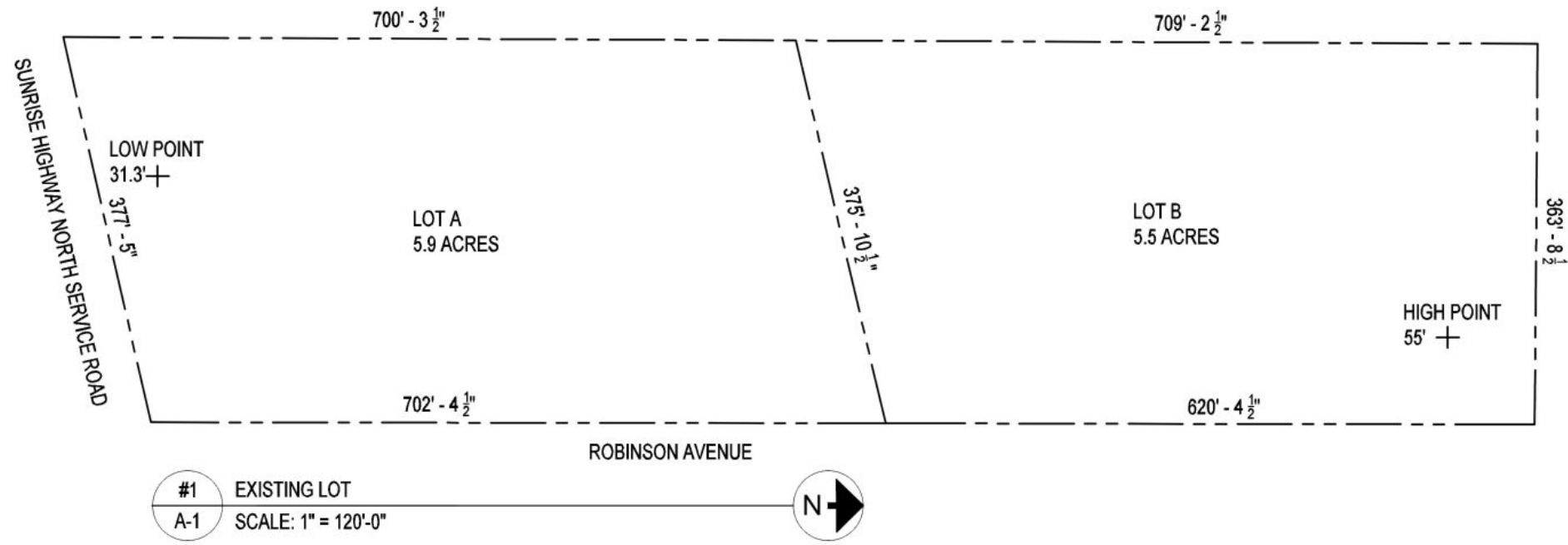


SITE ANALYSIS OF 406 ROBINSON AVENUE, EAST PATCHOGUE, NY

PHILIP ODD & STEVEN BERG
SIDE DESIGN AND CONSTRUCTION
ARC 364
SUMMER 2025
PROFESSOR LOPICCOLO

LOT SIZE



ZONING INFORMATION

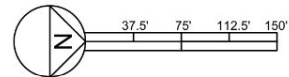
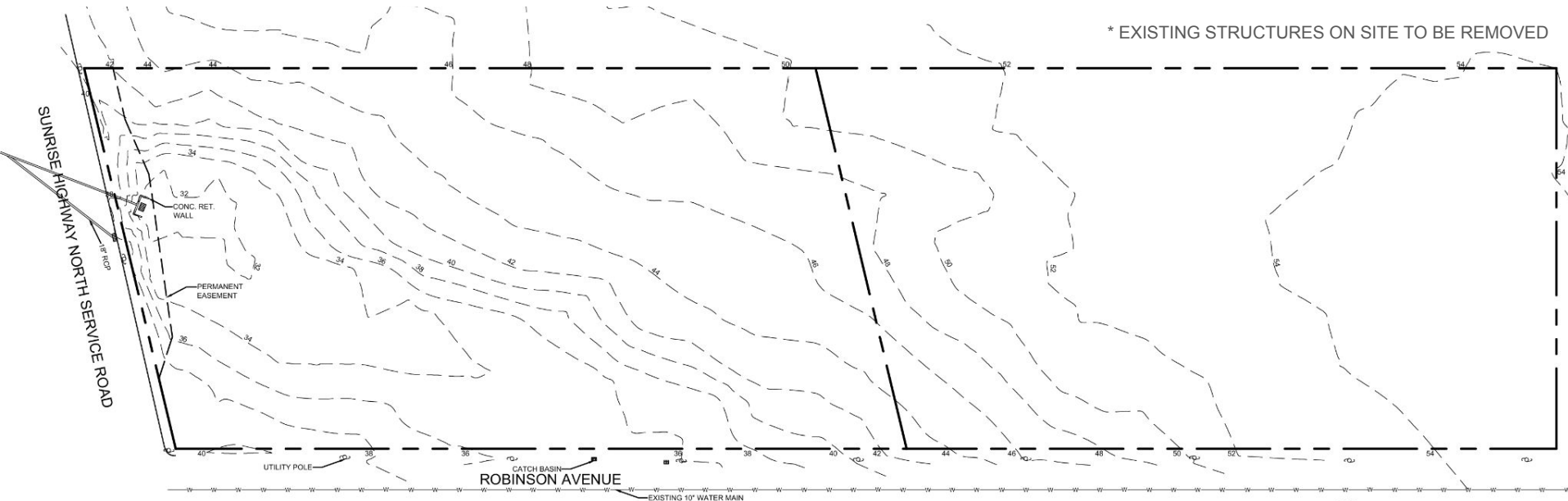
BULK REQUIREMENTS		
REQUIREMENT	BUS. DISTRICT 1	PROPOSED
MIN LOT AREA	7,500 SF	
MIN. FRONT YARD	25 FT - MAYBE 40	FOR A B/C OF HIGHWAY?*
MIN. SIDE YARD	10 FT	
MIN. REAR YARD	10 FT	
MAX BLDG. HEIGHT	35FT	
MAX. F.A.R.	0.40	
MIN. LANDSCAPE	20% (10% FRONT)	
PARKING		
MIN. STALL SIZE: 9'X19' REQ		
MIN. AISLE WIEDTH: 24' REQ		
LOCATED: MIN. 8'-0" FROM PROP. LINES		
MIN. 3' HIGH LANDSCAPED BERM BETWEEN PARKING AND PUBLIC THOROUGHFARES		

