

S.C.T.M. 0500.24500.0300.047000
RESIDENCE ON PUBLIC WATER

39 BAILY AVENUE, BAY SHORE, NY
S.C.T.M. 0500.24500.0300.048000
RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

S.C.T.M. 0500.24500.0300.038000
RESIDENCE ON PUBLIC WATER

S.C.T.M. 0500.24500.0300.037000
RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

S.C.T.M. 0500.24500.0300.050000
RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

S.C.T.M. 0500.24500.0300.033000
RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

S.C.T.M. 0500.24500.0300.051001
PLACE OF WORSHIP ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

S.C.T.M. 0500.24500.0400.027002
RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

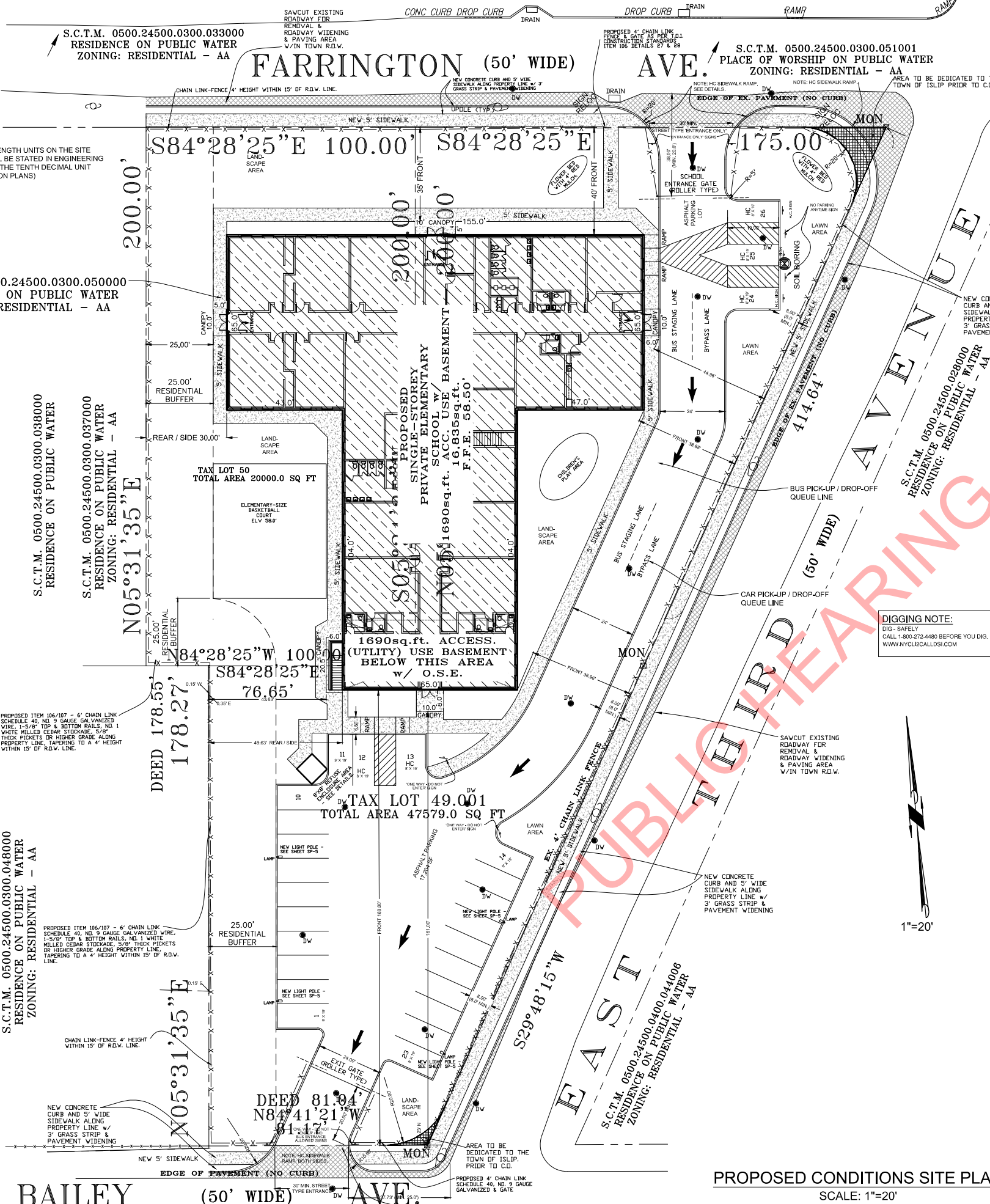
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RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

