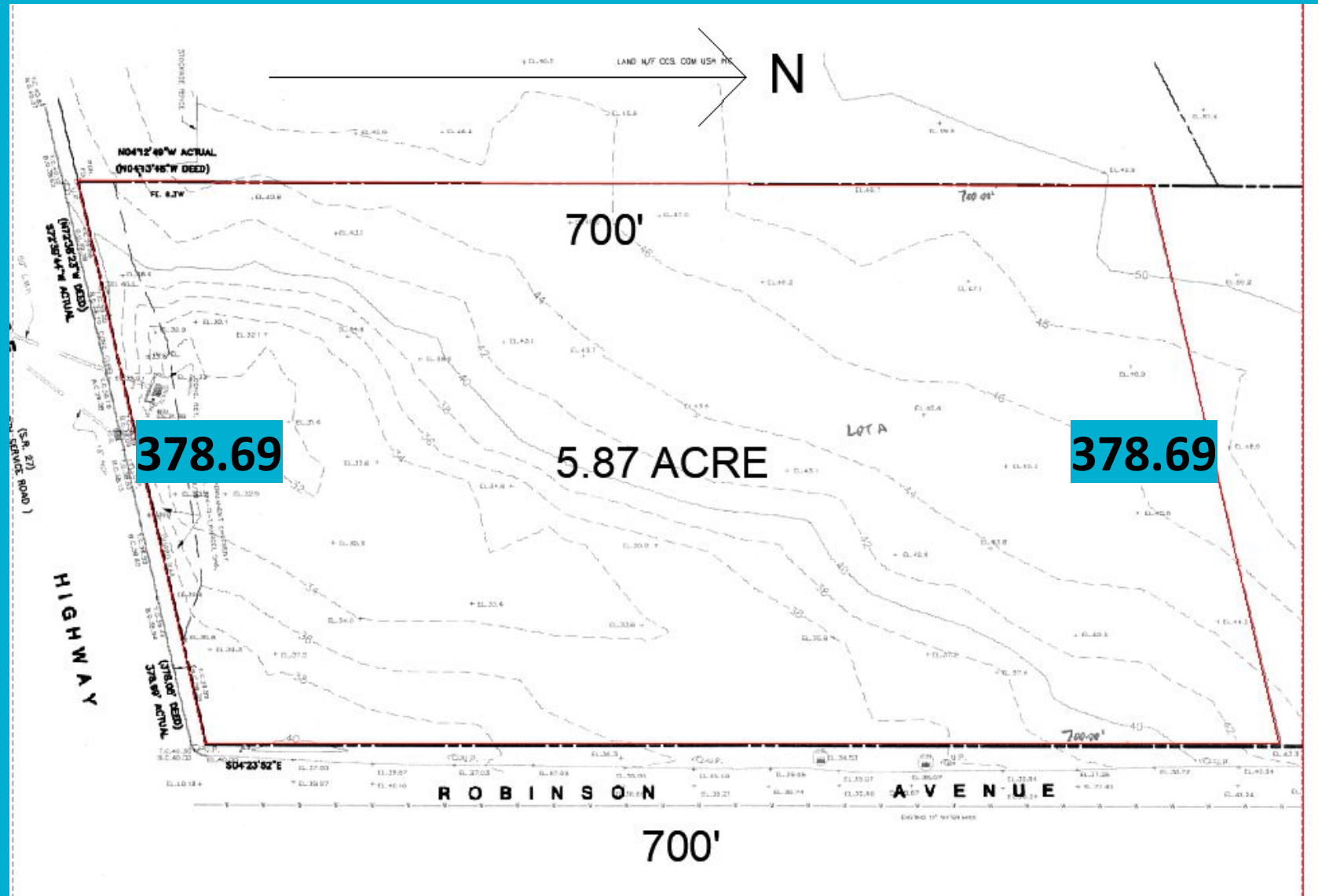


— BASIC SITE ANALYSIS

WILLIAM CORTEZ AND TYRONE CLARKE
ARC 364

(406 Robinson Avenue, East Patchogue, NY)

