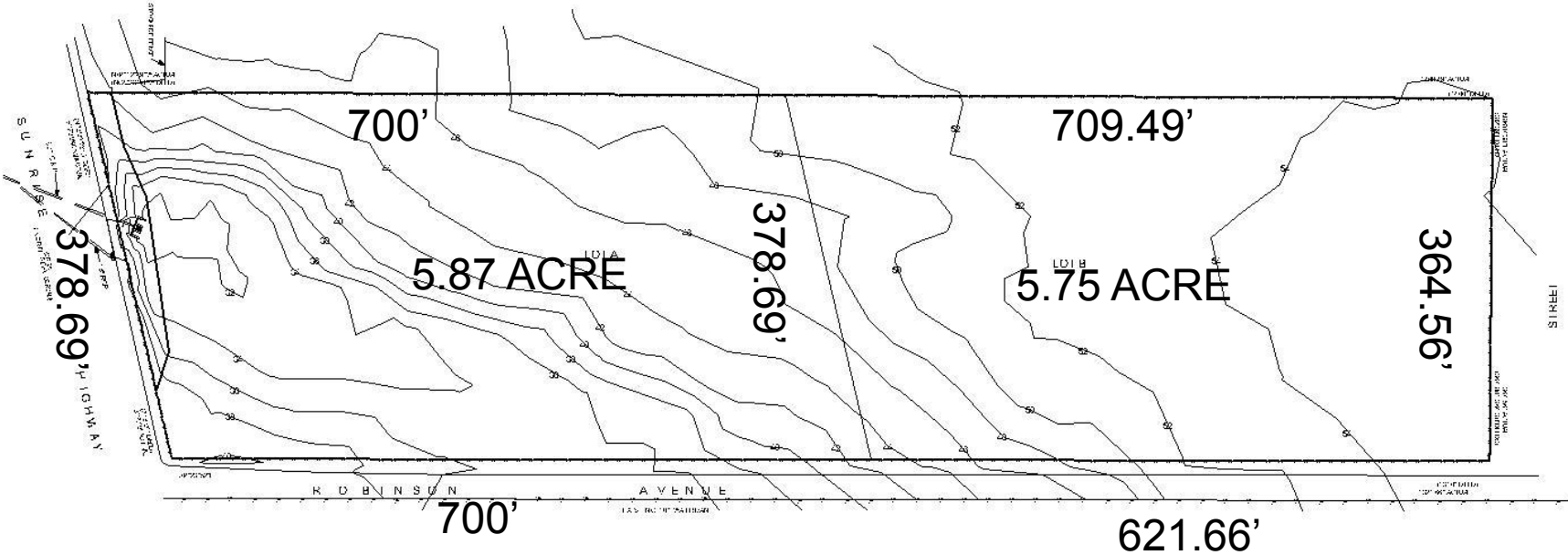
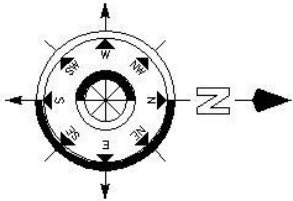


Basic Site Analysis

James Mckeough and Sebastian Alvarez

ARC 364

Lot Size



SITE PLAN: 406 Robinson Avenue, East Patchogue, NY

SCALE: 1/2"=1'-0"

Zoning Information

Zoning District: **Business 1**

Lot Area: **The minimum required plot area for business uses shall be 7,500 square feet except as otherwise provided herein.**

Setbacks: **Front yard: Minimum setback of 10', Side yards: 10', Rear yard: Not less than 10'**

Building Height: **No building or structure shall be altered to a height in excess of 35'**

Maximum FAR: **The total building area, including all buildings, shall not exceed an FAR of 0.40 for other permitted buildings.**

Landscaping and Parking Requirements: **A minimum buffer area of 25 feet in width in accordance with Town standards shall be provided and maintained adjacent to any residential zone or use.**

Land Development and Project Outline Information

Parking details:

- A minimum buffer area of 25 feet in width in accordance with Town standards shall be provided and maintained adjacent to any residential zone or use
- For every 25 parking spaces there will be 1 required ADA parking space

