSPECTED DURING WORK AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.

SUBJECT SITE CURRENTLY CONTAINS NO COVENANTS AND RESTRICTIONS

PER THE PREVIOUS ZONING BOARD OF APPEALS APPROVED SITE PLAN (ZBA#523-98), 34 PARKING SPACES ARE REQUIRED FOR THE EXISTING FACILITY.

89 CARLOUGH ROAD - PARKING REQUIREMENTS/CALCULATIONS

PRINCIPAL USE	TOTAL GROSS FLOOR AREA	PARKING SPACE REGULATION	PARKING SPACES REQUIRED
PROFESSIONAL OFFICES	4,753 SQUARE FEET (18.68% OF TOTAL BUILDING AREA)	1 PER 200 S.F. OF 6.F.A.	23.76 SPACES
MANUFACTURING	9,287 SQUARE FEET	1 PER 1,000 S.F. OF 6.F.A.	9.28 SPACES
WAREHOUSE	11,407 SQUARE FEET	1 PER 1,000 S.F. OF 6.F.A.	11.41 SPACES
TOTAL PARKING SPACES REQUIRED			45 SPACES (INCLUDING 2 H.C. SPACES) REQUIRED
TOTAL PROPOSED PARKING SPACES PROVIDED			35 SPACES (INCLUDING 2 H.C. SPACES) PROVIDED
TOTAL TRUCK-LOADING SPACES PROVIDED			2 DRIVE-IN DOORS PROVIDED

TOWN OF ISLIP ENGINEERING DIVISION
SITE PLAN REFERENCE NO.: SP2025-009

OWNER/APPLICANT: SRM REALTY CORP
89 CARLOUGH ROAD
BOHEMIA, NEW YORK 11716
CONTACT: SONIA ALREJA
PHONE: 631-584-8800
EMAIL: SALREJA@SRM.COM



24 OCTOBER 2025
11 OCTOBER 2025
04 SEPTEMBER 2025
13 MAY 2025
10 APRIL 2025
03 MARCH 2025
06 JANUARY 2025
ISSUES & REVISIONS

PROPOSED ALTERATIONS FOR:
VJ TECHNOLOGIES
SCTMH 0500-192.00-01-00-016.036
89 CARLOUGH ROAD
BOHEMIA, NEW YORK

BLOW GARRETT GROUP ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0513
DAVID N. BLOW NJ AI 589
ANTHONY GARRETT NJ AI 14398 NY 2274

SITE PLAN DRAWING NUMBER
SP-100