Lot Size



EXISTING SITE PLAN
NTS

Zoning Information

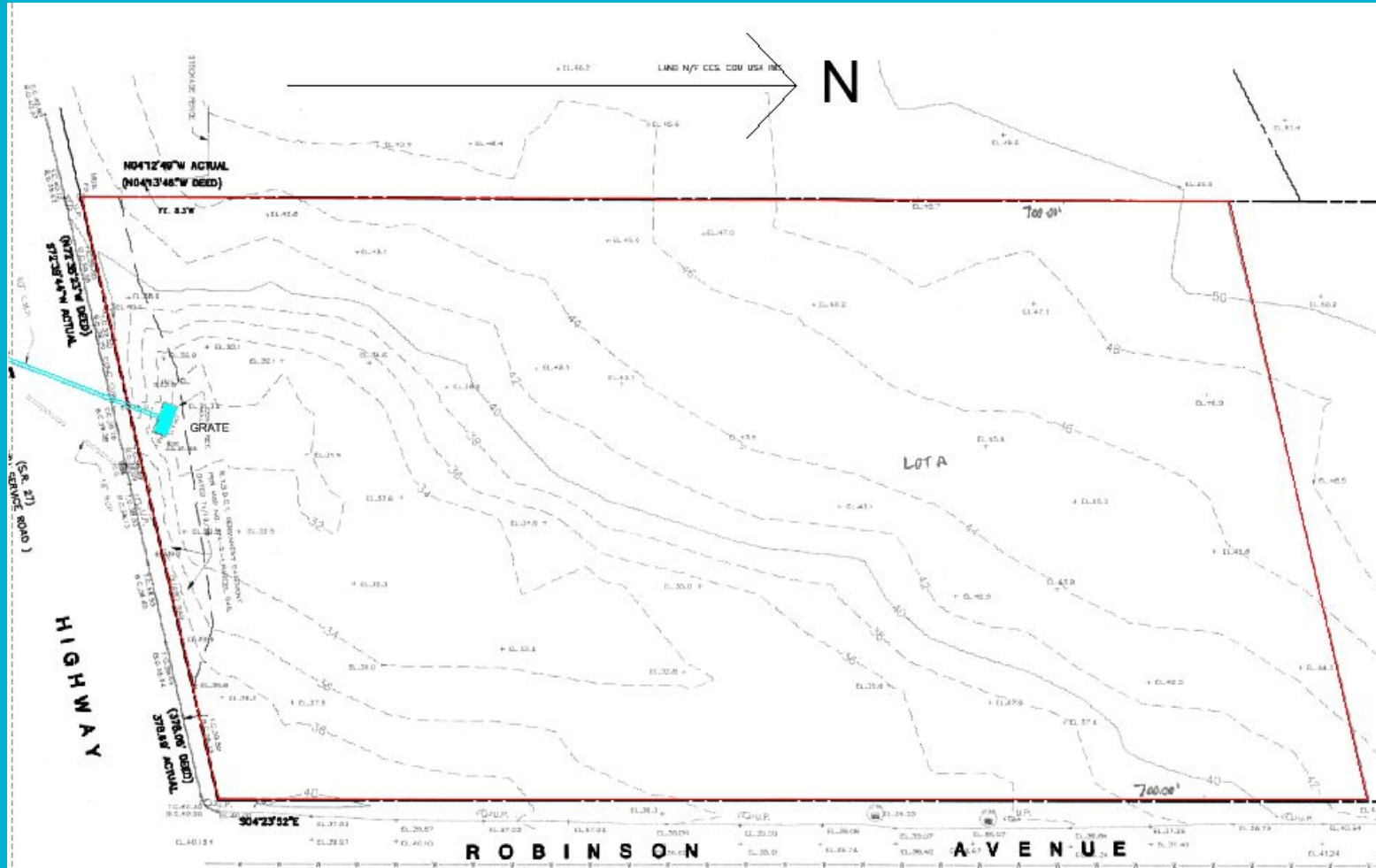
ZONING DATA		
ZONE: BUSINESS 1		
APPLICANT		
APPLICANT	FARMINGDALE STATE COLLEGE	
BULK REQUIREMENTS		
REQUIREMENTS	ZONE: BUSINESS 1	PROPOSED
MIN: LOT AREA	7500 SF	264387.71
MIN: FRONT YARD	25'	104'-4"
MIN: SIDE YARD	10'/20' BOTH	38'-5"/ 95'-5"
MIN: REAR YARD	10'	292'-2"
MAX: BUILDING HEIGHT	35'	14'
MAX F.A.R.	0.4	0.05
MIN: TOTAL LANDSCAPE AREA	20%	55.9%(147676.01 SF)
MIN: LANDSCAPE AREA @ FRONT YARD	10%	21% (55567.31 SF)
PARKING REQUIREMENTS		
PARKING CALCULATIONS		
RESTAURANTS/BAR	1 STALL/100 SF OF GFA	10,800 SF /100 =108
OUTDOOR RETAIL	1 STALL/ 200 SF OF GFA	1,200 SF /200= 6
PROVIDE	108+6=114 (+4 ADA PARKING DUE TO CODE)	

