

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

EXISTING PARCEL AREA:	115,383.79 S.F. (2.65 Ac.)
DISTURBED AREA:	TBD
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE & OUTDOOR STORAGE/PARKING
EXISTING ZONE:	RSG - RECREATIONAL SERVICE G
PROPOSED ZONE:	INDUSTRIAL 1
EXISTING FOOTPRINT:	31,922 S.F.
PROPOSED FOOTPRINT:	31,713 S.F.
PROPOSED LOT COVERAGE:	(31,713/115,383.79) = 27.48%
PROPOSED GROSS FLOOR AREA (GFA):	31,713 S.F.
PROPOSED FLOOR AREA RATIO (FAR):	(31,713/115,383.79) = 27.48%
S.C.T.M.:	DISTRICT 0500, SECTION 317, BLOCK 02, LOT 23
DATUM:	TBD

LOT COVERAGE

PROPOSED BUILDING AREA	31,713.00 S.F.	= 27.48%
PROPOSED LANDSCAPE AREA	24,282.71 S.F.	= 21.05%
PROPOSED IMPERVIOUS AREA	59,888.08 S.F.	= 51.47%
TOTAL SITE AREA	115,383.79 S.F.	= 100.00%

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

TOTAL AREA		= 115,383.79 SF
TOTAL REQUIRED LANDSCAPING (20% MIN.)		= 23,076.76 SF
REQUIRED FRONT YARD LANDSCAPING (50% OF REQUIRED)		= 11,538.38 SF

LANDSCAPING PROVIDED

TOTAL LANDSCAPE AREA	= 24,282.71 SF > 23,076.76 SF
FRONT YARD LANDSCAPE	= 17,442.14 SF > 11,538.38 SF

ZONING COMPLIANCE (RECREATION SERVICE G)

	REQUIRED RSG	PROVIDED
§ 68-246 BUILDING HEIGHT (MAX)	35' / 2 STY	31' / 1 STY
§ 68-247 LOT OCCUPANCY (FAR - MAX)	40%	27.48%
§ 68-250 FRONT YARD (MIN)	25'	38.8'
§ 68-251 SIDE YARD (MIN)	15' / 30'	25.5' / 75.3'
§ 68-252 REAR YARD (MIN)	35'	N/A
§ 68-254 RESIDENTIAL ZONE BUFFER	25'	6.3'

ZONING COMPLIANCE (INDUSTRIAL 1)

	REQUIRED IND 1	PROVIDED (BUILDING/STORAGE)
§ 68-343(A) BUILDING HEIGHT (MAX)	60' / 4 STY	31' / 1 STY
§ 68-343(B) ACCESSORY BUILDING HEIGHT (MAX)	18'	N/A
§ 68-344(A) LOT OCCUPANCY (FAR - MAX)	35%	27.48%
§ 68-345(A) LOT AREA (MIN)	20,000 S.F.	115,383.79 S.F.
§ 68-346(A) LOT WIDTH (MIN)	100'	115.93'
§ 68-347(A) FRONT YARD (MIN)	50'	38.8/8' [V1]
§ 68-348 SIDE YARD (MIN)	10'	49.8/2.2'
§ 68-349(A) REAR YARD (MIN)	25'	N/A
§ 68-319.H RES. ZONE BUILDING SETBACK	50'	25.5/19' [V2]
SLDR Q.3.3.1 LANDSCAPE DEPTH TO STREET	8'	8'
SLDR Q.3.3.2 LANDSCAPE BUFFER TO RES.	25'	7' [W1]

PARKING CALCULATIONS

PARKING REQUIRED

OFFICE	31,713 X 15% = 4,756.95 @ 1 STALL / 200 S.F.	= 23.8 STALLS
WAREHOUSE	31,713 X 85% = 26,956.05 @ 1 STALL / 1,000 S.F.	= 27.0 STALLS
TOTAL STALLS REQUIRED		= 51 STALLS

