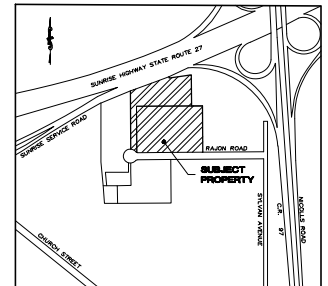
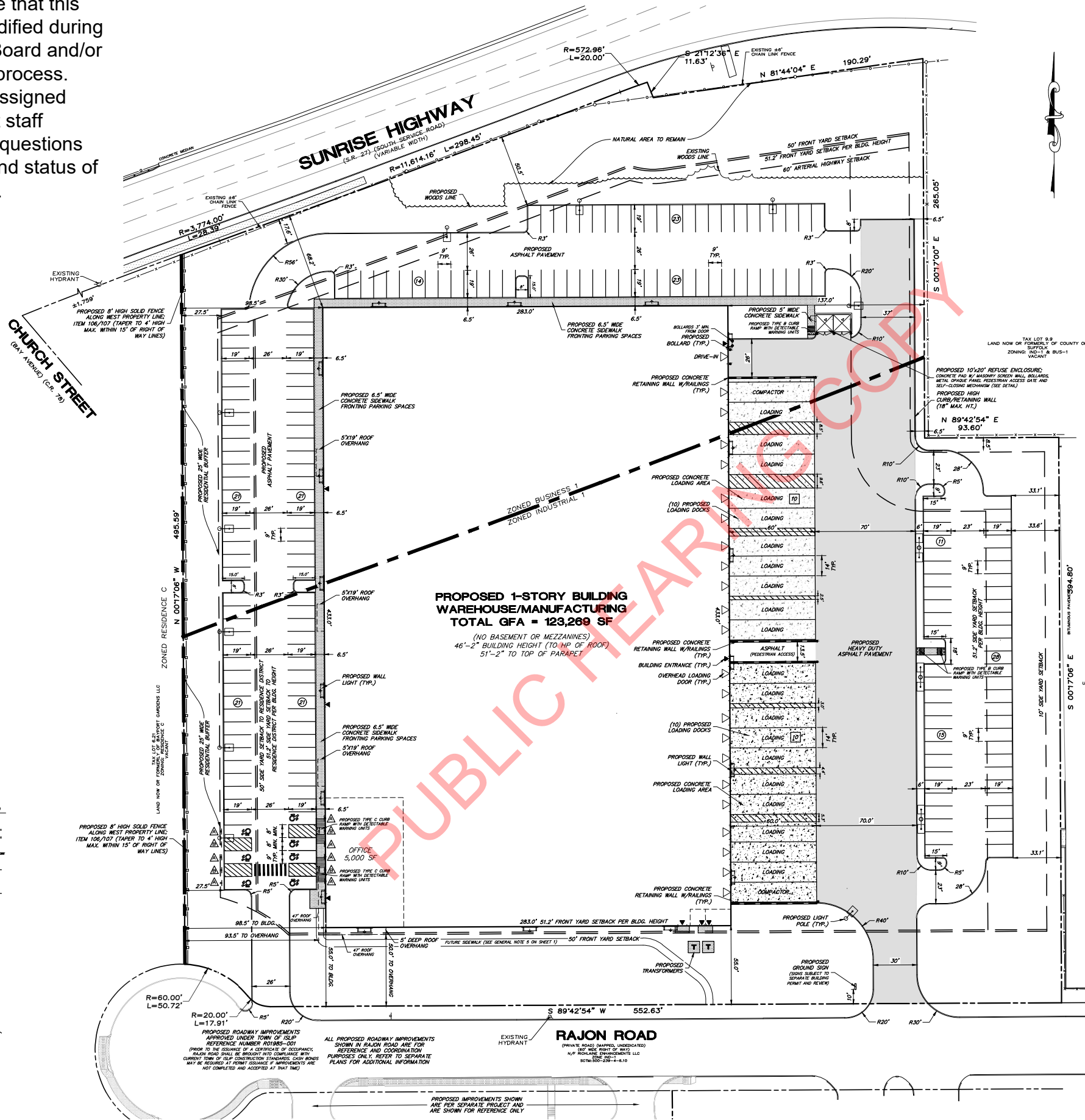