Drive-thru:

- Enter from and exit to the parking lot
- 15' - 0" wide lanes
- Queue will hold a minimum of 12 standard size cars

Landscaping Requirements:

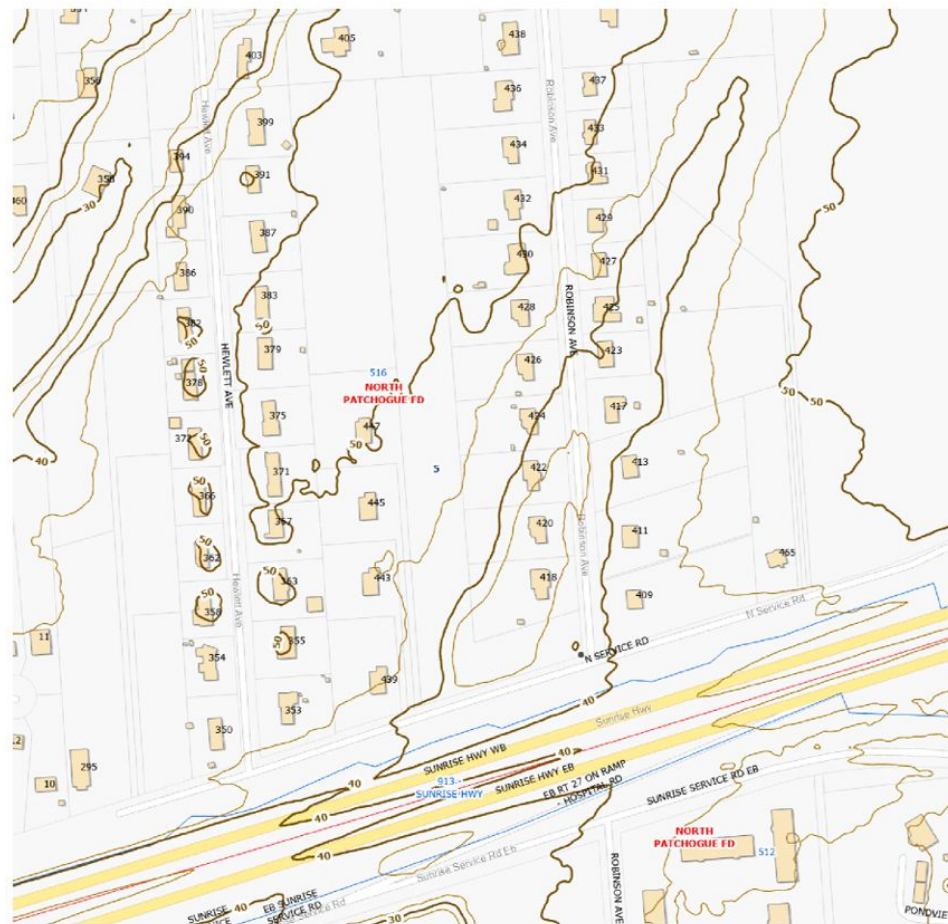
- At least one landscaped island for every 10 single or 25 doubled parking spaces.
- Parking, curbing, sidewalks, drainage, screen planting, buffers, street trees, dumpster enclosures, lighting, public improvements and all other applicable requirements of the Town Code and the Subdivision and Land Development Regulations shall be maintained unless otherwise modified or waived by the Planning Board or Town Board.

Arterial Highway Setbacks:

- Sunrise Highway - 40'

Topography & Infrastructure

Topographical Map: 5' Contour Intervals.