LAND DEVELOPMENT AND PROJECT OUTLINE INFORMATION

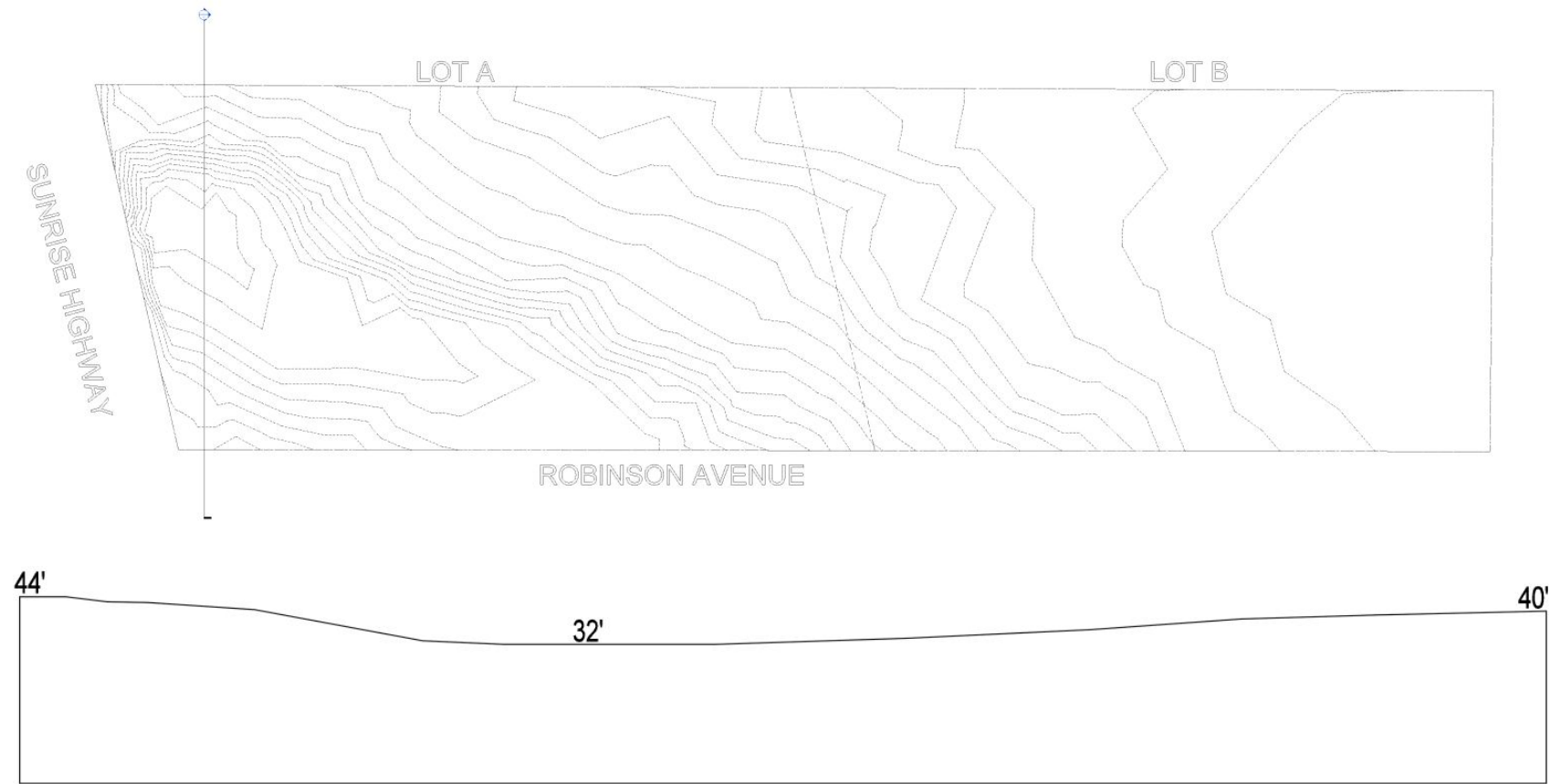
DEVELOPMENT & OUTLINE
WATER TABLE: 11'
REQ. PARKING SPACES:
REQ. ADA SPACES:
BERM REQUIREMENT: 3' HIGH
MIN. 20% LANDSCAPING (10% FRONT YARD)
STREET TREES: 20'-0" O.C. ALONG ROAD FRONTAGE
USE 25'-0" BUFFER FOR NEIGHBORING RESIDENTIAL AREAS
FIRE DEPT. ACCESS: 23' PARKING LOT AISLES
DRIVE THROUGH REQUIREMENTS: ENTER/EXIT FROM PARKING LOT, SEPARATE FROM PARKING AISLES, 15'-0" WIDE, LENGTH TO HOLD MINIMUM OF 12 STANDARD SIZED CARS, NEED EMERGENCY EXIT, WALKWAY CONNECTIONS
DUMPSTER REQUIRES ENCLOSURE TO HIDE FROM PUBLIC
LOADING DOCKS MUST BE HIDDEN FROM PUBLIC

TOPOGRAPHY & INFRASTRUCTURE

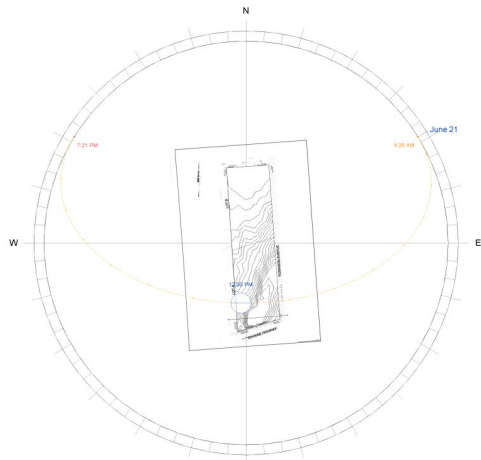
- NO SEWER CONNECTION
- EXISTING 10" WATER MAIN EAST ON ROBINSON AVENUE
- EXISTING UTILITY POLES SURROUNDING SOUTH AND EAST OF SITE
- EXISTING CATCH BASINS AND 18" RCP PIPES FOR DRAINAGE AWAY FROM SITE
- EXISTING CONCRETE RETENTION WALL ON LOW POINT OF SITE (SOUTH)*
- EXISTING CURB



