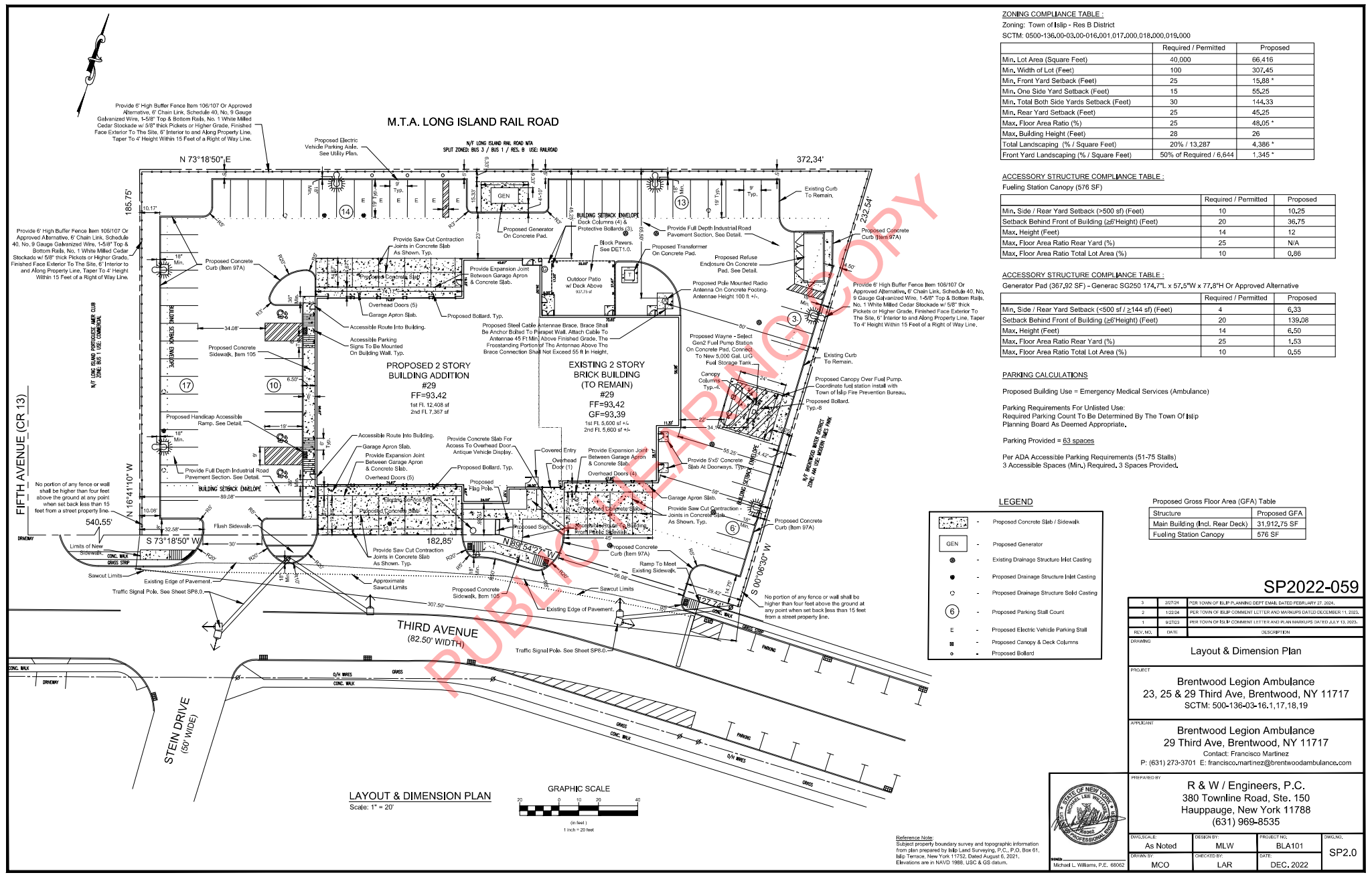


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



ZONING COMPLIANCE TABLE:

Zoning: Town of Islip - Res B District
SCTM: 0500-136-00-03.00-016.001,017.000,018.000,019.000

	Required / Permitted	Proposed
Min. Lot Area (Square Feet)	40,000	66,416
Min. Width of Lot (Feet)	100	307.45
Min. Front Yard Setback (Feet)	25	15.88 *
Min. One Side Yard Setback (Feet)	15	55.25
Min. Total Both Side Yards Setback (Feet)	30	144.33
Min. Rear Yard Setback (Feet)	25	45.25
Max. Floor Area Ratio (%)	25	48.05 *
Max. Building Height (Feet)	28	26
Total Landscaping (% / Square Feet)	20% / 13,287	4,386 *
Front Yard Landscaping (% / Square Feet)	50% of Required / 6,644	1,345 *

ACCESSORY STRUCTURE COMPLIANCE TABLE:

Fueling Station Canopy (576 SF)

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (>500 sf) (Feet)	10	10.25
Setback Behind Front of Building (±6' Height) (Feet)	20	36.75
Max. Height (Feet)	14	12
Max. Floor Area Ratio Rear Yard (%)	25	N/A
Max. Floor Area Ratio Total Lot Area (%)	10	0.86

ACCESSORY STRUCTURE COMPLIANCE TABLE:

Generator Pad (387.92 SF) - Generac SG250 174.7L x 57.5W x 77.8H Or Approved Alternative

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (<500 sf / ≥144 sf) (Feet)	4	6.33
Setback Behind Front of Building (±6' Height) (Feet)	20	139.06
Max. Height (Feet)	14	6.50
Max. Floor Area Ratio Rear Yard (%)	25	1.53
Max. Floor Area Ratio Total Lot Area (%)	10	0.55

PARKING CALCULATIONS

Proposed Building Use = Emergency Medical Services (Ambulance)

Parking Requirements For Unlisted Use:
Required Parking Count To Be Determined By The Town Of Islip Planning Board As Deemed Appropriate.

Parking Provided = 63 spaces

Per ADA Accessible Parking Requirements (51-75 Stalls)
3 Accessible Spaces (Min.) Required, 3 Spaces Provided.

Proposed Gross Floor Area (GFA) Table

Structure	Proposed GFA
Main Building (Incl. Rear Deck)	31,912.75 SF
Fueling Station Canopy	576 SF

SP2022-059

NO.	DATE	DESCRIPTION
1	2/27/24	FOR TOWN OF ISLIP PLANNING DEPT EMAIL DATED FEBRUARY 27, 2024.
2	1/22/24	PER TOWN OF ISLIP COMMENT LETTER AND MEETING DATED DECEMBER 11, 2023.
3	8/27/23	PER TOWN OF ISLIP COMMENT LETTER AND PLAN MARKUPS DATED JULY 13, 2023.

Layout & Dimension Plan

PROJECT
Brentwood Legion Ambulance
23, 25 & 29 Third Ave. Brentwood, NY 11717
SCTM: 500-136-03-16.1,17,18,19

APPLICANT
Brentwood Legion Ambulance
29 Third Ave. Brentwood, NY 11717
Contact: Francisco Martinez
P: (631) 273-3701 E: francisco.martinez@brentwoodambulance.com

PREPARED BY
R & W / Engineers, P.C.
380 Townline Road, Ste. 150
Hauppauge, New York 11788
(631) 969-8535

DRAWN BY
MLW

CHECKED BY
LAR

DATE
DEC, 2022

PROJECT NO.
BLA101

DWG. NO.
SP2.0

SCALE
As Noted

REVISIONS
MCO

APPROVED
Michael L. Williams, P.E. 68062