



Zoning Table
 Village of Islandia Zone District MF w/ Other Classification
 Use = Mixed Age Residential Owner - Occupied Condominium
 Assumes Schley Place Right Of Way Transferred To Applicant As Shown
 Total Site Area = 453,817.5 sf = 10.41 Acres
 Proposed Density = 72 Units / 10.41 Acres = 6.9 Units / Acre

	Allowed / Required	Proposed
Minimum plot area (square feet)	20,000	453,817.5
Minimum plot width (feet)	100	764.87
Maximum height of buildings (stories / ft)	2 / 35	2 / 35
Minimum front yard depth (feet)	25	45
Minimum side yard width (feet)	15	25
Minimum rear yard depth (feet)	25	25
Maximum floor area ratio (FAR)	0.35	0.378
Parking (1.75 / unit + 1 for each bedroom > 2)	151	151
Note : 25 units w/ 3 bedrooms 47 units w/ 2 bedrooms		
Community building parking (1 / 200 sf)	19	19

Floor Area Ratio Calculations

End Units GFA	= 2,330 sq. ft. x 26 Units	= 60,580 sq. ft.
Interior Units 1/2 B GFA	= 2,250 sq. ft. x 23 Units	= 51,750 sq. ft.
Interior Units 1/2 C GFA	= 2,400 sq. ft. x 23 Units	= 55,200 sq. ft.
Clubhouse (50x75) GFA	= 3,750 sq. ft. x 1	= 3,750 sq. ft.
Chromaglass system control bldg.		= 300 sq. ft.
Total GFA		= 171,580 sq. ft.

F.A.R. = 171,580 sf / 453,817.5 sf = 0.378 (0.35 permitted) Variance required.

SCTM : 504-17-03-07&08

REVNO	DATE	DESCRIPTION
DRAWING NAME		
Alternate Layout Plan Entrance Location At Schley Place		
PROJECT		
The Preserve at Islandia Site Plan		
APPLICANT		
Islandia Partners LLC 399 West John Street Hicksville, New York 11801		
PREPARED BY		
R&W / Engineers, P.C. 132 East Main Street, Bay Shore, New York 11706 Ph (631) 969-8535 Fax (631) 969-8518		
SCALE	DESIGN BY	PROJECT NO.
1"=40'	MLW	ip101
DRAWN BY	CHECKED BY	DATE
MLW	LAR	NOV. 2007
SIGNED:		ALT1.0