

**Project 1:**  
**Multi-Generational Single-Family Residence**  
**Part I: Site Analysis, Program and Res Code Review**

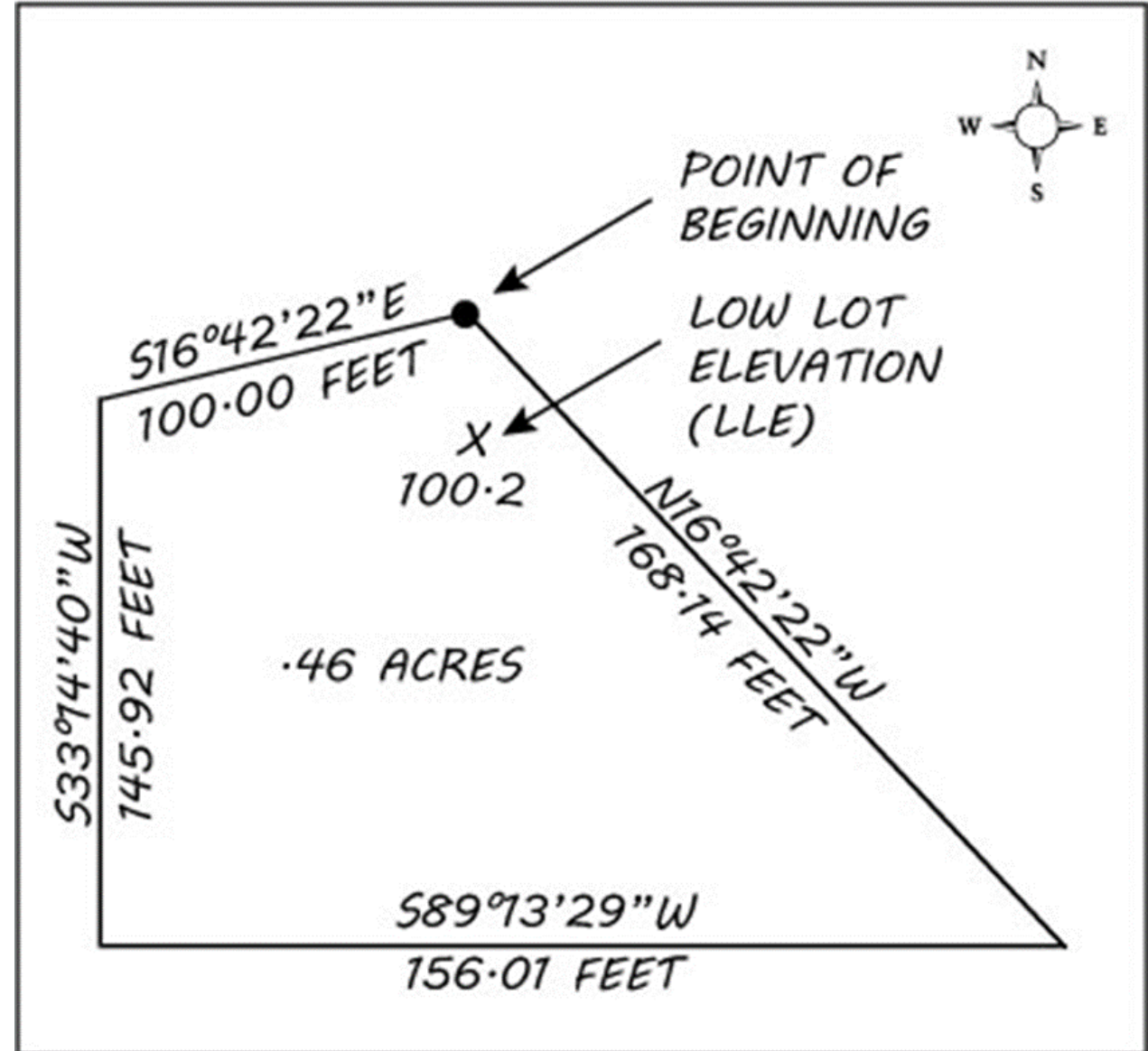
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# Site Analysis

