

SITE PLAN MODIFICATION CONDITIONS (DATED 10/26/2022)

1. A PARKING RELAXATION IS GRANTED AS PART OF THIS APPLICATION FROM 24 STALLS REQUIRED TO 6 STALLS PROVIDED, IF SUBSTANTIATED COMPLAINTS REGARDING SPILLOVER PARKING OR PARKING IN AREAS NOT DESIGNATED FOR PARKING ARE RECEIVED, THE COMMISSIONER OF THE TOWN OF ISLIP PLANNING DEPARTMENT SHALL NOTIFY THE THEN CURRENT PROPERTY OWNER BY CERTIFIED MAIL, TO RECTIFY ANY PARKING PROBLEMS. IF OWNER FAILS TO CORRECT PARKING PROBLEMS AFTER THIRTY (30) DAYS FROM THE DATE OF SUCH MAILING, THE PLANNING BOARD RESERVES THE RIGHT, AFTER DUE PUBLIC HEARING, TO IMPOSE ADDITIONAL SITE PLAN MODIFICATION CONDITIONS INCLUDING, BUT NOT LIMITED TO:

- REQUIRING LEASES FOR ALL USES ON PROPERTY TO STIPULATE THAT EMPLOYEES PARK IN REMOTE AREAS.
- REQUIRING THE ADDITIONAL LEASING OF UNUSED OFFSITE PARKING SPACES AND/OR ADDITIONAL SHARED PARKING AGREEMENTS.
- MODIFYING THE HOURS OF OPERATION TO REDUCE PEAK PARKING DEMANDS.
- SUCH CONDITIONS MUST RELATE TO PARKING USE AND SHALL NOT BE UNREASONABLY IMPOSED. THE OWNER SHALL BE GIVEN THE OPPORTUNITY TO AFFECT THE ABOVE ITEMS OR PREPARE AND IMPLEMENT A SPILLOVER PARKING PLAN FOR PEAK PARKING PERIODS ACCEPTABLE TO THE COMMISSIONER OF PLANNING & DEVELOPMENT PRIOR TO HAVING A PUBLIC HEARING BEFORE THE PLANNING BOARD. THE PLANNING BOARD SHALL BE SOLELY RESPONSIBLE FOR DETERMINATIONS REGARDING PARKING ADEQUACY. NO PARKING SPACE SHALL BE EXCLUSIVE FOR ANY USE OR PURPOSE EXCEPT THOSE DESIGNATED AS HANDICAPPED SPACES.

2. AS MITIGATION FOR THE PARKING RELAXATION, APPLICANT/OWNER AGREES TO ENTER INTO A SHARED PARKING AGREEMENT IN PERPETUITY WITH THE OWNER OF 577 MAIN STREET, ISLIP (SCTIN: 0500-370.00-02.00-048.001) AND 605 MAIN STREET, ISLIP (SCTIN: 0500-370.00-02.00-074.000). THIS SHARED PARKING AGREEMENT SHALL BE PROPERLY RECORDED AT THE SUFFOLK COUNTY CLERK'S OFFICE AND A CERTIFIED COPY SUBMITTED DIRECTLY TO THE TOWN OF ISLIP ENGINEERING DIVISION PRIOR TO ANY SITE PLAN APPROVAL.

3. AS FURTHER MITIGATION FOR THE PARKING RELAXATION, APPLICANT/OWNER AGREES TO ENTER INTO A PERMANENT CROSS-ACCESS EASEMENT AND SHARED PARKING AGREEMENT IN PERPETUITY WITH THE ADJACENT PROPERTY TO THE EAST, 16 WILLOW AVE, ISLIP (SCTIN: 0500-370.00-04.00-048.000). SAID EASEMENT AND AGREEMENT SHALL BE PROPERLY RECORDED AT THE SUFFOLK COUNTY CLERK'S OFFICE AND A CERTIFIED COPY SUBMITTED DIRECTLY TO THE TOWN OF ISLIP ENGINEERING DIVISION PRIOR TO ANY SITE PLAN APPROVAL.

