



GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.

LEGEND		
SCALE OF SYMBOLS = 1" = 120'		
EXISTING	ITEM	PROPOSED
—	PROPERTY LINE	■
—	BUILDING	■
—	CONCRETE CURB	—
—	CONCRETE SIDEWALK	—
—	LANDSCAPE AREA	—
—	PERVIOUS PAVERS	—
—	DUMPSSTER ENCLOSURE	—
—	12 x 34' LOADING SPACE	—
—	LOADING DOCK RETAINING WALLS	—
—	PARKING COUNT (9)	—
—	OVERHEAD DOOR	—
—	DOOR	—
—	FENCE	—
—	BIKE RACK	—
—	HYDRANT	—



2	11/19/2021	LC	FEIS SUBMISSION
1	04/02/2021	LC	ISSUE TO TOWN
No.	DATE	BY	DESCRIPTION

REVISIONS

SEAL & SIGNATURE:
NOT VALID UNTIL SEALED
JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #03937

DATE: 03/23/2021
SCALE: 1" = 120'
PROJECT No.: 19026
DRAWING BY: LC
CHECKED BY: YT
APPROVED BY: JP

SANITARY CALCULATIONS			
SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE			
PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD			
SANITARY DENSITY FLOW			
PHASE I PROPOSED COMMISSARY FLOW (COMMISARY NOT OPEN TO PUBLIC) - 0.04 GPD / SF x 1,500 SF = 60 GPD PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,297 SF = 2,252 GPD PHASE I TOTAL = 9,069 GPD			
PHASE II PROPOSED SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.1 GPD / SF x 50,308 SF = 5,031 GPD PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - 0.03 GPD / SF x 31,786 SF = 954 GPD PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.04 GPD / SF x 30,703 SF = 1,228 GPD PHASE II TOTAL = 7,213 GPD			
PHASE I + PHASE II TOTAL SANITARY DENSITY FLOW = 16,272 GPD			
7,196 GPD OVER PERMITTED DENSITY. SEWAGE TREATMENT PLANT (STP) PROPOSED. REFER TO PLANS BY OTHERS FOR STP DETAILS.			
KITCHEN / GRAY LOAD FLOW			
PHASE I PROPOSED COMMISSARY FLOW (COMMISARY NOT OPEN TO PUBLIC) - 2.5 GPD / SF x 40 SF = 100 GPD PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PHASE I TOTAL = 100 GPD			
PHASE II PROPOSED BUILDING 5 FLOW (SPORTS FACILITY/FITNESS CENTER WITH SHOWERS) - 0.2 GPD / SF x 50,308 SF = 10,662 GPD * ASSUMED TENANT DOES NOT HAVE FOOD SERVICE PROPOSED BUILDING 6 FLOW (WHOLESALE BUSINESS/RETAIL) - N/A PROPOSED BUILDING 6 FLOW (INDOOR MANUFACTURING)(COMMERCIAL BAKERY) - 0.02 GPD / SF x 30,703 SF = 614 GPD PHASE II TOTAL = 10,676 GPD			
PHASE I + PHASE II TOTAL KITCHEN / GRAY LOAD FLOW = 10,776 GPD			
TOTAL HYDRAULIC FLOW (SANITARY DENSITY FLOW + KITCHEN / GRAY LOAD FLOW)			
PHASE I = (9,059 GPD + 100 GPD) = 9,159 GPD PHASE II = (7,213 GPD + 10,776 GPD) = 17,989 GPD PHASE I + PHASE II = 27,148 GPD			