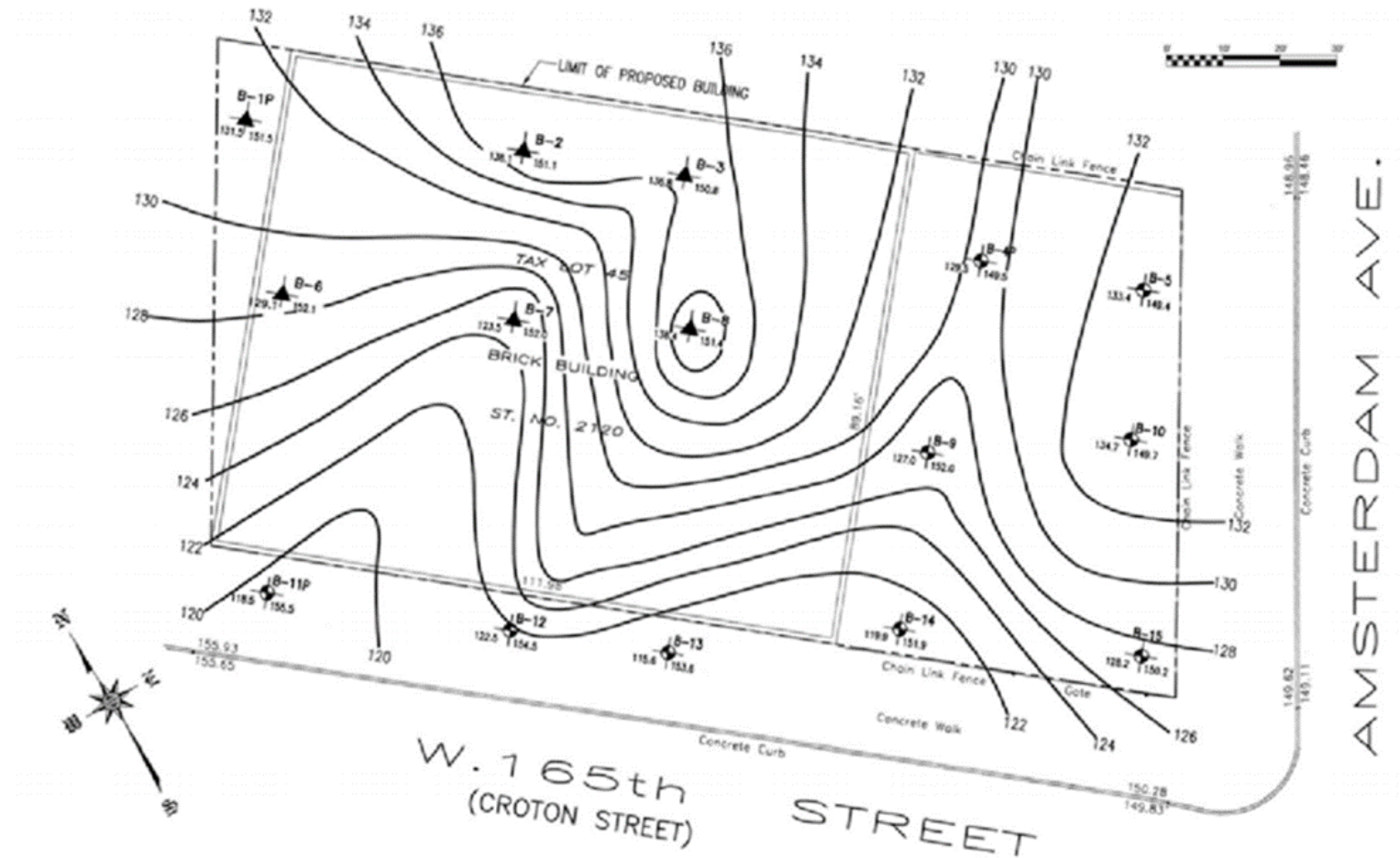
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## Lot Size

- #1 (0.28 acres) and #5 (0.516 acres)
  - Combined into one lot (0.796 acres)
- 1 acre = 43,560 square feet
- Total Lot =  $.796 \times 43,560 = 34,673.76$  square feet



# Topography



# Zoning Information

- Lot Area – 7,500 SF
- Setbacks
- Building Height – 35'
- Maximum Floor Area Ratio (F.A.R.) – .40
- Parking Req. – 9' x 19'

