



**PRELIMINARY SITE DATA:**

CURRENT ZONING : INDUSTRIAL A (IA)  
 SITE AREA: 3.9421 ACRES X 43,560 = 171,718 ± SQFT  
 70% MAX IMPERVIOUS = .70 X 171,718 = 120,202.6±  
 PROPOSED IMPERVIOUS SURFACE = 110,095 SQFT  
 MIN. 15% OPEN SPACE = 171,718 x .015 = 25,757.7 SQFT  
 PROPOSED OPEN SPACE = 26,400± SQFT

PROPOSED BUILDINGS:  
 20,000 SQFT: 2,000 SHOWROOM, 18,000 WAREHOUSE  
 9,550 SQFT GENERAL INDUSTRIAL USE

PARKING REQUIRED:  
 BUILDING 1: SHOW ROOM AND WAREHOUSE:  
 RETAIL: 2,000 SQFT @ 1/200 SQFT = 10 SPACES  
 WAREHOUSE : 18,000 SQFT  
 1ST 5000 SQFT @ 1/1000 = 5 SPACES  
 REMAINING AT 1/10,000 SF = 13,000/10000 = 1.3 = 2  
 SPACES FOR RETAIL/WAREHOUSE = 17 SPACES

BUILDING 2: GENERAL INDUSTRIAL: 9,550 SQFT  
 INDUSTRIAL @ 1 SPACE/400 SQFT = 24 SPACES

REQUIRED SPACES FOR BUILDINGS : 41 SPACES

TOTAL PROPOSED SPACES: 41 SPACES

108-274 C. Accessory uses.  
 Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted is the following:

(1) Outdoor storage, limited to 30% of the parcel area or two acres, whichever is less, suitably screened pursuant to Article XIII of the Riverhead Zoning Ordinance.

ALLOWABLE OUTDOOR STORAGE = 30% OF 171,718 SQFT = 51,515.4 SQFT

PROPOSED OUTDOOR STORAGE = 51,514.0 SQFT

PRELIMINARY CONCEPT  
 ALL DIMENSIONS AND AREAS ARE APPROXIMATE

LOT 2 MILLER ROAD  
 CALVERTON, N.Y.  
 CONCEPT PLAN D

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DATE: 6/3/14    JOB #: 12250    SCALE: 1"=30' ON D PRINT    A-1