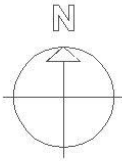
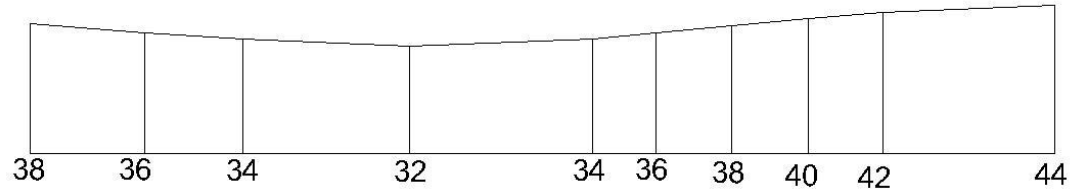


EXISTING SITE PLAN

NTS



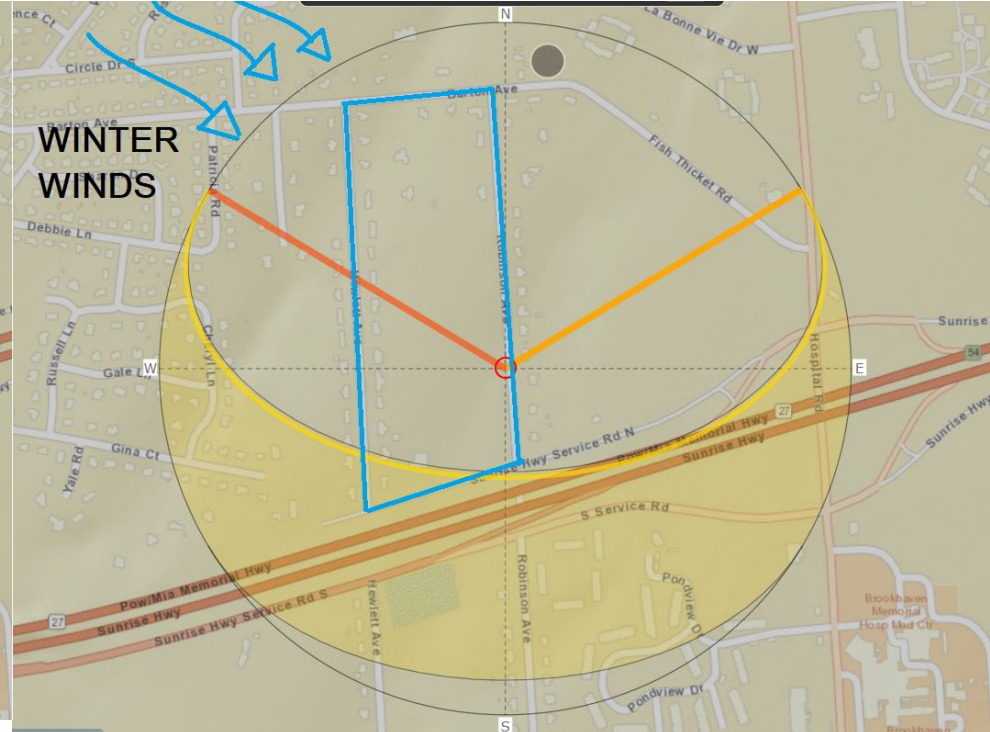
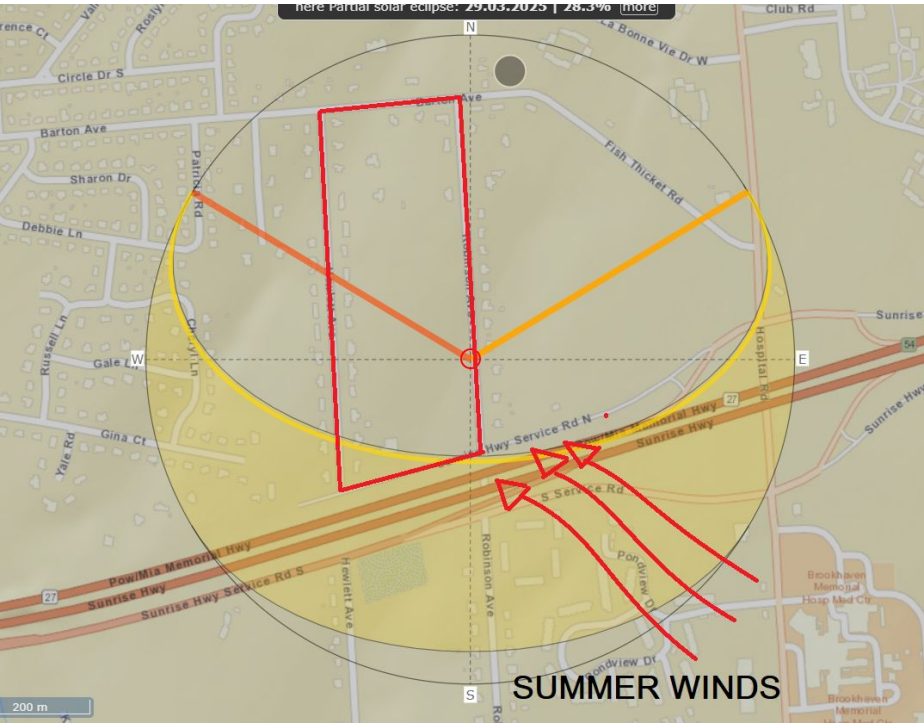
Site Section



