



ZONING REQUIREMENTS

J - BUSINESS 6 (P/O §278 CLUSTER)

REQUIRED

PROVIDED (INCLUDED IN §278 CLUSTER)

MIN. FRONT YARD SETBACK	5' MIN. / 25' MAX.	8.6' / 19.7' AT ROUTE 25 (MIN.)
MIN. REAR YARD SETBACK	30'	30'
MIN. SIDE YARD SETBACK	0	0'
MAX. HEIGHT (FEET / STORIES)	35' / 2 1/2 STORIES; 50' / 3 STORIES WITH THIRD STORY RESIDENTIAL USE	< 45' / 3 STORIES
MIN. LOT AREA	4,000 S.F.	2,100 ACRES
MIN. LOT WIDTH	50'	148.97'
MAX F.A.R.	60%	41.43%
MAX. BUILDING AREA	60,000 GFA	17,300 GFA
DENSITY	12 UNITS MAX	12 UNITS

SITE DATA

S.C.T.M. 0200-378-02-33.3
SITE AREA: 1,715,157.1 SF (39.374 Ac)
EXISTING USE: VACANT
ZONE: J-6 BUSINESS (2,100 ACRES); MF (21,534 ACRES); A RESIDENCE 1 (15.74 ACRES)
123 UNIT SECTION 278 CLUSTER (ON MF & A-1)/37,274 ACRES = 3.30 UNITS/ACRE
(EXCLUDES 12 UNITS IN J-6 THAT ARE PART OF SECTION 278 CLUSTER)

SITE COVERAGE

MF/A-1 RESIDENCE DISTRICT
F.A.R. 105,226 SF / 6.48%
UNITS 100,731 SF
CLUBHOUSE 4,495 SF

J-6 BUSINESS DISTRICT
F.A.R. 37,900 SF / 41.43%
COMMERCIAL 17,300 SF
UNITS 20,600 SF
TOTAL F.A.R. 143,126 SF

OPEN SPACE

REQUIRED:
(FORMER A-1 ZONE): 38,915 x 0.47' = 18,290 Ac
(FORMER J-2 ZONE): 0.460 x 0.35' = 0.161 Ac
TOTAL = 18,451 Ac

PROVIDED:
OPEN SPACE AREA (UNDISTURBED) = 20,688 Ac
OPEN SPACE STP AREA (UNDISTURBED) = 2,042 Ac
TOTAL = 22,730 Ac (57.73%)

AREA OF SITE CLEARED = 16,645 Ac (42.27%)

*TOTAL OPEN SPACE = 22,090 Ac
TOTAL OPEN SPACE STP SITE = 2,042 Ac
TOTAL = 24,132 Ac (61.29%)

*TOTAL OPEN SPACE AREA INCLUDES 1,403 ACRES TO BE REVEGETATED WITH HYDROSEED "A"

AREA OF SITE WITHIN 1000 FT. OF POND = 14,258 Ac.
DEVELOPED AREA OF SITE WITHIN 1000 FT. OF POND = 9,494 Ac. (66.59%)
(INCLUDES STP PARCEL)

STP SITE = 3,233 Ac
BOULEVARD R.O.W. = 1,993 Ac
= 5,226 Ac

SITE QUANTITIES*

CONCRETE CURB: 15,480 LF.
WALKS: 10,476 LF.
PAVING: 269,208 SF.
SEED/LAWN AREA: 226,545 SF.

OUTDOOR RECREATION AREA

HIKING TRAIL 13,600 SF.
PATIO 1,907 SF.
GRASSED PLAY AREA 13,068 SF.
TOTAL OUTDOOR 28,626 SF.

RECREATION AREA REQUIRED:
123 UNITS AT 200 SF. PER UNIT 24,600 SF.

RESIDENTIAL DENSITY CHART

ZONE	PERMITTED BY ZONE CHANGE	PROPOSED DENSITY
J-BUSINESS 6	12	12
MF RESIDENCE	123	123 (INCLUDES 6 FOR 3 PINE BARRENS CREDITS)
A RESIDENCE 1		
TOTAL	135	135