PARKING PROVIDED

19' X 9' MINIMUM LENGTH STALLS PROVIDED	= 44 STALLS
23' X 9' VAN LENGTH STALLS PROVIDED	= 15 STALLS
TOTAL STALLS PROVIDED (INCLUDING 3 HC STALLS)	= 59 STALLS

RELIEF REQUIRED

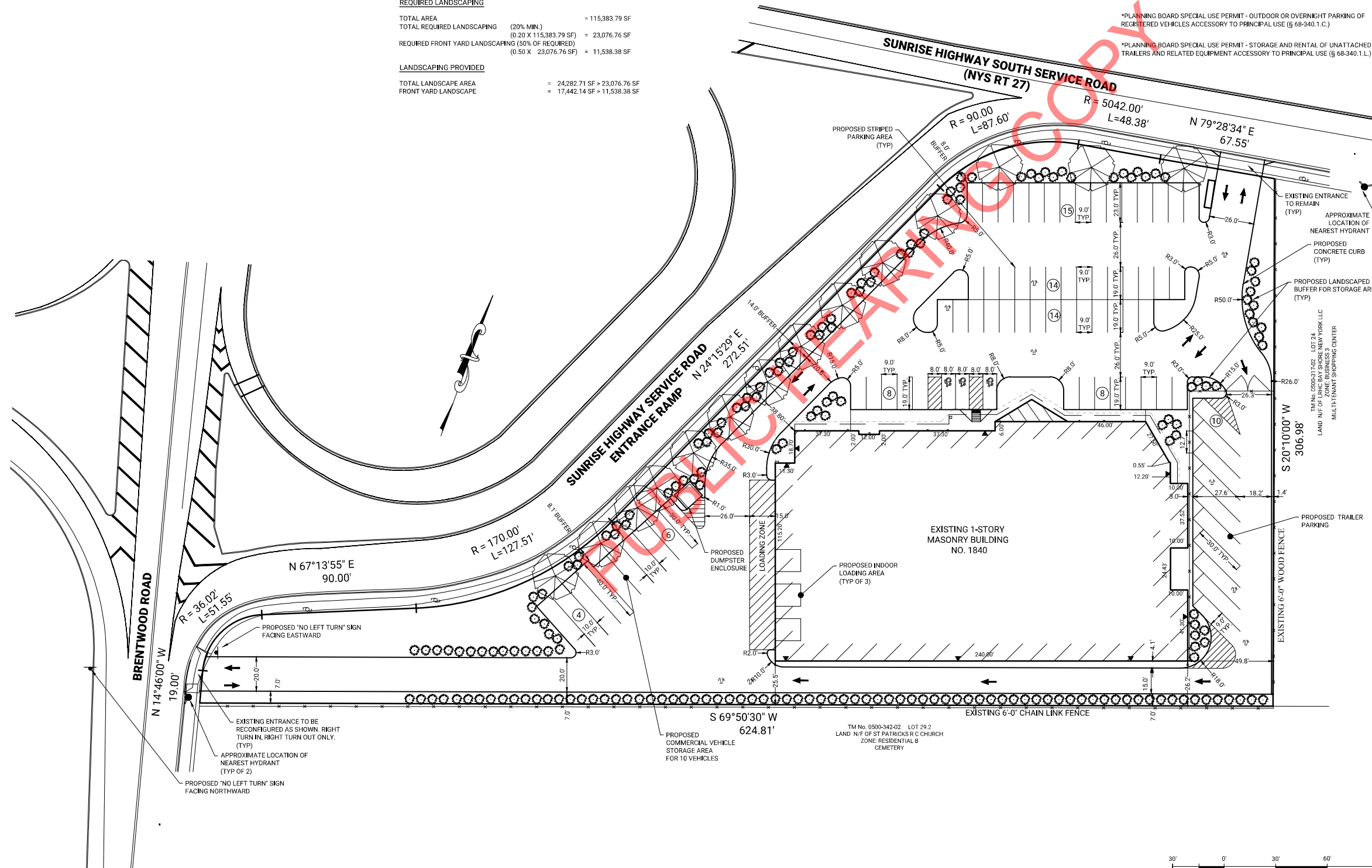
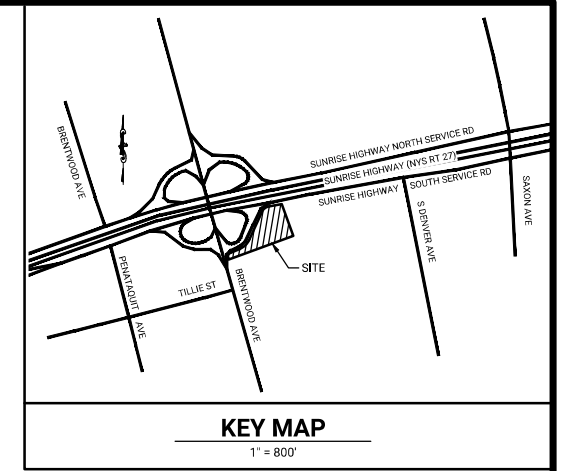
* [V1] BOARD OF APPEALS VARIANCE REQUIRED FOR FRONT YARD SETBACK 50' REQUIRED, 38.8' TO EXISTING BUILDING PROVIDED, 8' TO REGISTERED VEHICLE STORAGE PROVIDED. (§ 68-347.A)

