

**SITE DATA**

S.C.T.M. # 0500-134-02-4.3  
 ZONING: IND-1 INDUSTRIAL  
 LOT AREA: 285,010 SQ.FT. 6.54 ACRES  
 EXISTING USE : OFFICE, MANUFACTURING & WAREHOUSE  
 PROPOSED USE : WAREHOUSE

EXISTING BUILDING AREA ( WITHOUT COVERED LOADING PLATFORM ) : 101,596 SQ.FT. (TOTAL AREA)  
 PROPOSED ADDITION : 34,861 SQ.FT.  
 TOTAL BUILDING AREA (W/ ADDITION) : 136,457 SQ.FT.

F.A.R. : 36.60 % (EXISTING)  
 47.88 % (WITH PROPOSED ADDITION) \*\*\* VARIANCE REQUIRED

PAVED AREA : 113,949 SQ.FT. ( 39.98 % )  
 PERMEABLE AREA : 16,090 SQ.FT. ( 5.64 % )

LANDSCAPED AREA : 18,514 SQ.FT. ( 6.50 % ) \*\*\* VARIANCE REQUIRED  
 TOTAL F.Y. LANDSCAPING 6,501 SQ.FT. (35% OF TOTAL LANDSCAPED AREA)

PARKING CALCULATIONS  
 PER T.O.T. CODE INDUSTRIAL / WAREHOUSE BUILDING SHALL BE PROVIDED WITH PARKING AT A RATE OF 1 SPACE PER 1,000 SQ.FT. OF INDUSTRIAL / WAREHOUSE AREA WITH A MINIMUM OF 20% OF THE TOTAL FLOOR AREA BEING DESIGNATED AS OFFICE AREA AND PARKED AT A RATE OF 200 SQ.FT PER SPACE

TOTAL PARKING WITH PROPOSED ADDITION  
 OFFICE AREA:  
 136,457 SQ.FT. x .20 = 27,291 SQ.FT.  
 27,291 ÷ 200 SQ.FT. / SPACE = 136.45 SPACES  
 MFG / WAREHOUSE AREA:  
 109,166 SQ.FT. ÷ 1000 SQ.FT. / SPACE = 109.17 SPACES  
 TOTAL SPACES REQUIRED : 246 SPACES  
 TOTAL SPACES PROVIDED : 113 SPACES  
 \*\*\* A 133 CAR PARKING RELAXATION IS REQUIRED  
 7 HANDICAPPED ACCESSABLE SPACES REQ'D # 7 PROVIDED  
 TRUCK LOADING SPACES  
 5 EXISTING LOADING DOCKS PROVIDED  
 6 NEW LOADING DOCKS PROPOSED