BULK ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL C			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) WHOLESALE BUSINESSES, (4) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOR)	(2) WHOLESALE BUSINESSES, (4) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOR)
ACCESSORY USES	§ 301-122.C.1	COMMISARY FOR OTHER BUILDING	COMMISARY FOR BUILDINGS PROVIDED (1,500 SF)
ACCESSORY USES	§ 301-122.C.2.B	PARCEL SHALL HAVE FRONTAGE ON AN ARTERIAL ROAD	FRONTAGE ALONG MIDDLE COUNTRY ROAD (NYS ROUTE 25)
PROHIBITED USES	§ 301-122.D.3	OUTDOOR STORAGE	NO OUTDOOR STORAGE PROPOSED
LOT, YARD, & BULK REQUIREMENTS	§ 301-123.B	20% OF LOT SHALL BE CONTIGUOUS OPEN SPACE AREAS WHICH SHIELD VIEWS OF THE DEVELOPMENT FROM ARTERIAL ROADS	435,522 SF (33.05%) OF CONTIGUOUS OPEN SPACE LANDSCAPE AREA PROVIDED.
SUPPLEMENTARY GUIDELINES	§ 301-124.A.1	DEVELOPMENT OF MULTIPLE BUILDINGS IN THE INDUSTRIAL C DISTRICT SHALL BE PLANNED IN A CAMPUS LAYOUT	COMPLIES
SUPPLEMENTARY GUIDELINES	§ 301-124.A.2	CONTINUOUS SIDEWALKS AND BIKE RACKS CLOSER TO BUSINESS ENTRANCES SHALL BE PROVIDED FOR PROPERTIES FRONTING ROUTE 25	CONTINUOUS SIDEWALKS AND BIKE RACKS PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.4.A	DUMPSSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-B	DUMPSSTER SCREENING OF 5 FT MIN / 6 FT MAX HEIGHT	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
SCREENING AND BUFFER REGULATIONS SETBACK	§ 301-124.A.4.B	20 FT OF PLANTING BUFFER ALONG FRONTAGE & 10 FT PLANTING BUFFER ALONG ALL OTHER PROPERTY LINES	55.4 FT MINIMUM PLANTED BUFFER ALONG FRONTAGE, 14.2 FT MINIMUM BUFFER ON SIDE YARDS, & 460 FT MINIMUM BUFFER IN REAR YARD
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERM SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERM PROVIDED
PARKING STANDARDS	§ 301-124.B.3	OFF-STREET PARKING PROHIBITED IN FRONT YARD, WITHIN 20 FT OF SIDE YARD, AND 10 FT OF REAR YARD	NO PARKING IN FRONT YARD PROPOSED
MINIMUM LOT AREA	§ 301-ATTACHMENT 3	80,000 SF	± 1,317,884 SF
MINIMUM LOT WIDTH	§ 301-ATTACHMENT 3	300 FT	511.18 FT
BUILDING COVERAGE (FOOTPRINT) (WITHOUT SEWER)	§ 301-ATTACHMENT 3	40% ± 1,317,884 SF x 0.40 = 527,154 SF	25.74% 339,266 SF / ± 1,317,884 SF = 0.2574
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHMENT 3	60% ± 1,317,884 SF x 0.60 = 790,730 SF	59.24% 780,759 SF / 1,317,884 SF = 0.5924
MAXIMUM HEIGHT OF BUILDINGS	§ 301-ATTACHMENT 3	30 FT	30 FT
MINIMUM FRONT YARD DEPTH	§ 301-ATTACHMENT 3	30 FT	124.7 FT
MINIMUM SIDE YARD DEPTH	§ 301-ATTACHMENT 3	30 FT / 60 COMBINED FOR BOTH SIDES	100 FT / 209.9 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHMENT 3	50 FT	460.2 FT

PROJECT DATA	
SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 147 STEAMBOAT ROAD GREAT NECK, NY 11024 c/o SCOTT JOHNS
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE WHOLESALE BUSINESS COMMERCIAL SPORTS & RECREATION FACILITIES MANUFACTURING (INDOOR)
PROPOSED BUILDING AREA (GFA)	PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 50,308 SF BUILDING 6 = 31,786 SF TOTAL = 112,797 SF PHASE I + PHASE II = 339,266 SF (25.74%)
PREVIOUS PAVERS / LANDSCAPE AREA	537,125 SF (40.76%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	441,493 SF (33.50%)

PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20' (8' x 20' ACCESSIBLE STALLS)
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' TWO WAY (10' 9" PARKING + 6' 6" AISLE WITH 1 PARKING + 12' ONE WAY WITH 45° PARKING)	24'-0" (MIN. TWO-WAY)
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	3 SPACES REQUIRED PER BUILDING x 6 BUILDINGS = 18 SPACES REQUIRED	60 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	12 FT WIDE x 14 FT LONG (40) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (18) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 60 SPACES	(40) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (18) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 60 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301- ATTACHMENT 1	BUILDINGS 1 & 2 (56,000 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,000 SF) 75% WAREHOUSE SPACE (42,000 SF) * MANUFACTURING ESTABLISHMENT (14,000 SF / BUILDING) 1 STALL PER 400 SF OF GFA 14,000 SF / 400 SF = 35 STALLS * WAREHOUSE (42,000 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF 1,000 SF / 1,000 SF = 1 STALL 5,000 SF X 1 STALL PER 1,000 SF = 5 STALLS 37,000 SF X 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDINGS 1 & 2 (2 BUILDINGS x 3.7 STALLS = 7.4 STALLS)	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301- ATTACHMENT 1	BUILDINGS 2 (56,672 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,168 SF) 75% WAREHOUSE SPACE (42,304 SF) *MANUFACTURING ESTABLISHMENT (14,168 SF / BUILDING) 1 STALL PER 400 SF OF GFA 14,168 SF / 400 SF = 35.4 STALLS * WAREHOUSE (42,304 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF 1,000 SF / 1,000 SF = 1 STALL 5,000 SF X 1 STALL PER 1,000 SF = 5 STALLS 37,304 SF X 1 STALL / 10,000 SF = 3.8 STALLS TOTAL PARKING FOR BUILDING 2 = 44.2 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301- ATTACHMENT 1	BUILDINGS 4 (66,297 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,074 SF) 75% WAREHOUSE SPACE (42,223 SF) *MANUFACTURING ESTABLISHMENT (14,074 SF / BUILDING) 1 STALL PER 400 SF OF GFA 14,074 SF / 400 SF = 35.2 STALLS * WAREHOUSE (42,223	