4. A BUFFER RELAXATION IS GRANTED AS PART OF THIS APPLICATION FROM 25 FT. REQUIRED ALONG THE SOUTHERLY PROPERTY LINE TO 5 FT. PROVIDED (SUPPLEMENTED BY THE EXISTING 8 FT. HIGH SOUND ATTENUATING SCREEN WALL), AS SHOWN ON THE SITE PLAN PREPARED BY BARRETT, BONACCI & VAN WEELE, PC, LAST DATED 10-5-22. SAID BUFFER SHALL BE PLANTED WITH MATURE ARBORVITAE, MIN. 8 FT. IN HEIGHT AT TIME OF PLANTING AND SHALL FOLLOW THE APPROPRIATE SPECIES AND SPACING RECOMMENDATIONS AS PER APPENDIX F OF THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THESE PROPOSED PLANTINGS WILL BE REVIEWED AND APPROVED BY THE ENGINEERING DIVISION AS PART OF SITE PLAN REVIEW.

5. A FRONT YARD LANDSCAPING RELAXATION FROM 50% OF THE TOTAL REQUIRED TO APPROX. 17% PROVIDED, AS SHOWN ON THE SITE PLAN PREPARED BY BARRETT, BONACCI & VAN WEELE, PC, LAST DATED 10-5-22. IS DEEMED GRANTED AS PART OF THIS APPLICATION. AN ADDITIONAL TWO STREET TREES SHALL BE PLANTED IN THE FRONT YARD IN LIEU OF THE STANDARD 20' ON CENTER AS NORMALLY REQUIRED.

6. AN OVERALL LANDSCAPING RELAXATION FROM 20% REQUIRED TO APPROX. 17% PROVIDED, AS SHOWN ON THE SITE PLAN PREPARED BY BARRETT, BONACCI & VAN WEELE, PC, LAST DATED 10-5-22, IS DEEMED GRANTED AS PART OF THIS APPLICATION.

7. APPLICANT/OWNER AGREES TO ENTER INTO AN AGREEMENT WITH THE ADJACENT PROPERTY TO THE EAST, 16 WILLOW AVE, ISLIP (SCTIN: 0500-370.00-04.00-048.001), FOR THE SHARED USE OF THE EXISTING REFUSE ENCLOSURE ON THAT PROPERTY.

8. (1) ONE BICYCLE RACK SHALL BE PROVIDED ON SITE. BICYCLE RACK SHALL BE EITHER "POST OR LOOP" OR INVERTED "U" TYPE RACKS. "WAVE" OR "TOASTER" STYLE BICYCLE RACKS SHALL NOT BE DEEMED ACCEPTABLE FOR COMPLIANCE WITH THIS PROVISION.

9. IN LIEU OF PLANTING NEW STREET TREES ON THE PROPERTY AT 20' ON CENTER, THE APPLICANT/OWNER SHALL MAINTAIN A MIN. OF 2 STREET TREES IN THE FRONT YARD (CURRENTLY ONLY 1 EXISTS, WHICH WOULD REQUIRE 1 ADDITIONAL TO BE PLANTED). STREET TREES TO BE MIN. 3-1/2" CALIPER.

10. VEHICULAR ACCESS FROM MAIN STREET (S.R. 27A) SHALL BE ONE-WAY INGRESS ONLY.

11. FINAL SITE PLAN APPROVAL SHALL BE IN SUBSTANTIAL CONFORMANCE TO THE SITE PLAN PRESENTED TO THE PLANNING BOARD, PREPARED BY BARRETT, BONACCI & VAN WEELE, PC, LAST DATED 10-5-22.