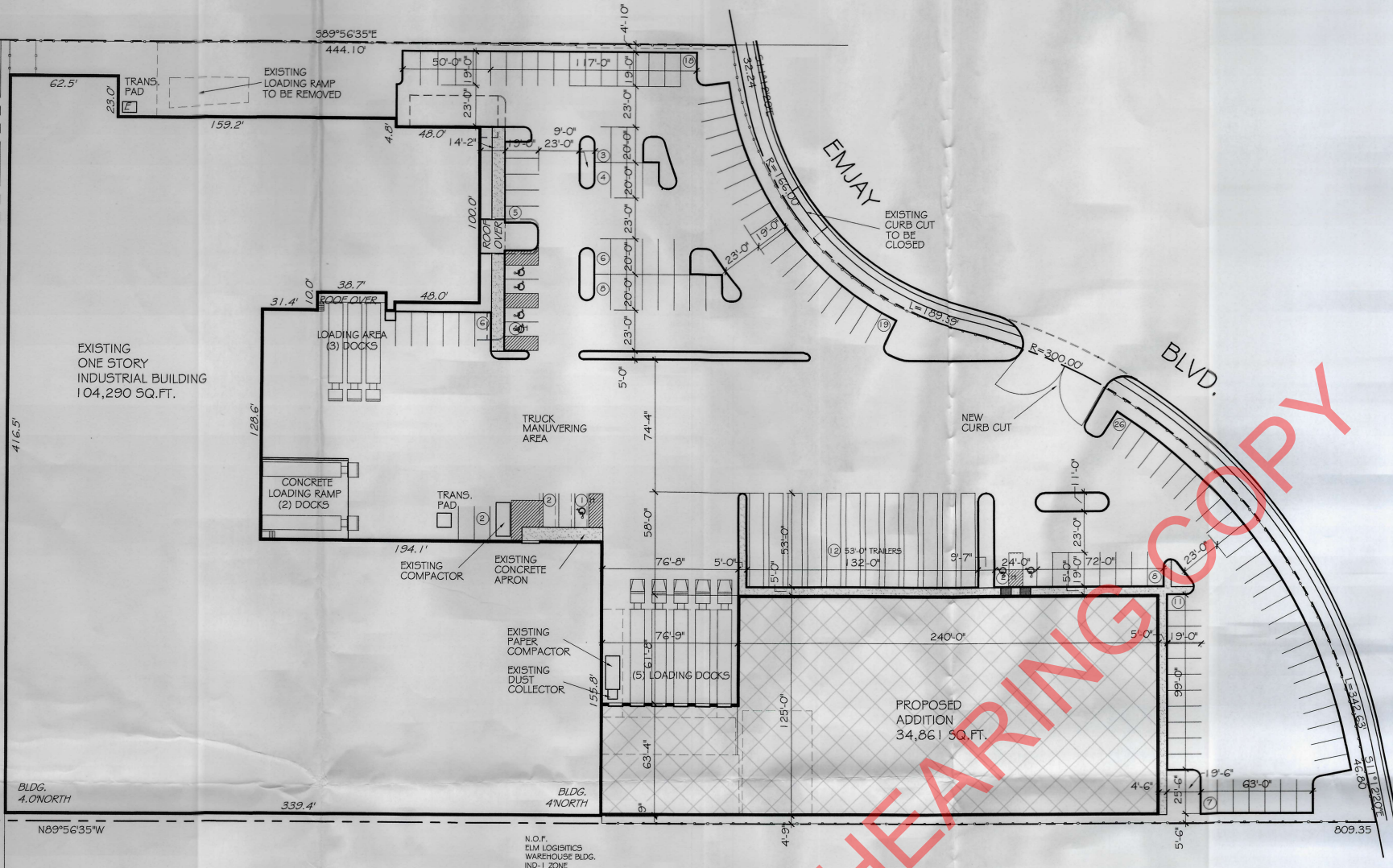
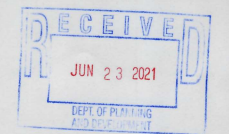
SANITARY CALCULATIONS  
 PROPERTY FALLS WITHIN S.C. HYDROLOGIC ZONE No.1 = 600 G.P.D. / ACRE  
 LOT AREA: 285,010 SQ.FT. 6.54 ACRES  
 TOTAL ALLOWABLE FLOW:  
 6.54 ACRES x 600 G.P.D. / ACRE = 3,924 G.P.D. TOTAL ALLOWABLE FLOW

EXISTING BUILDING AREA : 101,596 SQ.FT. (TOTAL AREA)  
 (TOTAL OFFICE AREA DOES NOT EXCEED 15% OF BUILDING AREA)  
 101,596 SQ.FT. x .04 G.P.D. / SQ.FT. = 4,037 G.P.D.

PROPOSED ADDITION : 34,861 SQ.FT. (TOTAL AREA)  
 (TOTAL OFFICE AREA DOES NOT EXCEED 15% OF BUILDING AREA)  
 34,861 SQ.FT. x .04 G.P.D. / SQ.FT. = 1,395 G.P.D.

TOTAL COMBINED FLOW : 5,432 G.P.D.  
 5,432 G.P.D. - 3,924 G.P.D. TOTAL ALLOWABLE FLOW  
 PROPOSED COMBINED SANITARY FLOW EXCEEDS MAXIMUM ALLOWABLE FLOW BY 1,508 G.P.D.  
 1,508 G.P.D. ÷ 300 G.P.D. / ACRE = 5.03 P.B.C.  
 PROPOSED PROJECT WILL REQUIRE THE ASSIGNMENT OF 5.03 PINE BARREN CREDITS

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 PLAN**  
 SCALE 1" = 40'-0"

PUBLIC HEARING COPY



PROPOSED ADDITION FOR:  
**PLASTIRUN CORP.**  
 70 EMJAY BOULEVARD  
 BRENTWOOD NEW YORK

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ISSUED FOR PRELIMINARY REVIEW  
 1-15-21  
 REVISIONS:  
 DATE:

2-16-21  
 1-15-21



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