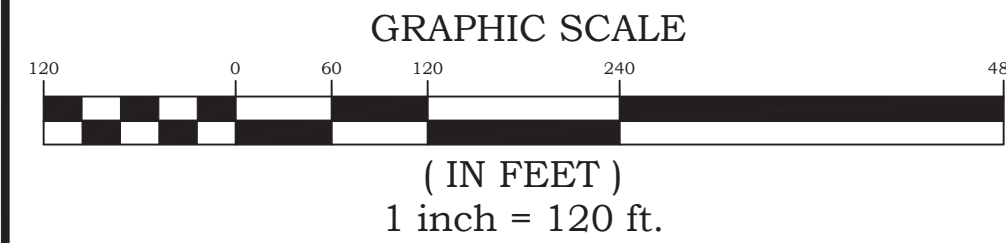
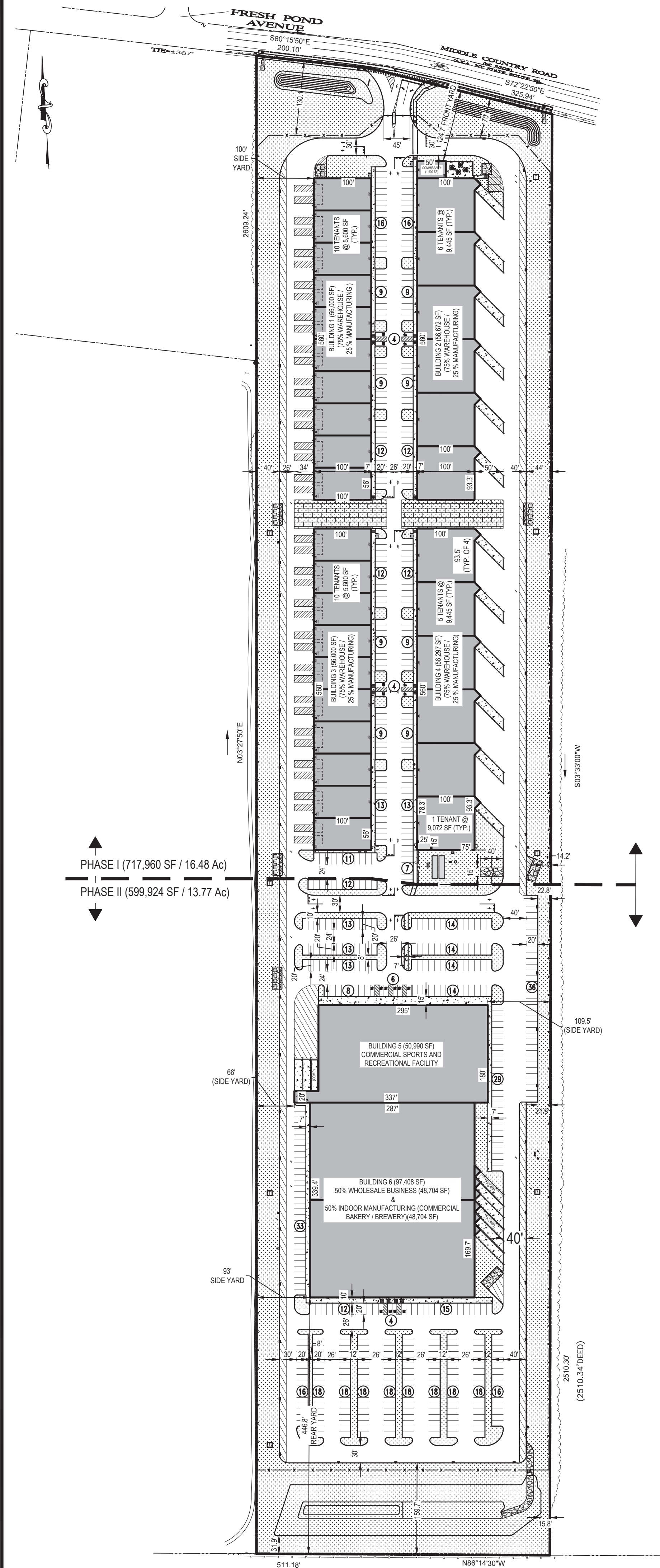