12. ALL PLANTINGS AND EXISTING VEGETATION SHALL BE MAINTAINED TO THE SATISFACTION OF THE PLANNING BOARD AND ALL PLANT MATERIAL SHALL BE KEPT IN A HEALTHY WELL-MAINTAINED CONDITION AS SHOWN ON THE APPROVED SITE PLAN. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR THE COST OF THE MAINTENANCE. IF PLANTINGS AND LANDSCAPING ARE NOT MAINTAINED, THE COMMISSIONER OF THE TOWN OF ISLIP PLANNING DEPARTMENT SHALL NOTIFY THE THEN CURRENT PROPERTY OWNER BY CERTIFIED MAIL, TO RECTIFY ANY LANDSCAPING PROBLEMS. IF APPLICANT/OWNER FAILS TO MAINTAIN THE LANDSCAPING AS SO DIRECTED AFTER THIRTY (30) DAYS FROM THE DATE OF SUCH MAILING, THE TOWN OF ISLIP ALSO RESERVES THE RIGHT TO ENTER ONTO THE SUBJECT PARCEL AND COMPLETE THE REQUIRED MAINTENANCE AND ASSESS ALL COSTS ASSOCIATED WITH SAME TO THE APPLICANT/OWNER'S NEXT TAX BILL. THE PLANNING BOARD SHALL BE SOLELY RESPONSIBLE FOR THE DETERMINATION REGARDING ADEQUATE MAINTENANCE.

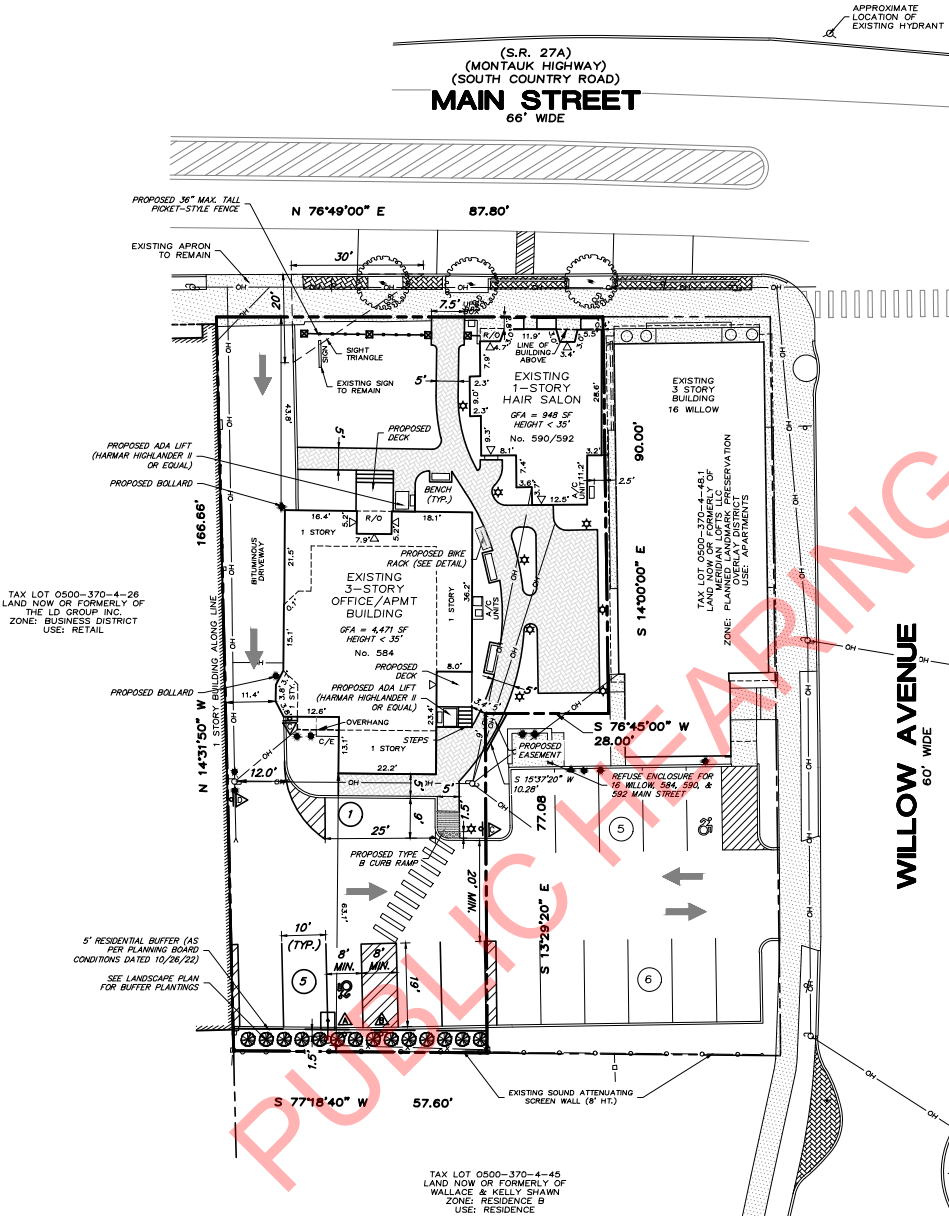
13. THE SUBJECT PROPERTY SHALL ALSO BE KEPT CLEAN OF LITTER AND DEBRIS AT ALL TIMES. THE PLANNING BOARD SHALL BE SOLELY RESPONSIBLE FOR THE DETERMINATION REGARDING ADEQUATE MAINTENANCE AND LITTER CLEAN UP. THE APPLICANT/OWNER SHALL BE SOLELY RESPONSIBLE FOR THE COST OF THE MAINTENANCE AND LITTER CLEAN UP, IF SITE CLEANLINESS IS NOT MAINTAINED, THE COMMISSIONER OF THE TOWN OF ISLIP PLANNING DEPARTMENT SHALL NOTIFY THE THEN CURRENT PROPERTY OWNER BY CERTIFIED MAIL, TO RECTIFY ANY PROBLEMS. IN THE EVENT THE APPLICANT/OWNER FAILS TO CLEAN UP LITTER AND DEBRIS AS SO DIRECTED AFTER THIRTY (30) DAYS FROM THE DATE OF SUCH MAILING, THE TOWN OF ISLIP ALSO RESERVES THE RIGHT TO ENTER ONTO THE SUBJECT PARCEL AND COMPLETE THE REQUIRED MAINTENANCE AND ASSESS ALL COSTS ASSOCIATED WITH SAME TO THE APPLICANT/OWNER'S NEXT TAX BILL.

14. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, ARCHITECTURAL ELEVATION REVIEW AND APPROVAL BY THE PLANNING DIVISION IS REQUIRED.

SHEET LIST

- DIMENSIONAL PLAN
- CONSTRUCTION PLAN
- EROSION & SEDIMENT CONTROL PLAN
- SITE LIGHTING PLAN
- DETAILS
- LANDSCAPE PLAN
- LANDSCAPE CONSTRUCTION DETAILS

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
DROP CURB	[Symbol]	[Symbol]
PAVERS	[Symbol]	[Symbol]
CHAIN LINK FENCE	[Symbol]	[Symbol]
STOCKADE FENCE	[Symbol]	[Symbol]
FENCE (OTHER)	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
NUMBER OF PARKING STALLS	[Symbol]	[Symbol]
HANDICAP PARKING STALL	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
BOLLARD	[Symbol]	[Symbol]
TRAFFIC FLOW	[Symbol]	[Symbol]
BUILDING ENTRANCE	[Symbol]	[Symbol]
LIGHT FIXTURE	[Symbol]	[Symbol]

PARKING CALCULATIONS

PARKING REQUIRED

584 MAIN STREET:
APARTMENT UNITS: 1.75 SPACES/DWELLING UNIT + 1 ADDITIONAL SPACE FOR EACH BEDROOM ABOVE 2 IN EACH UNIT
5 UNITS x 1.75 SPACES/UNIT = 8.75 SPACES

OFFICE SPACE: 1 SPACE/200 SF OF GFA (8 SPACES MINIMUM)
786 SF x 1 SPACE/200 SF = 3.93 SPACES

590/592 MAIN STREET:
HAIR SALON: 1 SPACE/150 SF OF GFA
948 SF x 1 SPACE/150 SF = 6.32 SPACES

HAIR SALON: 1 SPACE/150 SF OF GFA
948 SF x 1 SPACE/150 SF = 6.32 SPACES

TOTAL PARKING REQUIRED

APARTMENT UNITS = 8.75 SPACES
OFFICE SPACE = 8 SPACES
HAIR SALON = 6.32 SPACES
TOTAL = 24 SPACES

PARKING PROVIDED

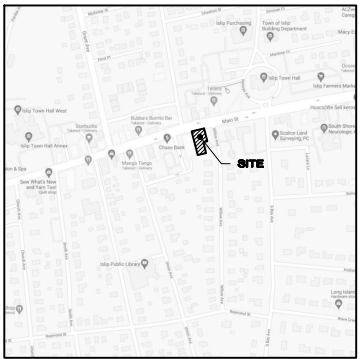
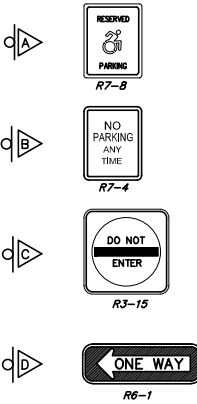
5 STANDARD SPACES
1 ACCESSIBLE SPACE
6 TOTAL SPACES PROVIDED**

