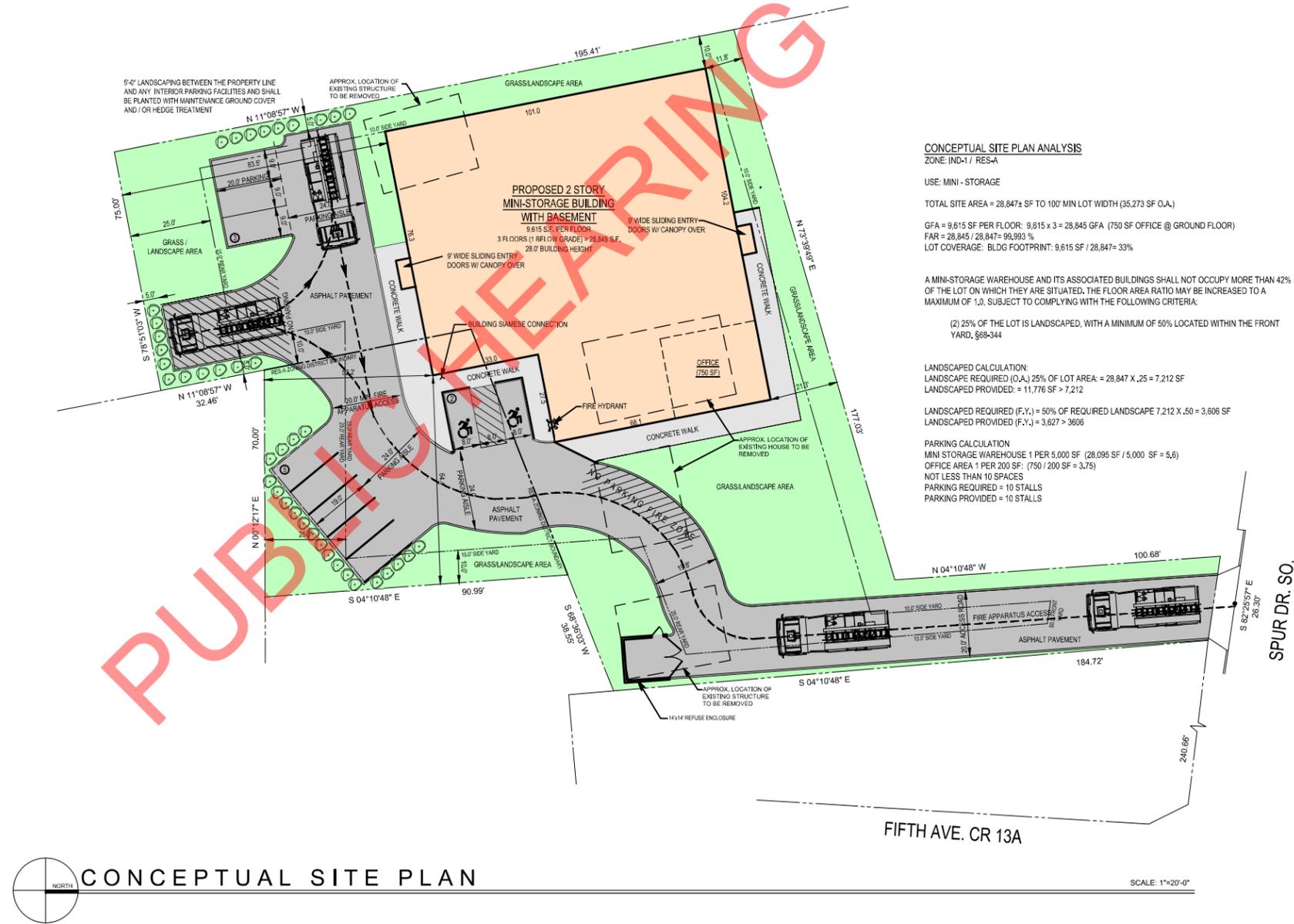


Disclaimer:
 The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



CONCEPTUAL SITE PLAN ANALYSIS

ZONE: IND-1 / RES-A
 USE: MINI - STORAGE
 TOTAL SITE AREA = 28,847± SF TO 100' MIN LOT WIDTH (35,273 SF O.A.)
 GFA = 9,615 SF PER FLOOR: 9,615 x 3 = 28,845 GFA (750 SF OFFICE @ GROUND FLOOR)
 FAR = 28,845 / 28,847 = 99.993 %
 LOT COVERAGE: BLDG FOOTPRINT: 9,615 SF / 28,847 = 33%

A MINI-STORAGE WAREHOUSE AND ITS ASSOCIATED BUILDINGS SHALL NOT OCCUPY MORE THAN 42% OF THE LOT ON WHICH THEY ARE SITUATED. THE FLOOR AREA RATIO MAY BE INCREASED TO A MAXIMUM OF 1.0, SUBJECT TO COMPLYING WITH THE FOLLOWING CRITERIA:

(2) 25% OF THE LOT IS LANDSCAPED, WITH A MINIMUM OF 50% LOCATED WITHIN THE FRONT YARD, §§68-344

LANDSCAPED CALCULATION:
 LANDSCAPE REQUIRED (O.A.) 25% OF LOT AREA = 28,847 X .25 = 7,212 SF
 LANDSCAPED PROVIDED = 11,776 SF > 7,212

LANDSCAPED REQUIRED (F.Y.) = 50% OF REQUIRED LANDSCAPE 7,212 X .50 = 3,606 SF
 LANDSCAPED PROVIDED (F.Y.) = 3,627 > 3,606

PARKING CALCULATION
 MINI STORAGE WAREHOUSE 1 PER 5,000 SF (28,095 SF / 5,000 SF = 5.6)
 OFFICE AREA 1 PER 200 SF: (750 / 200 SF = 3.75)
 NOT LESS THAN 10 SPACES
 PARKING REQUIRED = 10 STALLS
 PARKING PROVIDED = 10 STALLS



CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

| NO. | DATE | REVISION |
|-----|----------|---|
| 1 | 4/8/2025 | Revised per 04/03/2025 Town of Millip Planning Department e-mail comments & Markups by Zoning |

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VILLANO ARCHITECTURE
 EAST HAMPTON BELLPORT NEW YORK
 VillanoArchitecture.com
 ron@villanoarchitecture.com n 516 862 3423 o 631 909 3820

PROJECT: **PROPOSED SELF STORAGE FACILITY**
 280 SPUR DRIVE SOUTH
 BAY SHORE, NEW YORK 11706
 DRAWN BY: GAD
 CHECKED BY: RV
 SEAL:

SCALE: AS-NOTED
 DATE: 3/11/25
 DRAWN BY: GAD
 CHECKED BY: RV

DWG NO.
SP-1