* [V2] BOARD OF APPEALS VARIANCE REQUIRED FOR RESIDENTIAL ZONE SETBACK 50' REQUIRED, 25.5' (BUILDING) / 33.0' (COMMERCIAL VEHICLE PARKING) PROVIDED (§ 68-319.H)

* [W1] LANDSCAPE BUFFER DEPTH, DRIVEWAY TO RESIDENTIALLY ZONED PROPERTY 25' REQUIRED, 7' PROVIDED (72.0%) (SLDR Q.3.3.2)

* PLANNING BOARD SPECIAL USE PERMIT - OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES ACCESSORY TO PRINCIPAL USE (§ 68-340.1.C)

* PLANNING BOARD SPECIAL USE PERMIT - STORAGE AND RENTAL OF UNATTACHED TRAILERS AND RELATED EQUIPMENT ACCESSORY TO PRINCIPAL USE (§ 68-340.1.L)



SCDPW REF. NO. ##-####		SCDHS REF. NO. ##-####	
APPROVAL STAMP			
5.	REVISED CONCEPT PER CLIENT	12-23-25	SD
4.	REVISED CONCEPT PER CLIENT/TOWN MEETING	12-05-25	SD
3.	REVISED CONCEPT PER ARCHITECTURAL PLANS	09-29-25	SD
2.	REVISED CONCEPT PER TOWN/FIRE MARSHAL MEETINGS	07-10-25	SD
1.	REVISED CONCEPT PER CLIENT	02-18-25	SD
No.	REVISION DESCRIPTION	DATE	BY
OWNER: 1840 SUNRISE HIGHWAY, LLC 3 SUNSHINE LANE BETHPAGE, NY 11714			
APPLICANT: 1840 SUNRISE HIGHWAY, LLC 3 SUNSHINE LANE BETHPAGE, NY 11714			
		CONCEPTUAL PLAN 1840 SUNRISE HIGHWAY SITUATED IN THE HAMLET OF BAY SHORE TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK SCTM: DISTRICT 0500, SECTION 317, BLOCK 02, LOT 23	
		Roberson & Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengineering.com	
Wayne A. Muller, P.E. NY State License No. 071597	DWN. BY: SD	CHKD. BY: WAM	SCALE: 1"=30'
DATE: 2025-01-24	DATE: 2025-01-24	JOB No.: 2017-037	SHEET: CP-1

Drawing Name: P:\2017 Projects\2017-037\Site Plans\1840 Sunrise Highway Concept Plan - Brentwood Driveway 2017-037.dwg
 Date: Feb 06, 2025
 Time: 10:03am
 Plotted on: Feb 06, 2025
 Time: 10:03am
 by: ccoone