**RELAXATION GRANTED AS PER PLANNING BOARD CONDITIONS DATED 10/26/22

NOTES

- THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC LAST DATED APRIL 9, 2021.
- SEE PLANS BY BOULDER PFLUGER ARCHITECTS, P.C. FOR ARCHITECTURAL IMPROVEMENTS TO EXISTING BUILDING (584 MAIN STREET).
- SEE LANDSCAPE PLANS BY RDA LANDSCAPE ARCHITECTURE FOR ADDITIONAL INFORMATION.
- CROSS ACCESS AND REFUSE COLLECTION AGREEMENTS WITH 16 WILLOW IS REQUIRED.

SIGN KEY



KEY MAP

SCALE: 1"=600'

SITE DATA

OWNER/APPLICANT 584 MAIN STREET, LLC
577 MAIN STREET
ISLIP, NY 11751
631-650-9970

SITE AREA 12,343 SF

ZONING GST - GENERAL SERVICE T

EXISTING USE MIXED USE (RESIDENCE/OFFICE/
PERSONAL SERVICE)

PROPOSED USE MIXED USE (RESIDENCE/OFFICE)

NUMBER OF RESIDENTIAL UNITS 5

PER CODE (GST) PROVIDED

MIN. LOT AREA 10,000 SF 12,343 SF

MIN. LOT WIDTH 100' 57.60'

MIN. FRONT YARD SETBACK 25' 43.8'/2.8'

MIN. SIDE YARD SETBACK 10' 11.4'/0.4'

MIN. REAR YARD SETBACK 35' 63.1'

LANDSCAPED AREA 20% (2,468.6 SF) 17.5% (2,167 SF)**

LANDSCAPED AREA IN FRONT YD ... 50% OF TOTAL (1,234.3 SF) 34.2% (844 SF)**

MAX. BUILDING HEIGHT 35'/2.5 STORIES <35'

MAX. FLOOR AREA RATIO 0.25 (3,085.75 SF) 0.44 (5,419 SF)*

1ST FLOOR NON-RETAIL COMMERCIAL SPACE 75% MIN. 36.4% (786 SF/2,158 SF)***

NOTE: PARTIAL BASEMENT LESS THAN 7'-6" (MECHANICAL ONLY)

** EXISTING NON-CONFORMING CONDITION

*** RELAXATION GRANTED AS PER PLANNING BOARD CONDITIONS DATED 10/26/22

*** VARIANCE REQUIRED

GROSS FLOOR AREA

EXISTING BUILDING 584: FIRST FLOOR 2,158 SF (INCL. 786 OFFICE SPACE)
SECOND FLOOR 1,320 SF

EXISTING BUILDING 590/592: THIRD FLOOR 993 SF
FIRST FLOOR 948 SF

TOTAL 5,419 SF

NOTE: PARTIAL BASEMENT LESS THAN 7'-6" (MECHANICAL ONLY)

7/21/23	LZ	TOWN OF ISLIP COMMENTS (6/12/23)
Date	By	Revision
Designed by:	AS	Drafted by: LZ Checked by: AS

BBV Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
t 631.435.1111 f 631.435.1022
www.bbvp.com

Tax Map No.: DISTRICT 500 SECTION 370 BLOCK 4 LOTS 47 & 48.1

THE COTTAGE SUITES
584,590/592 MAIN STREET
16 WILLOW AVENUE
TOWN OF ISLIP SUFFOLK COUNTY, NY

DIMENSIONAL PLAN

SP2022-010
Scale 1"=20' Project No. A210233 Sheet No. 1 of 7
APRIL 25, 2023