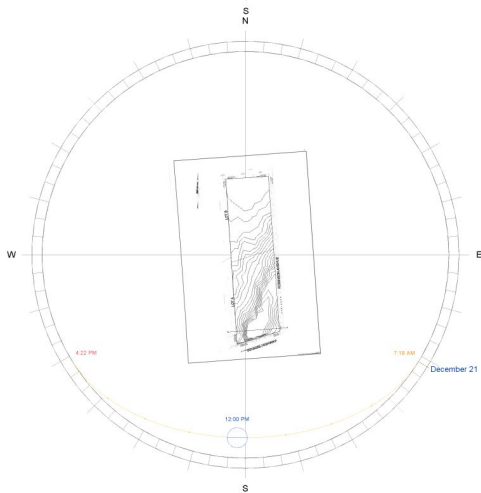
SITE SECTION



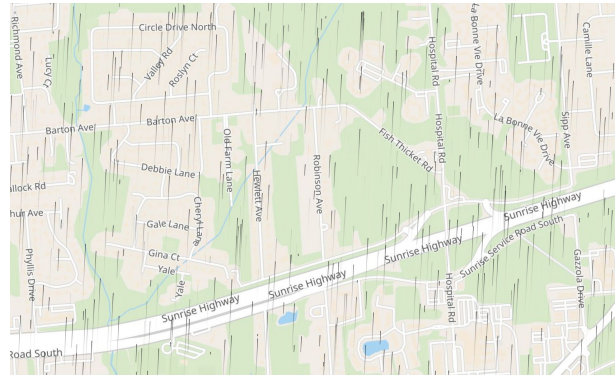
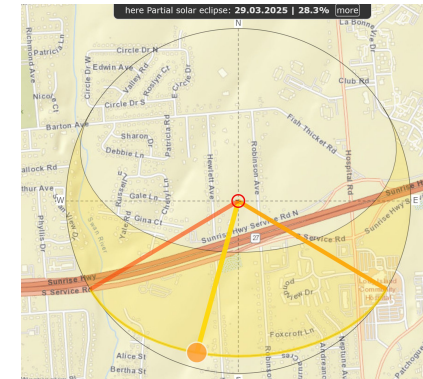
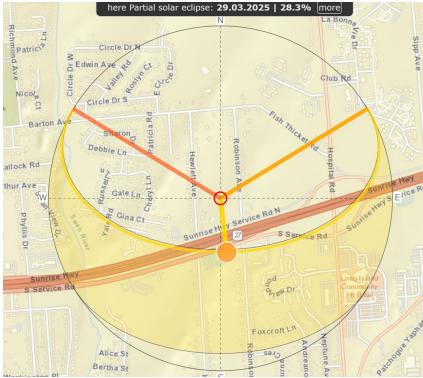
PREVAILING WINDS & SUN POSITIONING



Summer Solstice



Winter Solstice



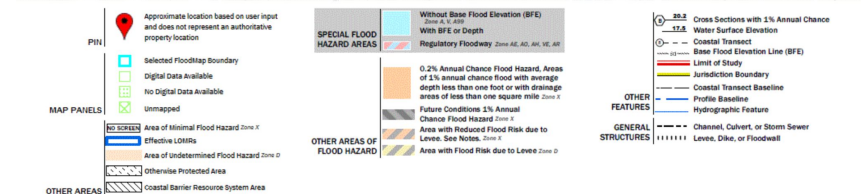
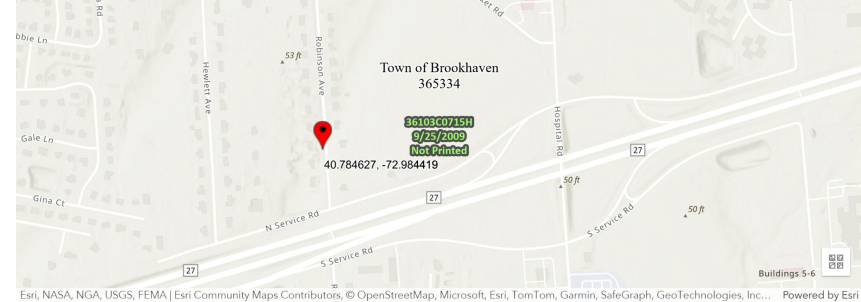
Prevailing Winds

This site is almost directly running North to South. With the sun being in the Southern Hemisphere, Lot A will be exposed to most of that light on the face of Sunrise Highway.