ZONING DATA		
ZONE: BUSINESS DISTRICT 1 RETAIL: PERMITTED USE		
OWNER/APPLICANT INFORMATION		
APPLICANT:	SAYVILLE MONTAUK, LLC 1328 MOTOR PARKWAY HAUPPAUGE, NY 11749	
PROPERTY OWNER:	SOUTH SHORE MOTOR CORP. 5686 SUNRISE HIGHWAY SAYVILLE, NY 11782	
BULK REQUIREMENTS		
REQUIREMENT	ZONE: BUSINESS DISTRICT 1	PROPOSED
MIN. LOT AREA	7,500 SF	65,704 SF(1.508 AC)
MIN. FRONT YARD	25'/15' SECONDARY FRONT	25'
MIN. SIDE YARD	10'/20' BOTH	46.5'
MIN. REAR YARD	10'	26.9'
MAX. BUILDING HEIGHT	35'	31.4'
MAX. F.A.R.	0.40	0.15
MIN. TOTAL LANDSCAPE AREA	20%	39.7% (26,123 SF)
MIN. LANDSCAPE AREA @ FRONT YARD	10%	30.5% (20,064 SF)
PARKING REQUIREMENTS		
MIN. STALL SIZE: 9' X 19' REQUIRED		9' X 19' PROPOSED
MIN. AISLE WIDTH: 24' REQUIRED		24' MIN. PROPOSED
PARKING CALCULATIONS:		
RETAIL: 1 STALL / 150 SF OF GFA		
REQUIRED: 9,990 / 150 = 67 STALLS		
PROVIDED: 67 STALLS (INCLUDING (5) LANDBANKED STALLS)		
WALL SIGNS		
PERMITTED (SEC 68-397B)	PERMITTED	PROVIDED
MAX. NUMBER OF SIGNS	1	1
MAX. SIGN AREA	2 SF PER LF OF STORE FRONT	TBD
MAX. HEIGHT ABOVE GRADE	18'	TBD
GROUND SIGNS		
PERMITTED (SEC 68-397A)	PERMITTED	PROVIDED
MAX. NUMBER OF SIGNS	1	1
MAX. SIGN AREA	10 SF + (1 SF PER 10 LF OF LOT FRONTAGE) OR 48 SF MAX. WHICHEVER IS SMALLER	38.5 SF
MAX. HEIGHT ABOVE GRADE	15'	7'
MIN. SETBACK	HT. OF SIGN = 15'	15'

# Wind Direction





# Views

- 1 & 5 NE View  
(Aerial)



# 5 Concourse West Elev. View





# Front Elev. View

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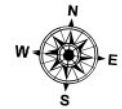
# 5 Concourse West View from NE (Aerial)

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## Sewered Areas and Sewage Treatment Plants - *Town of Islip*



1 inch = 1,500 feet



















0 1,500 3,000 4,500 6,000 7,500 9,000 Feet

1 in = 0.28 miles

0 0.5 1 1.5 2 Miles

September 27, 2012 - CD-12-37

### Legend

- |  |   |
|--|---|
|  <i>SC Sewage Treatment Plants</i>        |  <i>Federal Sewage Treatment Plants</i>    |
|  <i>SC Sewer Districts, 2012</i>          |  <i>Federal Sewer Areas</i>                |
|  <i>SCCC Sewer Areas</i>                  |  <i>Village Sewage Treatment Plants</i>    |
|  <i>SC Sewer District Contractees</i>     |  <i>Village Sewer Districts</i>            |
|  <i>Town Sewage Treatment Plants</i>      |  <i>Village Sewer District Contractees</i> |
|  <i>Town Sewer Districts</i>              |  <i>Private Sewage Treatment Plants</i>    |
|  <i>Town Sewer Areas</i>                  |  <i>Private Sewer Areas</i>                |
|  <i>Town Sewer District Contractees</i> |  <i>Nassau County Sewer Contractees</i>  |
|  <i>Out Parcels</i>                     |  <i>SCRIP Tax Map Base, 2012</i>         |





# Residential Code Review

- Minimum sizes for bedroom, habitable room – 70 SF
- b. Requirements for bedroom natural light – 8% window
- c. Stair requirements
  - Tread depth -  $< 9''$
  - Riser height –  $8 \frac{1}{4}''$
  - Landing dimensions -  $\geq 36''$
- Railing – Min. –  $34''$ ; Max. –  $38''$
- d. Ramp requirements
- e. Garage dimensions – 14x22
- f. Fire requirements
- g. Minimum heights for habitable rooms – 7' min.
- h. Egress requirements
- i. Door widths for wheelchair access –  $36''$
- j. ADA accessible bathroom layouts
- k. Residential elevator information



# Program

- Grandparent
  - Master Bedroom and Suite – 210 square feet
  - Walk-in Closet – 80 square feet
  - Bathroom – 50 square feet
  - Kitchenette – 81 square feet
  - Living area/dining – 145–200 square feet

# General Family

- Master Bedroom and Suite (for parents) – 210-260 square feet
  - Walk-in Closet – 80 square feet
- Bedroom (8-year-old) – 120-150 square feet
  - Closet – 50 square feet
- Bedroom (13- and 18-year-old) – 150-200 square feet
  - Closet – 60 square feet
- Living Room – 225-300 square feet
- Family Bathroom – 70 square feet
- Kitchen – 200-225 square feet
  - Pantry – 40-60 square feet
- Dining Room – 150-200 square feet

# General Family cont.

- Den – 160-200 square feet
- ½ Bathroom – 50 square feet
- Laundry – 60 square feet
- Office – 100-200 square feet

# 23-year-old Daughter

- Master Bedroom and Suite - 168 square feet
  - Walk-in Closet - 48 square feet
- Bathroom - 50 square feet
- Living Area/Kitchenette - 81 square feet
- Workshop/Office - 100-150 square feet



# Additional

- Garage (2 Car) – 650 square feet
- Mechanical Room – 200 square feet