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SITE DATA

OWNER (TAX LOT 6.19)	MELJA HOLDING CORP. 89 S OCEAN AVENUE BAYPORT, NY 11705 (516) 508-0300 RICHARDRENNER@GMAIL.COM
OWNER (TAX LOTS 6.22, 6.8, 6.12, 6.15, 6.16)	RICHLINE ENHANCEMENTS LLC 89 S OCEAN AVENUE BAYPORT, NY 11705 (516) 508-0300 RICHARDRENNER@GMAIL.COM
APPLICANT	AG-MRA 33 RAJON LLC 245 PARK AVENUE, 24TH FLOOR NEW YORK, NY 10167 (212) 550-3700 JFARKAS@METROPOLITANRA.COM
SITE AREA	350,815 SF (8.05 AC)
ZONING	INDUSTRIAL 1 *
EXISTING USE	MANUFACTURING / VACANT
PROPOSED USE	WAREHOUSE/ MANUFACTURING *
BUILDING AREA	122,539 SF FOOTPRINT 123,269 SF GFA
* PER CHANGE OF ZONE TC5392	
PER CODE (INDUSTRIAL 1) PROVIDED	
MIN. LOT AREA	20,000 SF
MIN. LOT WIDTH	100'
MIN. FRONT YARD SETBACK	50'
MIN. REAR YARD SETBACK	25'
MIN. SIDE YARD SETBACK	10'
MIN. SIDE YARD SETBACK (ABUTTING RES USE/DISTRICT)	50'
MAX. BUILDING HEIGHT	60'/4 STORIES
MAX. FLOOR AREA RATIO	35% (122,785 SF)
LANDSCAPED AREA (EXCLUDING REQUIRED BUFFERS)	20% (70,163 SF)
LANDSCAPING/FRONT YARD (EXCLUDING REQUIRED BUFFERS)	50% OF REQ'D (35,082 SF)

PARKING DATA

PARKING REQUIRED:	
MANUFACTURING/WAREHOUSE:	1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
OFFICE:	1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
PARKING REQUIRED: 197 SPACES	
PARKING PROVIDED: 191 STANDARD SPACES 7 HANDICAP SPACES 198 TOTAL SPACES	

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. DATED DECEMBER 7, 2021, LAST REVISED JULY 25, 2022.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ISLIP, SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS, SUFFOLK COUNTY WATER AUTHORITY AND OTHER GOVERNMENTAL AGENCIES, AS APPLICABLE.
 - REFER TO TOWN OF ISLIP STANDARD NOTES ON THE COVER SHEET OF THIS PLAN SITE.
 - REFER TO ARCHITECTURAL PLANS BY FRANK G. RELT, ARCHITECT FOR ADDITIONAL BUILDING INFORMATION.
 - SIDEWALK TO RAJON ROAD IS SHOWN FOR CONCEPTUAL PURPOSES ONLY TO DEPICT POTENTIAL CONNECTION TO RAJON ROAD SHOULD SIDEWALKS BE INSTALLED ALONG THE NORTH SIDE OF RAJON ROAD IN THE FUTURE. THIS SIDEWALK IS NOT TO BE CONSTRUCTED AS PART OF THESE PLANS. LONGITUDINAL SLOPE IS 5% MAX. AS SHOWN.

SIGN KEY

RESERVED SPOT	NO PARKING ANY TIME
PARKING	NO PARKING
R7-B	R7-1

6/15/23	AS	6/1/23 TOWN COMMENTS
11/2/22	AS	8/22/22 INITIAL REVIEW LETTER
Date	By	Revision
Designed by:	AS	Drafted by: AS
Checked by:	AS	

Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
+631.435.1111 • 631.435.1022
www.bbvp.com

Tax Map No.:	DIST. 500 SECT 239 B34 4 LOTS 6.19, 6.22, 9.8, 9.12, 9.13 & 9.14
RAJON INDUSTRIAL CENTER PROPOSED WAREHOUSE 33 RAJON ROAD, BAYPORT TOWN OF ISLIP SUFFOLK COUNTY, NY	
DIMENSIONAL PLAN	
ALLOCATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2019 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.	
Date	Scale
AUGUST 11, 2022	1"=30'
Project No.	Sheet No.
A200034A	1 of 12