# **APPENDIX Q**

## **Alternative Site Plans and Related Correspondence**





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	
<b>SANITARY DENSITY FLOW</b>	
PHASE I PROPOSED COMMISSARY FLOW (COMMISSARY 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 56,872 SF = 2,275 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 = 9,159 GPD	
PHASE II PROPOSED SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.1 GPD / SF x 50,990 SF = 5,099 GPD PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - 0.03 GPD / SF x 48,704 SF = 1,462 GPD PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.04 GPD / SF x 48,704 SF = 1,949 GPD PHASE II TOTAL = 8,510 GPD	
PHASE I + PHASE II TOTAL SANITARY DENSITY FLOW = 17,569 GPD	
8,493 GPD OVER PERMITTED DENSITY. SEWAGE TREATMENT PLANT (STP) PROPOSED. REFER TO PLANS BY OTHERS FOR STP DETAILS.	
<b>KITCHEN / GRAY LOAD FLOW</b>	
PHASE I PROPOSED COMMISSARY FLOW (COMMISSARY NOT OPEN TO PUBLIC) - 2.5 GPD / SEAT x 40 SEATS = 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 SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.2 GPD / SF x 50,990 SF = 10,198 GPD (ASSUMED TENANT DOES NOT HAVE FOOD SERVICE) PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - N/A PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.02 GPD / SF x 48,704 SF = 975 GPD PHASE II TOTAL = 11,173 GPD	
PHASE I + PHASE II TOTAL KITCHEN / GRAY LOAD FLOW = 11,273 GPD	
<b>TOTAL HYDRAULIC FLOW (SANITARY DENSITY FLOW + KITCHEN / GRAY LOAD FLOW)</b>	
PHASE I = 9,059 GPD + 100 GPD = 9,159 GPD PHASE II = (8,510 GPD + 11,173 GPD) = 19,683 GPD PHASE I + PHASE II = 28,842 GPD	

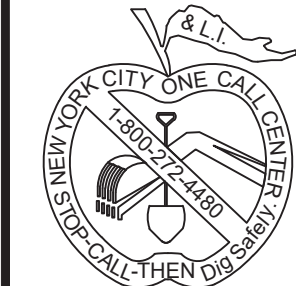
PROJECT DATA	
SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 399 W. JOHN STREET HICKSVILLE, NY 11801 c/o URI HASON
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
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 = 56,872 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 = 50,990 SF BUILDING 6 = 97,408 SF TOTAL = 148,398 SF  PHASE I + PHASE II = 374,867 SF (28.44%)
PERVIOUS PAVERS / LANDSCAPE AREA	382,396 SF (29.02%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	560,621 SF (42.54%)

LEGEND		
SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SITE PLANS)		
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	EDGE OF PAVEMENT	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	TRASH ENCLOSURE	
	PARKING COUNT	
	ACCESSIBLE STRIPING SYMBOL	
	BIKE RACK MOUNTED ON CONCRETE PAD	
	OVERHEAD DOOR	
	LOADING STALL STRIPING	
	LOADING DOCK WALL WITH FALL PROTECTION RAILING	
	CROSSWALK	
	FIRE LANE STRIPING	
	DOOR	
	SIGN	
	FIRE HYDRANT	
	UTILITY POLE	
	GROUND SIGN	
	FENCE	
	POLE MOUNTED LIGHTING	

BULK ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL C			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOOR)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOOR)
ACCESSORY USES	§ 301-122.C.1	COMMISSARY FOR OTHER BUILDING	COMMISSARY 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 OF VEHICLES. ALL VEHICLES SHALL BE STORED INSIDE.
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 0.20 x 1,317,884 SF = 263,577 SF	304,841 SF (23.13%) OF CONTIGUOUS OPEN SPACE LANDSCAPE AREA PROVIDED. DENSE LANDSCAPE BUFFER IN FRONT YARD TO SHIELD DEVELOPMENT 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 CLOSE TO BUSINESS ENTRANCES SHALL BE PROVIDED FOR PROPERTIES FRONTING ROUTE 25	CONTINUOUS SIDEWALKS AND BIKE RACKS PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.4.A	DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-8	DUMPSTER 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	70 FT MINIMUM PLANTED BUFFER ALONG FRONT YARD, 14.2 FT MINIMUM BUFFER ON SIDE YARDS, & 159.7 FT MINIMUM BUFFER IN REAR YARD
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERMS SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERMS 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 20 FT OR GREATER FROM PROPOSED PARKING TO SIDE YARD PROPERTY LINE NO PARKING IN REAR 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	28.44% 374,867 SF / ± 1,317,884 SF = 0.2844
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHMENT 3	60% ± 1,317,884 SF x 0.60 = 790,730 SF	70.98% 935,488 SF / 1,317,884 SF = 0.7098 [V]
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	66 FT / 209.5 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHMENT 3	50 FT	446.8 FT

