

Farmingdale State College

Site Report  
Project #3

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The site provided for the proposed apartment complex project is located in Brentwood, which belongs to the Town of Islip. Any information that this project will be based on will come from their planning board. This project will provide the train station in Brentwood to be highlighted by a major structure. Its location provides it with some importance as well as convenience for future residence.

The first aspect to look at is zoning; it is currently zoned as IND1. This means only Manufacturing, Wholesaling (Indoors) structures can be built on this property. In fact, much of the surrounding area is zoned, and has standing Industrial structures. So, it is very typical that such property be zoned for Industrial use. In order to get an apartment complex built on this land a complete application would be needed for a change of Zone. The requested zoning would be CA. This would allow for Apartments, Apartment Houses, or Garden Apartments, Attached Single Family Dwellings, and Detached Single Family Dwellings. Clearly an Apartment Complex would be legal after the change in Zone.



Based on the approval of the change in Zoning certain rules would apply when it comes to the structure itself, parking, and landscape. All this information comes from the Town of Islip, NY Use District Regulations: Residence CA District. A major criteria is that the site has convenient access to a public transportation system. This site is right across from the LIRR Brentwood Train Station, allowing it to be great for commuters.

Specifically regarding the building the height must be either 35 feet high, or two stories, any higher would be violating the code unless the Town Board grants additional height. If an accessory building is built, it can't go over 18 feet in height. The FAR must be 0.20, and the site is 10.12 Acres. The code states that for apartments the maximum amount of dwellings on one acre is nine. 10% of these dwellings must be affordable housing. The apartments will be a mix of studio apartments, two bedrooms, and three bedroom apartments. Since there's no specific client as the target, the best way to break up the complex would be broken up into 3 groups, the exact number for all three types of apartments. All apartments will have an entry from the lobby or hallway.



The outer part of the site will not have any parking in the front according to code. All the parking will be in the back. Within the parking lot every 30 feet should be a tree according to code to allow some greenery throughout the parking lot. Since no parking will be available in the front it will completely be filled with landscape. All sidewalks will be handicapped accessible, most likely being five feet wide. By code 20% of the site must be left for natural, buffer, or open space purposes. With the current site available for this project the natural buffer would be 2 acres. Specific to The Town Islip every apartment complex must also include a portion of land dedicated to park purposes. It isn't a major portion of the site but it is vital. The percentage is five percent. That makes up .5 acres of the site. Another 10 percent can be left for the parking lot.



With all the site considerations the space left for the dwellings allows for 63 apartments. This is based on the code stating nine dwellings per acre. The parking lot will be based on this number. If the type of apartments is split evenly, 21 of each type, then there would be 147 regular parking spots. This would lead to five handicapped spaces.



The complex will be suited for all types of people, and families. The code applications will allow for a more functional lot. The general area seems very industrial due to the train, as well as surrounding buildings. To help create a barrier between the dwellings and the surrounding environment, landscaping can exceed the minimum allowed by code. Many of the surrounding buildings have curves, and a curved corner design aspect to them. The apartments can have a similar feature to them to help tie them into the industrial scene surrounding them. This can be done by exterior materials changing in color through a curve, or having circular features of the exterior. These features can come about through entrance overhangs or building corners. The other surrounding features included sculptures in front of the entrance as well as glass exterior

walls that can also be added to the apartment complex.