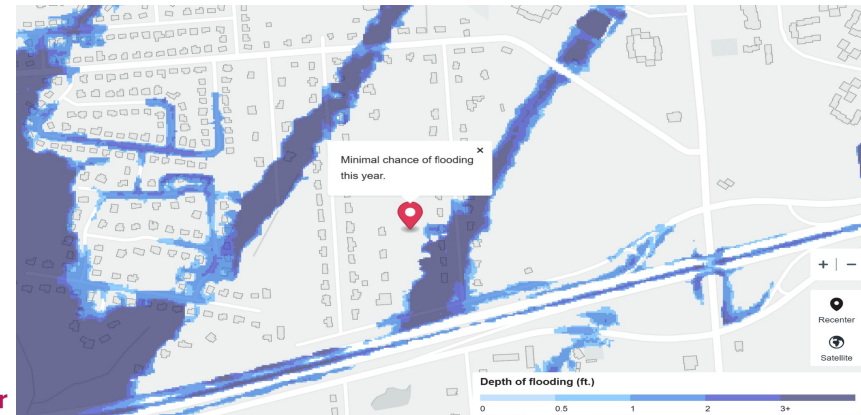
FLOODPLAIN INFO

THE SITE HAS LITTLE TO NO FEAR OF COASTAL FLOODING AS IT IS LOCATED AT ITS LOWEST POINT AT 31.33' ABOVE SEA LEVEL AND IS NEARLY 2.5 MILES AWAY FROM THE NEAREST LARGE BODY OF WATER (GREAT SOUTH BAY) AND ROUGHLY A MILE AWAY FROM SWAN LAKE AND ITS ASSOCIATED CANAL. THAT BEING SAID, THE SOUTHERN EDGE OF THE SITE IS SUSCEPTIBLE TO HEAVY RAIN FLOODING AND POOLING DUE TO ITS LOW LYING NATURE AS COMPARED TO THE SITE AND THE SURROUNDING AREAS.

- SUNRISE HWY N. SERVICE RD HAS CATCH BASINS ALONG SITE
- RUNOFF FROM SUNRISE HWY AND ITS N. SERVICE ROAD CAN AFFECT SITE DURING TIMES OF HEAVY RAIN
- ON SITE CATCH BASIN WILL HAVE TO BE REMOVED AND THUS A NEW SOLUTION MUST BE FOUND



<https://msc.fema.gov/portal/search?AddressQuery=406%20ROBINSON%20AVENUE%2C%20EAST%20PATCHOGUE%2C%20NY>



https://firststreet.org/property/a-property-in-new-york/365080500_fsid/0/maps/flood#current-future

6/10 Flood Factor 2/10 Fire Factor 8/10 Wind Factor 3/10 Air Factor 4/10 Heat Factor

1/10 Flood Factor 3/10 Fire Factor 8/10 Wind Factor 3/10 Air Factor 4/10 Heat Factor

ENVIRONMENTAL

THE SITE IS NOT LOCATED ON OR NEAR ANY BODIES OF WATER. THIS MEANS BY THE LAWS DEFINED IN THE DEC THERE ARE NOT MANY ENVIRONMENTAL REGULATIONS SPECIFIC FOR OUR SITE. THIS BEING SAID, THE TOWN OF ISLIP DOES IN FACT HAVE A STRICT CODE FOR MANAGING AND COLLECTING WASTE, RUNOFF, AND RECYCLING.

CONTEXT

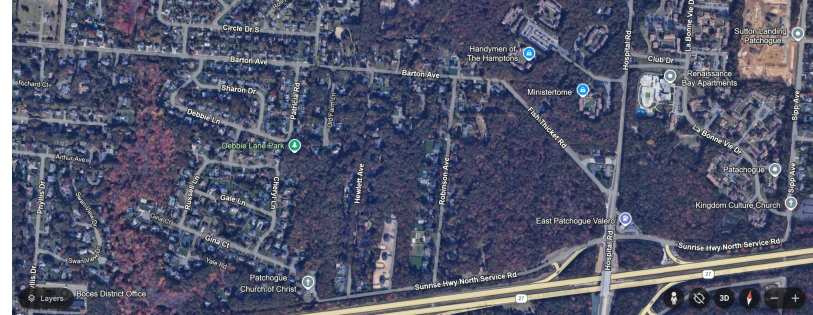
- SURROUNDING AREA IS BEING DEVELOPED INTO 2 STORY SINGLE FAMILY HOUSING
- SURROUNDING AREAS NEW CONSTRUCTION DOES NOT REMOVE HIGH PERCENTAGE OF TREES
- NOT ON A MAIN ROAD
- NOT VISIBLE FROM SUNRISE HWY
- RELATIVELY DEEP NEIGHBORING HOUSEHOLD SETBACKS (ROUGHLY 50'-100')
- MOST NEW CONSTRUCTION IS RESIDENTIAL
- NEIGHBORING SITE WAS GENTLEMANS CLUB THAT BURNT DOWN