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RESIDENCE ON PUBLIC WATER
ZONING: RESIDENTIAL - AA

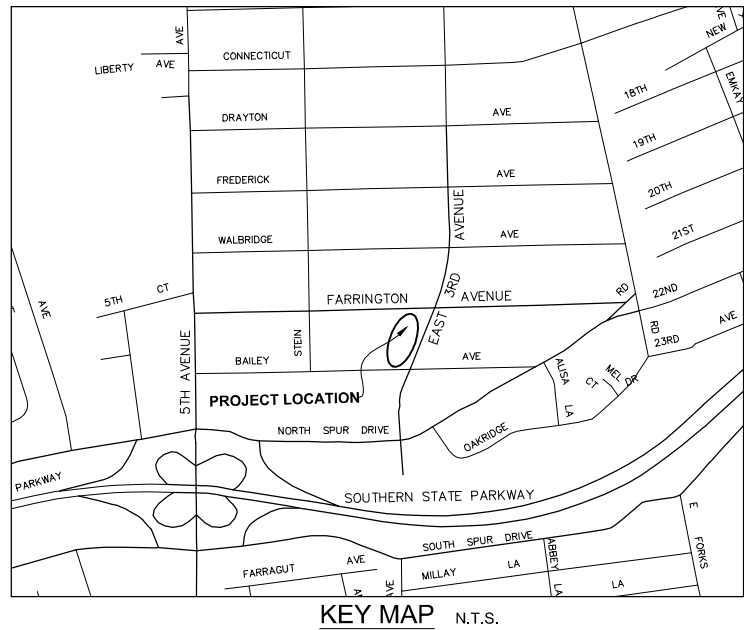
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RESIDENCE ON PUBLIC WATER

S.C.T.M. 0500.24500.0200.064000
RESIDENCE ON PUBLIC WATER

S.C.T.M. 0500.24500.0200.045001
RESIDENCE ON PUBLIC WATER



PROPOSED CONDITIONS SITE PLAN
SCALE: 1"=20'



NOTES:
THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. ALL SETBACKS, DIMENSIONS, LOCATIONS, AND STRUCTURES WERE TAKEN FROM THE SURVEY PREPARED BY: ALPHONSE PESCE, JR., LS 5 CIRCLEDALE LANE, HOLBROOK, NY 11741 DATED: JANUARY 16, 2023. PHONE NO. 631-585-5317
CONSULT A LICENSED SURVEYOR FOR EXACT PROPERTY LINE LOCATIONS.

LEGEND	
	Lamp
	Sign
	Hydrant
	Utility pole
	Sewer line
	Water main
	Overhead electric line
	Gas main
	Underground Fire Water Service
	Underground electric line
	Underground Communications
	Chain link fence
	Elevation
	Street Centerline elevation
	Drop Curb
	Top of curb elevation
	Bottom of curb elevation
	Edge of pavement (no curb)
	Sewer manhole
	Water (DWS) Manhole
	Electric (CON ED) manhole
	Gas valve
	Water valve
	Catch Basin
	Septic Tank
	Grease Trap
	Sanitary Leaching Pool
	Sewer Leaching Pool
	Future Expansion Sewer Leaching Pool
	Drywell
	Soil Boring
	Existing Spot Elevation