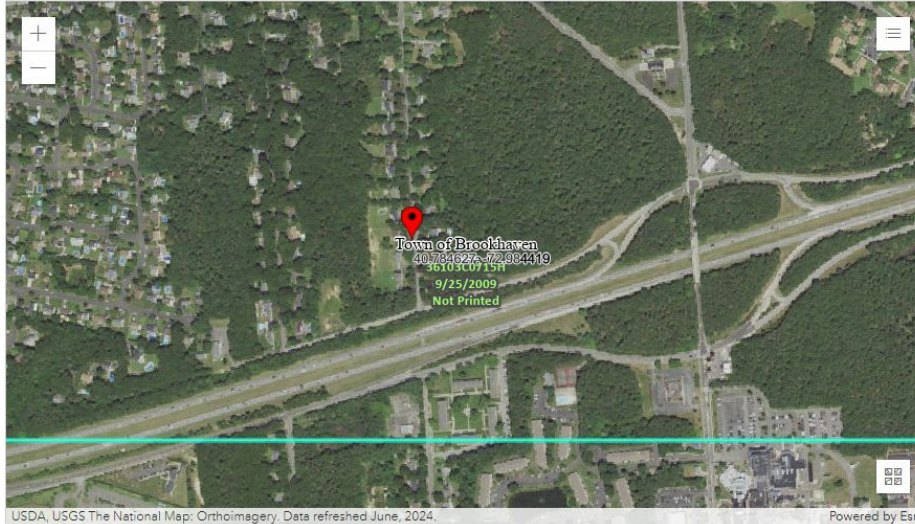
SITE SECTION PLAN: 406 Robinson Avenue, East Patchogue, NY

SCALE: 1"=1'-0"

Prevailing Winds and Sun Positioning



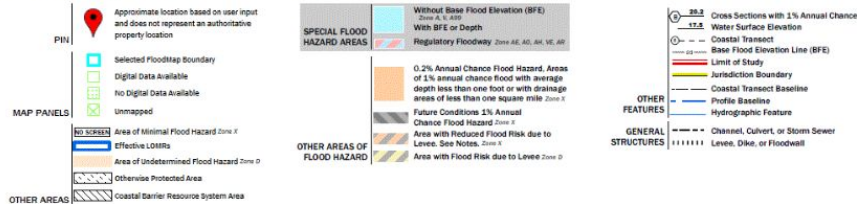
Flood Plan Info:



FEMA Flood Factor Calculations:

Calculations were used for a nearby two story property on the site where buildings will be built.

- 9/10 Flood Factor
- 2/10 Fire Factor
- 6/10 Wind Factor
- 3/10 Air Factor
- 4/10 Heat Factor