Land Development and Project Outline Information

Include:

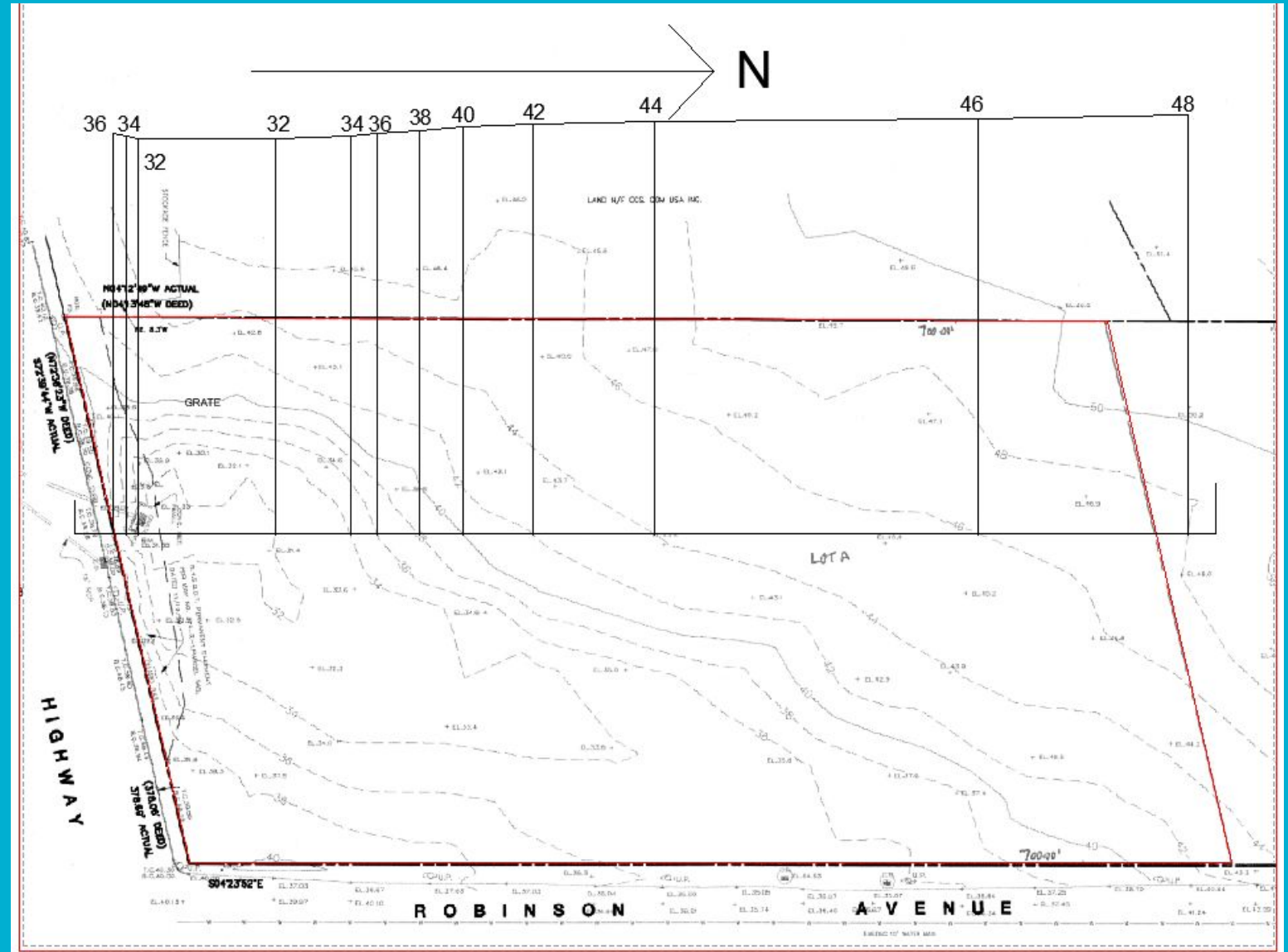
- The water table is 11' below finish grade
- 100 parking spaces with an additional 4 ADA parking is required
- Berm is required to be minimum of 3" high between parking and the public thoroughfare
- 20 % of the lot must be cover, with half of the (10%) be in the front yard
- Minimum width for drive-thur is 15' with a minimum of 12 standard size car waiting on queue for the drive-thur
- Walkways must connect from all buildings to the sidewalk on the public road
- A dumpster enclosure is required with gate were it is not visible by the public's eye
- If the site requires a loading dock, they are not to be visible by the public
- Set back is either 60' or 100' must ask professor for clarity)