PARKING CALCULATIONS (ELEMENTARY SCHOOL):
TABLE OF MINIMUM REQ'D PARKING SPACES, APPENDIX E
TOWN OF ISLIP
(2) Stalls Per Classroom = (10) Classrooms = (20) Stalls Req'd
(Elementary / Junior High School)
Employees: (1) teacher per classroom = (10) teachers
Office Areas = Accessory to Classrooms - No Parking Req'd
Employees: (1) principal, (1) security guard, (1) nurse, (1) bus driver
Total Employees = 10 + 1 + 1 + 1 = 14 Employees
Basement Area = Basement Non-Habitable - No Parking Req'd
TOTAL STALLS REQUIRED = (20)
Total Provided = (21) + (5) ACCESSIBLE = (26) Stalls
NOTE: PARKING CROSS ACCESS EASEMENT EXISTS w/ MASJID DARUL QURAN, INC. 1514 EAST THIRD AVENUE, BAY SHORE, NY SCTM NO. 0500-245-03-051,001

SITE DATA TABLE			
SCTM#: 0500-245-00-03-00-049-001, 050-000			
ZONE: RESIDENCE AA DISTRICT (AA)			
USE: PRIVATE SCHOOL			
TOTAL LOT AREA: 67,579 Sq.Ft. (1.55 ACRES)			
TOTAL BUILDING AREA (GFA): 16,835 Sq.Ft.			
DESCRIPTION	REQUIREMENT/ALLOWED	PROPOSED	
MAXIMUM BUILDING HEIGHT	\$68-49A 35.0 FT	15.33 FT	
	\$68-49A 2.5 ST.		
MAXIMUM FLOOR AREA RATIO (F.A.R.)	\$68-50A 0.25		
MINIMUM LOT AREA	\$68-66B 40,000 SF	67,579 SF	
MINIMUM WIDTH OF LOT	\$68-66A(2) 150.0 FT	81.17 FT	
MINIMUM FRONT YARD SETBACK (PRIMARY-NORTH)	\$68-69C 40.0 FT	35.0 FT	
MINIMUM FRONT YARD SETBACK (PRIMARY-SOUTH)	\$68-69C 40.0 FT	16.0 FT	
MINIMUM FRONT YARD SETBACK (PRIMARY-EAST)	\$68-69C 40.0 FT	38.88 FT	
MINIMUM SIDE YARD SETBACK	\$68-70B 25.0 FT	30.0 FT	

* ZBA WAIVERS REQUIRED
F. A. R. MAXIMUM ALLOWED 25% = 16,895 SF
F. A. R. = 18,891 SF = 28% (INCLUDING 10% ACCESSORY USE ALLOWED)
PROPOSED COVERED AREA:
E. ELEMENTARY SCHOOL BUILDING USE = 16,835 SF
PROPOSED BASEMENT (ACCESSORY USE):
16895 x 10% = 1689.5 = 1,690 SF BASEMENT
PROPOSED OUTDOOR CANOPIES:
= 123 + 50 + 50 + 60 + 80 = 363 SF
PROPOSED TOTAL AREAS:
16,835 + 1,690 + 363 = 18,891

LANDSCAPE REQUIREMENTS
TOTAL LOT AREA: 67,579 sq.ft. (1.55 ACRES)
TOTAL LANDSCAPE AREA ENTIRE SITE: 26,857sq.ft.
TOTAL BUFFER AREA: 9,899sq.ft. (0.227 ACRES)
TOTAL LANDSCAPE AREA MINUS BUFFER AREA: 26,857 - 9899 = 16,958sq.ft.
MIN. LANDSCAPE REQUIRED: 13,515.8 Sq.Ft. (20% OF LOT)
TOTAL PROVIDED (NOT INCLUDING BUFFER AREA): 16,958sq.ft.
16,958 > 13,515.8... OK
FRONT YARD LANDSCAPE AREA (NOT INCLUDING BUFFER AREA): 15,677sq.ft.
MIN. LANDSCAPE REQUIRED IN FRONT YARD: 8,757.9 Sq.Ft. (50% OF REQUIRED)
TOTAL FRONT YARD LANDSCAPE PROVIDED (NOT INCLUDING BUFFER AREA): 15,677sq.ft.



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SHEET NO.: SP-1 2 of 10

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.