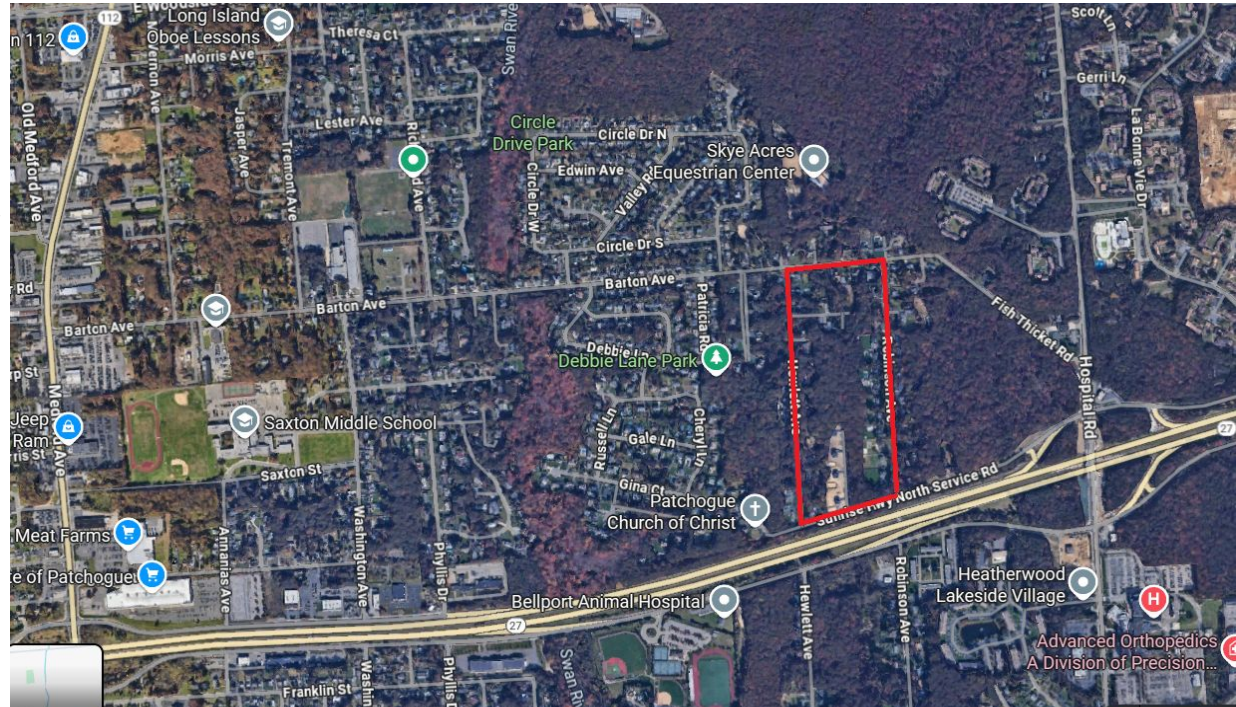
FEMA Flood Map Service Calculations

Environmental

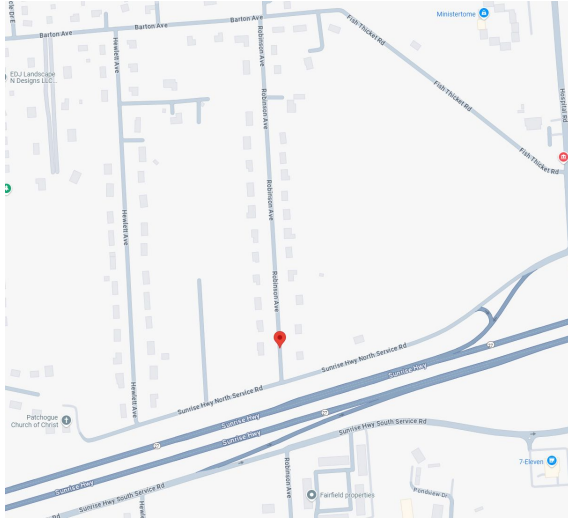
- There are no DEC environmental setback requirements applicable to this site based on its inland location and absence of regulated water features.

Context

- Most of the surroundings consist of residential homes. 2 story multi-family homes with vinyl siding, shingle roofs and attached garages.
- West of the site include a park, church and middle school.
- South of the site is sunrise highway.



Views



Location Map
Site photo from July 2025
North ↑



Aerial Map
Site photo from August 2015
North ↑



Robinson Avenue
Looking North



Sunrise Highway North
Service Road
Looking East