Brookhaven Demolishes "Zombie Strip Club" Abandoned After 2003 Fire in East Patchogue Residential Neighborhood
 posted on 4/20/2015 4:31:30 PM
 April 20, 2015

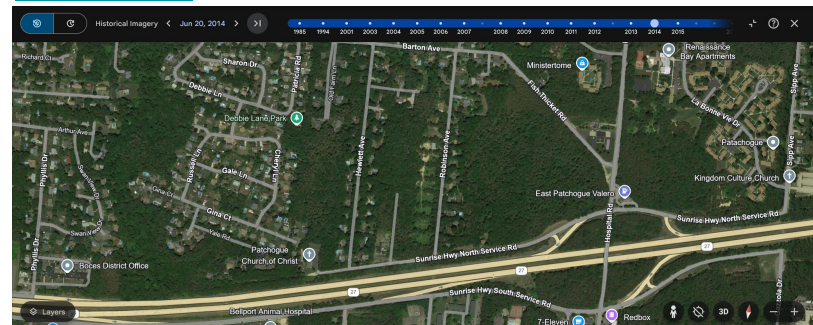


Farmingville, NY - On Monday, April 20, Supervisor Ed Romaine (left) and Councilman Neil Foley (right) were on hand to oversee the demolition of the long vacant, condemned building located at 435 Sunrise Highway North Service Road in Patchogue. The structure, which was built in 1966, has been the location of a number of businesses, including the Cavalier Club, a restaurant, a gym/athletic club and Billy Dean's adult entertainment club. It had been vacant before being gutted by a fire in 2003. Over the years the structure has deteriorated and been severely vandalized. The Town Board approved the demolition at a public hearing on March 26.

<https://www.brookhavenny.gov/DocumentCenter/View/6327/2015-04-20-Brookhaven-Demolishes--Zombie-Strip-Club--A-bandoned-After-2003-Fire-in-East-Patchogue-Residential-Neighborhood-PDF>



[CIRCA 10/27/2023](#)

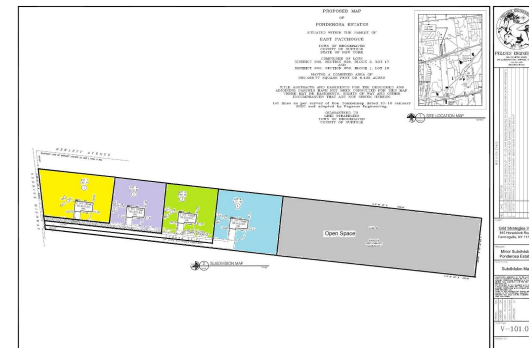


[CIRCA 6/20/2014 \(GOOGLE EARTH HISTORY\)](#)

[NEIGHBORING NEW CONSTRUCTION](#)

NOTE: NEW RESIDENTIAL IN THE AREA GOES FOR ~\$700K-\$900K WHILE EXISTING GOES FOR \$600K-\$700K

[ZILLOW](#)



VIEWS



SOUTH WEST VIEW AT ROBINSON AVENUE FROM NEIGHBORING PROPERTY
CIRCA APRIL 2012



NORTH WEST VIEW FROM INTERSECTION AT ROBINSON & SUNRISE HWY N.
SERVICE RD. CIRCA APRIL 2012



NORTH EAST VIEW AT SUNRISE HWY N. SERVICE RD FROM NEIGHBORING
ABANDONED PROPERTY CIRCA APRIL 2012



NORTH VIEW FROM INTERSECTION AT ROBINSON & SUNRISE HWY N.
SERVICE RD. CIRCA APRIL 2012

- IF USING SITE INFO FROM TIME POST 2016 RESIDENTIAL HOUSES EXIST ON NEIGHBORING SITE AND ASSIGNED SITE
- AFTER 2008 A FAILED HOUSING PROJECT REMOVED ONLY TREES ON SITE

https://earth.google.com/web/search/406+Robinson+Avenue,+East+Patchogue,+NY/@40.78321595,-72.984343,14.48801041a,0d,60y,350.66586264h,85t,0r/data=CiwiJgokCfusdlbCZURAESQy40tTYkRAGR5qfvXoPFLAifVh_s0yQVLAQgIIASiaChZrTHFONDZ2QlpqYkIlZ1hlU1VUeIR3EAI6AwoBMEICCAKDKj_8BEAA