[R] - PLANNING BOARD RELAXATION REQUIRED. CAMPUS LAYOUT NOT ACHIEVABLE DUE TO SITE GEOMETRY  
[V] - VARIANCE REQUIRED

PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20' (6' x 20' ACCESSIBLE STALLS)
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' (TWO WAY) WITH 90° PARKING 18' (ONE WAY) WITH 60° PARKING 12' (ONE WAY) WITH 45° PARKING	24'-0" (MIN. TWO-WAY)
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	FLOOR AREAS PER BUILDING 15,000 TO 25,000 = 1 SPACES 25,001 TO 40,000 = 2 SPACES 40,001 TO 100,000 = 3 SPACES +60,000 SF = 1 ADDITIONAL SPACE	60 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	3 SPACES REQUIRED PER BUILDING x 6 BUILDINGS = 18 SPACES REQUIRED	(40) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (18) 13 FT WIDE x 45 FT LONG TOTAL PROVIDED = 60 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 1 & 3 (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 STALL PER 10,000 SF 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 & 3 2 BUILDINGS x (35 + 3.7) STALLS = 87.4 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 2 (56,872 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,168 SF) 75% WAREHOUSE SPACE (42,504 SF) *MANUFACTURING ESTABLISHMENT (14,168 SF) 1 STALL PER 400 SF OF GFA 14,168 SF / 400 SF = 35.4 STALLS *WAREHOUSE (42,504 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,504 SF x 1 STALL / 10,000 SF = 3.8 STALLS TOTAL PARKING FOR BUILDING 2 = 44.2 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 4 (56,297 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,074 SF) 75% WAREHOUSE SPACE (42,223 SF) *MANUFACTURING ESTABLISHMENT (14,074 SF) 1 STALL PER 400 SF OF GFA 14,074 SF / 400 SF = 35.2 STALLS *WAREHOUSE (42,223 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,223 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDING 4 = 43.9 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 5 (50,990 SF) SPORTS & RECREATIONAL FACILITY (50,990 SF) 1 STALL PER 300 SF OF GFA 50,990 SF / 300 SF = 170.0 STALLS TOTAL PARKING FOR BUILDING 5 = 170.0 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 6 (97,408 SF) WHOLESALE BUSINESS (48,704 SF) 1 STALL PER 300 SF OF GFA 48,704 SF / 300 SF = 162.3 STALLS MANUFACTURING (48,704 SF) 1 STALL PER 2 EMPLOYEES BUT NOT LESS THAN 1 PER 400 SF 1 STALL PER 400 SF OF GFA 48,704 SF / 400 SF = 121.8 STALLS TOTAL PARKING FOR BUILDING 6 = 162.3 + 121.8 = 284.1 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
TOTAL NUMBER OF PARKING STALLS REQUIRED FOR LOT	§ 301 ATTACHMENT 1	87.4 + 44.2 + 43.9 + 170.0 + 284.1 = 629.6 STALLS TOTAL STALLS REQUIRED = 630 STALLS	631 STALLS (INCLUDES 18 ACCESSIBLE STALLS)
ACCESSIBLE PARKING STALLS	§ 301-232.M.1	301 TO 400 TOTAL PARKING STALLS REQUIRED = 8 8 ACCESSIBLE PARKING STALLS	18 ACCESSIBLE STALLS



REVISIONS			
No.	DATE	BY	DESCRIPTION
1	04/02/2021	LC	ISSUE TO TOWN

SEAL & SIGNATURE:	
NOT VALID UNTIL SEALED	
JACLYN PERANTEAU, P.E. NEW YORK STATE PROFESSIONAL ENGINEER #063937	

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



PROJECT NAME:	HK VENTURES, LLC INDUSTRIAL PARK
4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933 TOWN OF RIVERHEAD, COUNTY OF SUFFOLK DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2 ZONE: INDUSTRIAL C	

DRAWING TITLE:	ALTERNATE 2 (MAXIMUM BUILD OUT PLAN)
DRAWING No.:	ALT - 2
PAGE No.:	1 OF 1















## **Calverton Industries LLC**

**Mailing Address: PO Box 9**

**Speonk, NY 11972**

**Phone (631) 325-1492**

**Fax (631) 325-1580**

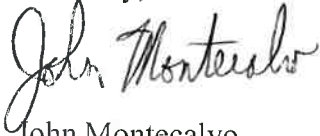
March 9, 2021

**HK Ventures, LLC  
100 Crossways Park West  
Woodbury, NY 11797  
Attn: David Zere**

Good afternoon David,

As per our prior conversation, we at Calverton Industries, feel that allowing access thru our property to yours, would be detrimental to our future plans. Unfortunately we cannot accommodate your request.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Montecalvo".

John Montecalvo  
Managing Member

Calverton Industries, LLC