



BULK ZONING TABLE				
TOWN OF ISLIP ZONING DISTRICT: INDUSTRIAL-2				
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
HEIGHT	§68-359	60'-0" FOUR STORIES	+/- 45'-0" ONE STORY	NO
PERCENT OF LOT OCCUPANCY	§68-360	TOTAL BUILDING AREA SHALL NOT EXCEED AN FAR OF 0.35 (91,897 S.F.)	0.344% (90,090 S.F.)	NO
AREA DENSITY	§68-361	MIN. REQUIRED PLOT AREA SHALL BE 20,000 S.F.	+/- 261,993 S.F. TO BE VERIFIED	NO
LOT WIDTH	§68-362	75'-0" MIN. WIDTH	+/- 481'-0" TO BE VERIFIED	NO
FRONT YARD	§68-363	50'-0" MIN. DEPTH	75'-0"	NO
SIDE YARD	§68-364	10'-0" @ EACH SIDE UNLESS ABUTTING RES. - 50'-0"	45'-0" NOT ABUTTING RES.	NO
REAR YARD	§68-365	10'-0" UNLESS ABUTTING RES. - 50'-0"	38'-0" NOT ABUTTING RES.	NO

PARKING/LOADING CALCULATIONS				
TOWN OF ISLIP ZONING DISTRICT: INDUSTRIAL-2				
ALL INFORMATION IN THIS CHART WAS TAKEN FROM THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS 2004, AMENDED JUNE 2020, APPENDIX E				
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
OFF STREET PARKING REQUIRED	APPENDIX E	WAREHOUSE: 1 PER 1,000 S.F. OF GROSS FLOOR AREA  A MIN. OF 15% OF THE GROSS FLOOR AREA MUST BE COMPUTED AS OFFICE SPACE AT 1 PER 200 SQUARE FEET  TOTAL SQUARE FOOTAGE = 89,705  76,576 S.F. / 1,000 = 77 STALLS 13,514 S.F. / 200 = 68 STALLS  TOTAL REQUIRED= 145 STALLS	147 STALLS 171 PROPOSED TO BE LAND BANKED	NO
SIZE OF STALL/ DRIVE AISLE		9'-0" x 20'-0" STALL SIZE 23'-0" DRIVE AISLE	9'-0" x 20'-0" STALL 24'-0" DRIVE AISLE	NO

LANDSCAPING REQUIREMENTS				
TOWN OF ISLIP ZONING DISTRICT: INDUSTRIAL-2				
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ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
LANDSCAPED AREA	Q-3.1	A MINIMUM OF 20% OF THE PLOT AREA SHALL BE LANDSCAPED AND MAINTAINED AS INDICATED ON THE SITE PLAN.  BUFFER AREAS SHALL NOT BE INCLUDED WITH CALCULATING MIN. REQUIRED AREAS  261,993 X 0.20 = 52,399 S.F. OF LANDSCAPED AREA REQUIRED	40,603 SQUARE FEET	YES
LANDSCAPED AREA LOCATIONS	Q-3.1	A MIN. OF 50% OF ALL REQUIRED LANDSCAPING SHALL BE LOCATING WITHIN THE PRIMARY OR SECONDARY FRONT YARD  58,399 S.F. X 0.50 = 29,199 S.F. REQUIRED IN FRONT YARD	19,796 SQUARE FEET	YES
LANDSCAPED AREAS AROUND PARKING	Q-3.5C	A MINIMUM OF 5'-0" SHALL BE LANDSCAPED BETWEEN THE PROPERTY LINE AND ANY INTERIOR PARKING	5'-0"	NO

**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES**  
TOWN OF ISLIP - INDUSTRIAL-2 ZONING

THIS PROPERTY IS LOCATED WITHIN GROUNDWATER MANAGEMENT ZONE 1 OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES WHICH ALLOWS 600 GALLONS OF SANITARY FLOW FOR EACH ACRE OF PROPERTY. THIS SUBJECT PARCEL IS +/- 6.01 ACRES (261,993 SF)

MAXIMUM ALLOWABLE SANITARY FLOW = 6.01 X 600 = 3,606 GPD

CURRENT SCODS REQUIREMENTS FOR GENERAL INDUSTRIAL REQUIRES 0.04 GPD/ SF \*\*  
WAREHOUSE: 90,090 SF X 0.04 GPD/SF = 3,604 GPD

PROPOSED GPD = 3,604  
PERMITTED GPD = 3,608

THE PROPOSED BUILDING IS IN COMPLIANCE WITH THE DENSITY REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.

\*\* GENERAL INDUSTRIAL BUILDING MAY CONTAIN UP TO 15% RELATED OFFICE SPACE WITHOUT APPLYING A PROPORTIONATE OFFICE DENSITY LOADING OR FLOW RATING TO THE SPACE. IF OFFICE EXCEEDS 15% OF GROSS FLOOR AREA, THEN OFFICE DENSITY NEEDS TO APPLIED TO THE ENTIRE OFFICE SPACE.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ISSUE DATE	COMMENT
01/12/22	ISSUED FOR CLIENT REVIEW

CLIENT:  
**CAPRI CAPITAL MANAGEMENT**

PROJECT:  
**PROPOSED DISTRIBUTION WAREHOUSE  
2000 10TH STREET  
RONKONKOMA, NY 11779**

SEAL & SIGNATURE

DATE:	01/10/2022
PROJECT No.	22005C
DRAWING BY:	M.E.
CHK BY:	J.N.
SHEET NUMBER:	OF 1

TITLE DRAWING:  
**SCHEMATIC SITE PLAN AND ZONING INFO.**

**ASP-100**

ARCHITECT CANNOT GUARANTEE ACCURACY OF THE PROPERTY LINES, AS THEY ARE BASED OFF TAX MAP AND SUFFOLK GIS DIMENSIONS. SURVEY NOT PROVIDED AT TIME OF PLAN DEVELOPMENT