Topography & Infrastructure



Site Section

EXISTING SITE PLAN
NTS



Prevailing Winds & Sun Positioning

Summer Solstice



Winter Solstice



Floodplain Info:

This site is on the same road as our site and so we can assume the risk are the same for the area.

427 ROBINSON AVE, EAST PATCHOGUE, NEW YORK 11772

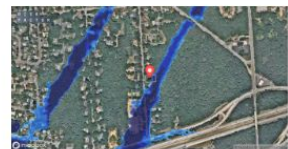
This property has risk from 3 of 4 environmental factors



1^{no} Minimal FLOOD FACTOR

Based on this property's projected likelihood and depth of flooding reaching the building, it has a **Minimal Flood Factor®**.

[View flood report](#)



Water to building

0 ft
This year

0 ft
In 30 years

2^{no} Minor FIRE FACTOR

Based on this property's distance to wildfire risk areas and burnable vegetation, it has a **Minor Fire Factor®**. Wildfire risks are also increasing as weather patterns change.

[View fire report](#)



Likelihood of being in a wildfire

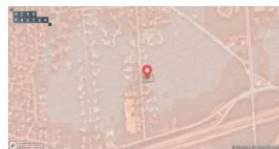
<0.01 %
This year

<0.01 %
In 30 years

4^{no} Moderate HEAT FACTOR

Based on the current and future temperature and humidity in the area and at this specific location, this property has a **Moderate Heat Factor®**.

[View heat report](#)



Total days above 93°F

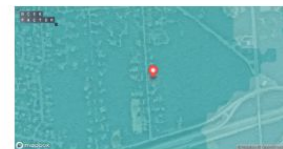
7
This year

16
In 30 years

6^{no} Major WIND FACTOR

Based on the likelihood and speed of hurricane, tornado, or severe storm winds reaching this property, it has a **Major Wind Factor™**.

[View wind report](#)

