

no.	date	by	ckd	description
A	10/21/25	LMG	LRM	ISSUE FOR PERMIT REV. 01

SITE DATA TABLE				
PROJECT LOCATION: 1650 ISLIP AVENUE, BRENTWOOD, NY, 11717				
ZONE: INDUSTRIAL 1, BUSINESS 1, BUSINESS 3, RESIDENTIAL B DISTRICTS				
USE: PUBLIC UTILITY OFFICE AND INDUSTRIAL USE				
LOT AREA: 998,077 SF OR 22.9 AC				
BULK REQUIREMENTS				
SUBJECT	CODE REFERENCE	PERMITTED/REQUIRED	EXISTING	PROPOSED (I-1)
MIN. LOT AREA	68-345 (I-1)	20,000 SF	995,259 SF (22.848 AC)	CONFORMS
	68-277 (B-1)	7,500 SF		
	68-308 (B-3)	20,000 SF		
	68-111 (R-B)	40,000 SF		
MIN. LOT WIDTH	68-346 (I-1)	100 Ft	639.44 Ft	CONFORMS
	68-279 (B-1)	65 Ft		
	68-310 (B-3)	65 Ft		
	68-113 (R-B)	100 Ft		
MIN. FRONT YARD	68-347 (I-1)	50 FT MAIN ROAD 25 FT SIDE ROAD	84.8 FT - ISLIP AVE 301.7 FT - ALKIER ST 703.4 FT - GRAND BLVD (PRINCIPAL) 82.6 FT - GRAND BLVD (ACCESSORY)	CONFORMS
	68-280 (B-1)	10 FT MAIN ROAD 10 FT SIDE ROAD		
	68-311 (B-3)	25 FT MAIN ROAD 15 FT SIDE ROAD		
	68-114 (R-B)	25 FT MAIN ROAD 25 FT SIDE ROAD		
MIN. SIDE YARD	68-348 (I-1)	10 Ft	488.1 FT (PRINCIPAL) 10 FT (ACCESSORY)	CONFORMS
	68-281 (B-1)	10 Ft		
	68-312 (B-3)	10 Ft		
	68-115 (R-B)	15 Ft		
MIN. REAR YARD	68-349 (I-1)	25 Ft	NOT APPLICABLE	NOT APPLICABLE
	68-282 (B-1)	10 Ft		
	68-313 (B-3)	10 Ft		
	68-116 (R-B)	25 Ft		
GROSS FLOOR AREA	68-3 (ALL)	SEE FAR BELOW	134,422 SF	134,422 SF
FLOOR AREA RATIO	68-344 (I-1)	35% MAX	14.90%	CONFORMS
	68-276 (B-1)	40% MAX		
	68-307 (B-3)	25% MAX		
	68-110 (R-B)	25% MAX		
MIN. LANDSCAPE AREA - FULL LOT	VI-Q-3.1	20% 0.20*998,077 = 199,615 SF	125,413 SF (12.6%)	NON-CONFORMING VARIANCE REQUESTED 133,293 SF (13.4%) PROP 66,322 SF (6.6%) VARIANCE
MIN. LANDSCAPE AREA - FRONT YARD	VI-Q-3.1	50% 0.50*199,615 = 99,808 SF	53,626 SF (26.9%)	NON-CONFORMING VARIANCE REQUESTED 56,537 SF (28.3%) PROP 43,271 SF (21.7%) VARIANCE

PARKING REQUIREMENTS AND CALCULATIONS				
SUBJECT	CODE REFERENCE	PERMITTED/REQUIRED	EXISTING	PROPOSED
STANDARD PARKING STALL	VI-L-7.1	9' X 19' W/ 23' AISLE 10' X 19' W/ 20' AISLE	VARIABLE, SEE PLAN	NO CHANGE RESTRIPIED IN KIND
MIN. AISLE WIDTH	VI-L-7.1	23' TWO WAY AISLE	20 FT TO 24.5 FT	24 FT
MIN. NUMBER OF PARKING STALLS	VI-L-5, APPENDIX E	1 PER 200 SF NOT LESS THAN 8 746 REQUIRED	821*	792 CONFORMS
MIN. NO. OF HANDICAP PARKING SPACES	NYS BC TABLE 1106.1	2% OF TOTAL 16 REQUIRED	2	16 CONFORMS

* INCLUSIVE OF 2 ACCESSIBLE SPACES AND 4 EV PARKING SPACES
 SITE PARKING CALCULATIONS:
 GFA = 149,2000 SF
 STANDARD PARKING: 149,200 SF * 1 SPACE / 200 = 746 SPACES
 HANDICAP PARKING: 792 TOTAL SPACES PROVIDED * 2% = 16 SPACES

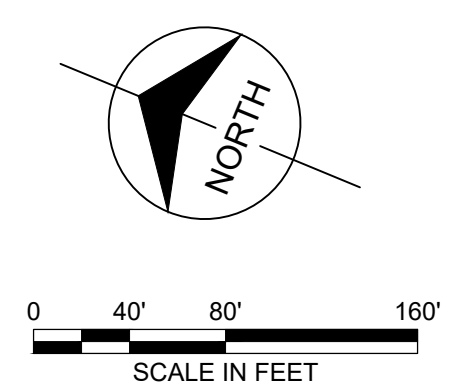
PROPOSED TOTAL PARKING SUMMARY	
EXISTING PARKING SPACES	738
EXISTING EV PARKING SPACES	4
EXISTING HANDICAP PARKING SPACES	2
NEW EV PARKING SPACES	34
NEW HANDICAP PARKING SPACES	14
TOTAL PARKING PROVIDED	792



LEGEND:	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	EXISTING FRONT YARD LANDSCAPED AREA
	EXISTING LANDSCAPED AREA
	PROPOSED FRONT YARD LANDSCAPED AREA
	PROPOSED LANDSCAPED AREA

- NOTES:
- LIGHTING IS NOT CHANGING AND COMPLIES WITH RELATED REGULATIONS AND STANDARDS.
 - CODES REFERENCED REFER TO THE TOWN OF ISLIP ECODE AND TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AMENDED JUNE 2020.
 - BACKGROUND INFORMATION FROM TOPOGRAPHIC SURVEY FOR NATIONAL GRID, 1650 ISLIP AVENUE, VILLAGE OF BRENTWOOD, COUNTY OF SUFFOLK, STATE OF NEW YORK, PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS, DATED FEBRUARY 25, 2025.
 - HORIZONTAL DATUM: NAD83 NEW YORK STATE PLANE, LONG ISLAND, US SURVEY FOOT. SEE NOTE 3.
 - VERTICAL DATUM: NAVD88. SEE NOTE 3.

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.



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02/22/2024	R. TADDEO
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nationalgrid

1650 ISLIP AVENUE
 BRENTWOOD, NY 11717
 S.C.T.M.#: 0500-118.00-03.00-023.001

BRENTWOOD DRAINAGE

SITE ZONING PLAN

project	contract
164676	

drawing	rev.
CS110	A

sheet	of	sheets
file 164676_CS110.dwg		