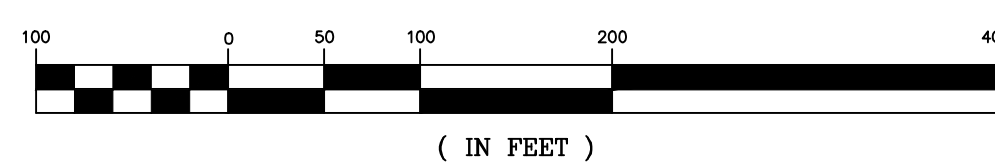
REQUIRED PARKING		PROVIDED PARKING	
J-BUSINESS 6	17,300 S.F. ÷ 150 = 116 STALLS	ON-SITE PARKING	= 59 STALLS
		ON-STREET	= 7 STALLS
	12 UNITS @ 2 EACH = 24 STALLS		= 66 STALLS (INCLUDING 4 HANDICAP STALLS; BALANCE OF 74 STALLS IN WALKABLE ON-STREET PARKING)
		TOTAL PARKING PROVIDED	
	TOTAL = 140 STALLS		
MF	123 UNITS @ 2 EACH = 246 STALLS	PAVED PARKING	= 320 STALLS (NOT INCLUDING 7 STALLS FOR WALKING TRAILS)
	TOTAL: ALL USES = 386 STALLS		(INCLUDING 20 HANDICAP STALLS)
		TOTAL PARKING PROVIDED:	320 STALLS (INCLUDING 20 HANDICAP STALLS)
		TOTAL: ALL USES	= 386 STALLS (INCLUDING 24 HANDICAP STALLS)

LOT COVERAGE*

TOTAL BUILDING AREA: 71,488 SF
TOTAL VILLAGE CLUB AREA: 3,746 SF
TOTAL PAVEMENT AREA: 269,208 SF
TOTAL CONCRETE WALK AREA: 58,408 SF
TOTAL LAWN AREA/ LANDSCAPED: 209,245 SF / 43,560 = 4.804 Ac / 36.141 Ac = 13.29%
(FERTILIZER DEPENDENT VEGETATION NOT TO EXCEED 15%)

* SITE QUANTITIES AND LOT COVERAGE CALCULATIONS DO NOT INCLUDE STP SITE

GRAPHIC SCALE



17	06/16/14	MISCELLANEOUS REVISIONS, CHANGED TOWN HOUSES TO FLATS	JM
16	06/10/14	REVISED DISTANCE ON METERS AND BOUNDS	JM
15	07/02/12	REVISED PER TOWN COMMENTS	JM
14	05/29/12	REVISED PER TOWN COMMENTS DATED AUGUST 28, 2011	JM
13	07/18/11	REVISED LOCATION OF HANDICAP PARKING	JM
12	06/29/11	SHOW OFF-SITE IMPROVEMENTS TO CR 21 AND NY 25 / UPDATE ENTRANCES TO SANDY HILLS DEVELOPMENT	JM
11	01/16/11	REVISED PER L&S COMMENTS DATED DECEMBER 7, 2010	S&J/JM
10	10/29/10	REVISED PER L&S COMMENTS DATED OCTOBER 1, 2010	RES
9	08/10/10	REVISED PER TOWN COMMENTS	RES
8	06/22/10	REVISED PER TOWN COMMENTS	RES
7	06/17/10	ADD LINE FOR 10' BUFFER/ CONSERVATION EASEMENT	RES
6	02/26/10	REVISED PER CLIENT ATTNY.	RES
5	02/10/10	REVISED PER 02/02/10 MEETING WITH THE TOWN	RES
4	08/27/09	REVISED PER CLIENT ATTNY.	RES
3	07/02/09	REVISED DATA	RES
2	07/15/09	REVISED PER CLIENT	RES
1	06/26/09	REVISED BUILDING AREA/ PAIR	RES
NO.	DATE	REVISION	BY:
OVERALL ALIGNMENT PLAN			
FOR			
SANDY HILLS at MIDDLE ISLAND			
SITUATED AT			
MIDDLE ISLAND			
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK			
DISTRICT 0200, SECTION 978, BLOCK 02, LOT 93.3			
DWN. BY:	JM		
DSGN. BY:	JM		
DATE:	03/05/08		
CHKD BY:	CSB		
DATE:	03/05/08		
JOB No:	00088		
FILE No:	-		
CADD:	000888P		
SCALE:	1" = 100'		
SHEET:	2 OF 31		

NOTE:

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF NELSON & POPE. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS ARE A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. INFRINGEMENTS WILL BE PROSECUTED.

NOTE: NOTWITHSTANDING DIMENSIONAL REQUIREMENTS OF THE J-BUSINESS 6, MF RESIDENCE AND A RESIDENCE 1 ZONES, § 278 CLUSTER ALLOWS MODIFICATION OF DIMENSIONAL REQUIREMENTS TO THE DIMENSIONS SHOWN HEREON.