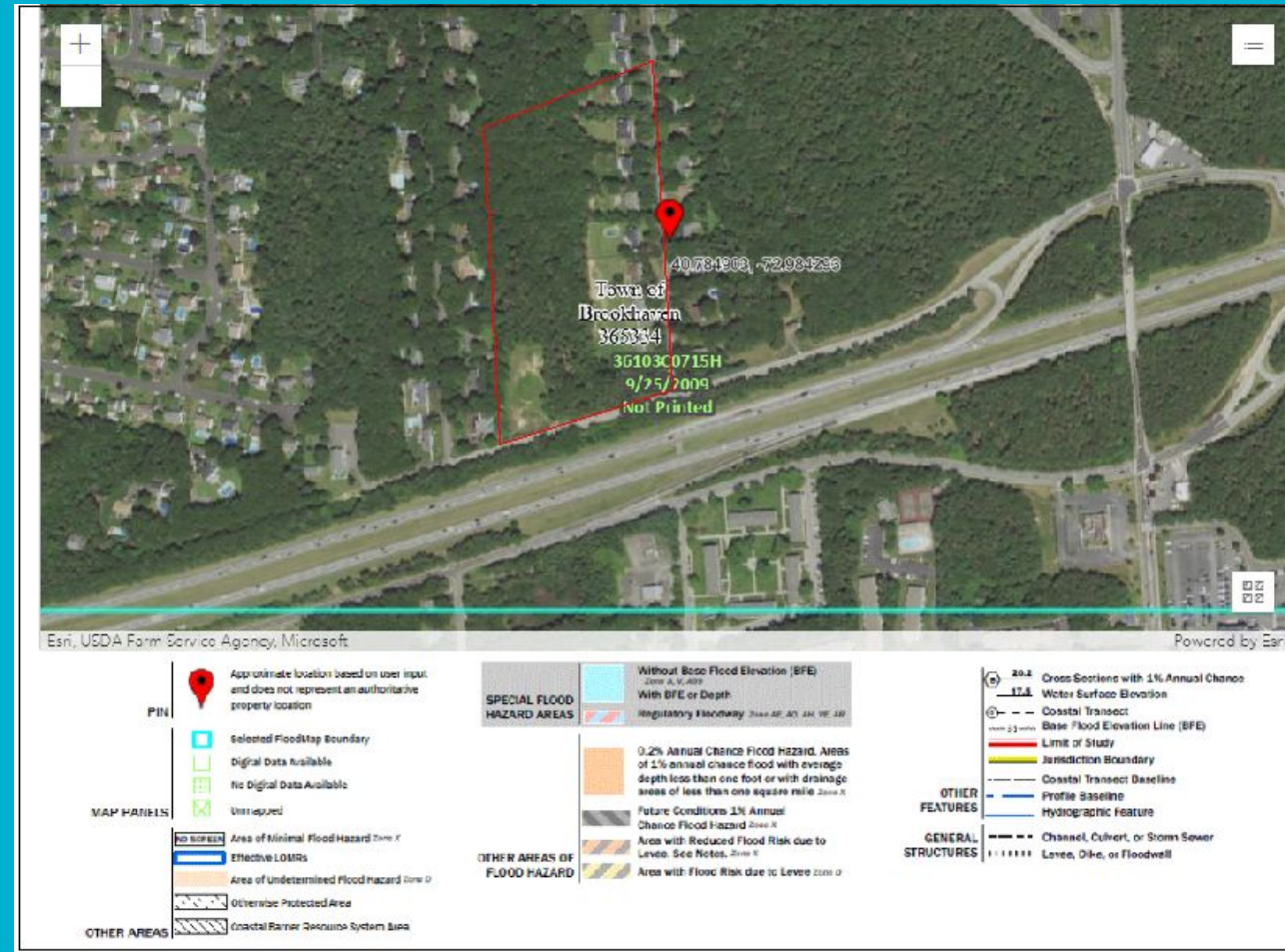


3-second max wind gust speed

97 mph
This year

106 mph
In 30 years

<https://fontanarchitecture.com/base-flood-elevation-design-flood-elevation/>



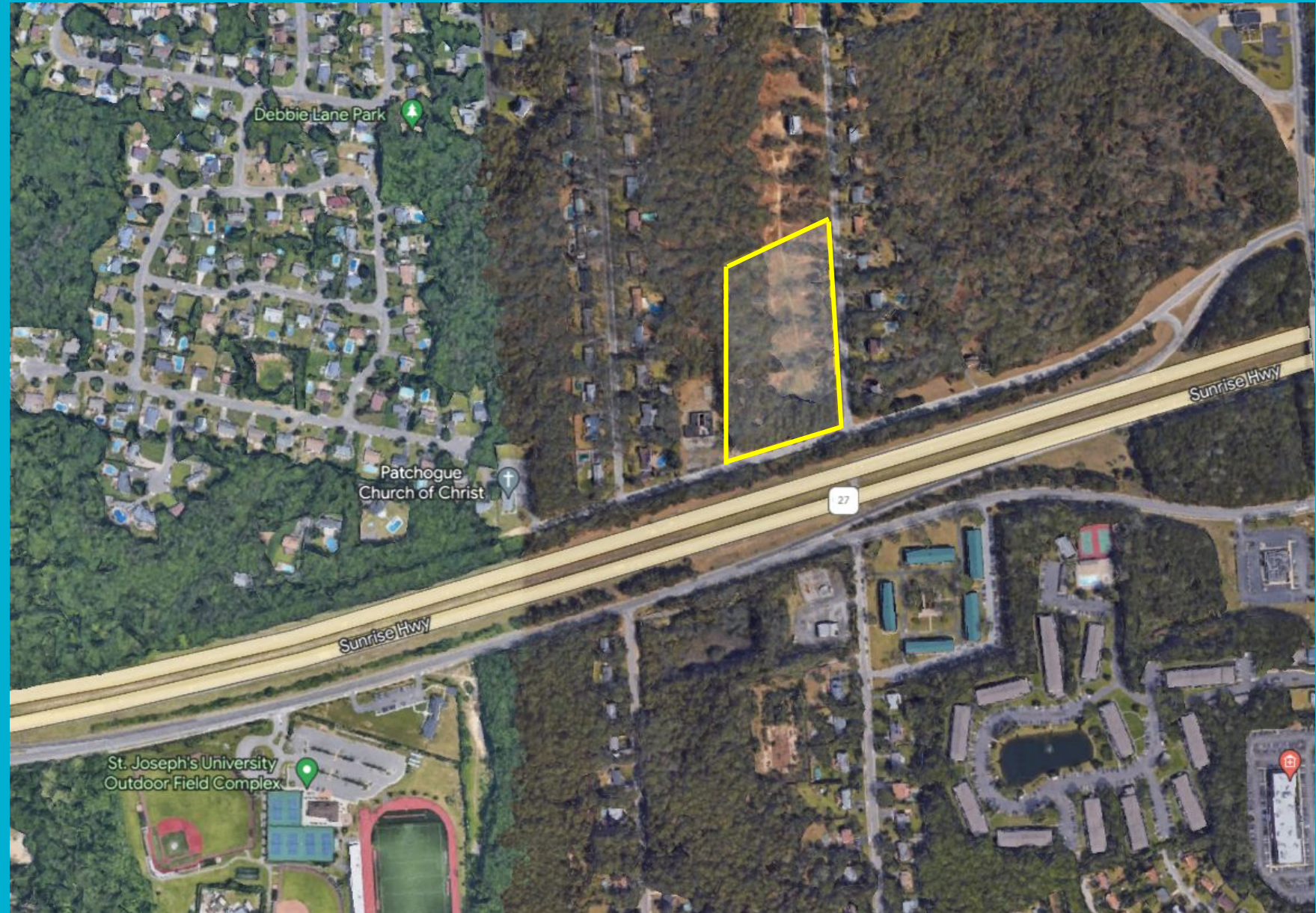
<https://msc.fema.gov/portal/search?AddressQuery=2350%20Broadhollow%20road%2C%20farmingdale%20ny>

Environmental

- FOLLOW BASE FLOOD ELEVATION AND DESIGN FLOOD ELEVATION PER ZONING/CODES
- FULFILL SEQRA REVIEW
- ACCOMMODATE FOR 100-YR OR 500-YR FLOOD REQUIREMENTS
- HEAT, HIGH HUMIDITY, AND WIND ADVISORY
- PLACE BUFFERS CLOSEST TO HIGHWAY TO MITIGATE SOUND AND LIGHT POLLUTION

Context

- RESIDENTIAL AREA ON NORTH, WEST, AND EASTERN SIDES OF SITE
- CHURCH, PARK, AND ATHLETIC FIELD OF COLLEGE CAMPUS ARE WEST OF SITE
- SOUTHEAST IS A PLAZA OF MEDICAL FACILITIES AND A HOSPITAL AS WELL
- ALONG WITH N. SERVICE ROAD, THERE IS SUNRISE HWY ATTACHED TO THE SOUTH SIDE OF THE SITE
- JUST EAST IS A SMALL, UNTOUCHED FOREST
- WITHIN WALKING DISTANCE (20-30 MIN) OF AN ELEMENTARY AND MIDDLE SCHOOL
- 5 MIN DRIVE FROM SHOPPING PLAZA



VIEWS

