



PROJECT DATA:

SITE AREA:		
GROSS:	9.70 AC	422,330 SF
BUILDING FOOTPRINT: 121,270 SF		
BUILDING USE:		
WAREHOUSE	115,207 SF	
OFFICE @ 5%	6,064 SF	
COVERAGE:		
GROSS:	29%	
NET:	36%	
OVERALL LS %: 21% 87,687 SF		
FRONT YARD LS %: 7% 29,295 SF		
PARKING REQUIRED:		
TOTAL	195 STALLS	
PARKING PROVIDED:		
AUTO:	108 STALLS	
	@0.89/1000 SF	
	5 STALLS	
<i>REQ. ACCESSIBLE</i>		
FUTURE AUTO:	14 STALLS	
VANS:	119 STALLS	
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS	21	
△ KNOCK-OUTS OR RATED	14	
○ GRADE-LEVEL DOORS	2	
20% REDUCTION IN PARKING REQ. PERMITTED		

DEVELOPMENT STANDARDS:

REQUIRED:	ICD	PROVIDED:
ZONING:		
MAX. F.A.R.: 0.35 0.29		
MAX. HEIGHT: 60 FT 44 TO TOP OF PRECAST		
BUILDING SETBACKS:		
FRONT:	100 FT ¹	100 FT TO VETERANS 50 FT TO CROSSWAY E
SIDE:	25 FT ²	97 FT TO SOUTH PL 40 FT TO EAST PL
REAR:	25 FT ²	N/A
LANDSCAPE SETBACKS:		
FRONT:	SEE NOTE ⁴	30 FT TO VETERANS 40 FT TO CROSSWAY E
SIDE:	5 FT	5 FT
REAR:	5 FT	5 FT
LANDSCAPE REQ.: 20% ³ 22%		
OFF-STREET PARKING:		
STANDARD:	9x19	9x19
DRIVE AISLE:	23 FT	23 FT
REQ. PARKING RATIO BY USE:		
WAREHOUSE:	1/1000 SF	1/1000 SF
MANUF	1/1000 SF	1/1000 SF
OFFICE:	1/200 SF ⁵	1/200 SF

- NOTES:**
- 100 feet from Veterans Memorial Highway, 50 feet from other streets.
 - 50 feet adjacent to residential.
 - Net lot area exclusive of buffers.
 - All buildings, except those listed below, shall have a primary front yard setback of 100 feet along Veterans Memorial Highway and a minimum secondary front yard setback of 50 feet along any other roadways. A minimum of 40 feet of that portion of said yard bordering Veterans Memorial Highway shall be landscaped in accordance with Town of Islip Subdivision and Land Development Regulations. A maximum of 10 feet of this requirement can be located in the Veterans Memorial Highway right-of-way. A minimum of 25 feet of that portion of the front yard bordering streets intersecting Veterans Memorial Highway shall be similarly landscaped.
 - Assuming minimum 15% office area.

THIS PLAN IS IN COMPLIANCE WITH THE LAND DEVELOPMENT ORDINANCE/LANDSCAPE ORDINANCE.

Boundary Source:
CAD

