

Site Data

SUFFOLK COUNTY TAX MAP: DIST. 0500 - SECT. 187.10 - BLK. 01.00 - LOT 4.002 (3,632,922 SF OR 83.40 ACRES)
DIST. 0500 - SECT. 187.10 - BLK. 01.00 - LOT 4.005 (177,862 SF OR 4.08 ACRES)
AREA OF SITE: 3,810,784 SF (87.48 ACRES)
PROPOSED USE: RESIDENTIAL, MEDICAL OFFICE, RETAIL & RESTAURANTS

Zoning Summary Chart

Owner: Steel Campus LLC And Marcus ISP Apts Holdings LLC As Tenants In Common
999 South Oyster Bay Road
Bethpage, NY 11714
Phone: (516) 465-0000

Applicant: Steel Campus LLC and Marcus ISP Apts Holdings LLC as Tenants in Common
999 South Oyster Bay Road
Bethpage, NY 11714
Phone: (516) 465-0000

Site 1 (4.08 AC) - DIST. 0500-SECT.165.00-BLK. 13.00-LOT 2.50 EXISTING ZONING: PDD-EC

Proposed Use: Retail (Market) ¹/Medical Office

Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	40 ft.	1 Story (<40 ft.)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	15.22%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.15
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	83.3 ft. (To Carleton Ave.)
MINIMUM RESIDENTIAL BUFFER	25 ft.	25.4 ft.
SUBDISTRICT BUFFER FROM CARLETON AVENUE ³	67 ft.	67 ft.

Site 2 (10.33 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Restaurant ¹ / Food Service ¹ / Retail

Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	40 ft.	2 Stories (<40 ft.)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	13.20%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.13
SETBACK FROM CARLETON AVENUE ^{2,4}	150 ft.	83.3 ft. ^{2,5}
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	83.3 ft. (To Carleton Ave.)
MINIMUM RESIDENTIAL BUFFER	25 ft.	0 ft. ⁵

Site 3 (3.74 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Medical Office

Proposed Zoning District: Subdistrict PDD-OFF (Office) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	20,000 sf	3.74 Acres
MINIMUM LOT WIDTH	150 ft.	371.97 ft.
MAXIMUM BUILDING HEIGHT	40 ft.	<40 ft.
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	15%	12.3%
MAXIMUM FLOOR AREA RATIO (F.A.R.) ¹⁰	0.20	0.25 ⁵
SETBACK FROM CARLETON AVENUE	100 ft.	118 ft.
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	118 ft. (To Carleton Ave.)
MIN. RES. SUBDISTRICT BOUNDARY LINE ¹¹	50 ft.	12 ft. ⁵

Site 4 (62.16 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed Use: Rental Apartments

Zoning District: Subdistrict PDD-MF (Residential Multi-Family) (TC#5363 EFFECTIVE JUNE 06, 2021) (NEW TC#XXXX EFF. TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	10.38 Units/Acre (364 Exist. + 281 Prop. Rental Apartments)
MAXIMUM BUILDING HEIGHT	35 ft. ⁷	43.58 ft. - 3 Stories (Prop. Apartment Buildings) ⁵ ±65.4 ft. (Exist. Building 66) ⁸
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	13.49%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.31
SETBACK FROM CARLETON AVENUE	100 ft. min.	55.8 ft. ⁸ (Exist. "Welcome Center" Building No. 68)
SETBACK FROM ALL PUBLIC ROADS	25 ft. min.	91.1 ft. (Prop. Apartment Building to Eastview Dr.)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	40 ft. (Prop. Apartment Buildings)

Site 4a (7.17 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed Use: Condominiums

Zoning District: Subdistrict PDD-SC (Residential Senior Citizen) (TC#TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	11.3 units/acre (81 Condominiums)
MAXIMUM BUILDING HEIGHT	35 ft. ⁷	43.5 ft. - 3 Stories (Prop. Apartment Buildings) ⁵
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	11.92%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.34
SETBACK FROM CARLETON AVENUE	100 ft. min.	1,574 ft. (Prop. Condominium)
SETBACK FROM PUBLIC ROADS	40 ft. min.	101.4 ft. (Prop. Condominium to Eastview Dr.)
SETBACK FROM PRIVATE ROADS	25 ft. min.	1,167 ft. (Prop. Condominium to Road B)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	40 ft. (Prop. Condominiums)

¹PLANNING BOARD SPECIAL PERMIT REQUIRED (668-324-C-2(d)).

PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-C-7(d)).
²ALL BUILDINGS NORTH OF NORTH RESEARCH DRIVE OR SOUTH OF SOUTH RESEARCH DRIVE (WITHIN PDD-RS) SHALL HAVE A MINIMUM BUFFER OF 75 FEET FROM CARLETON AVENUE, FROM NORTH RESEARCH DRIVE AND FROM SOUTH RESEARCH DRIVE, THE ENTIRE EXTENT OF WHICH SHALL BE LANDSCAPED (668-324-C-7(b)).
³ALL BUILDINGS LOCATED BETWEEN NORTH RESEARCH DRIVE AND SOUTH RESEARCH DRIVE SHALL HAVE A MINIMUM SETBACK OF 150 FT FROM CARLETON AVENUE (668-324-C-7(a)).
⁴PLANNING BOARD RELIEF REQUIRED.
⁵OFFICE BUILDINGS MAY BE ERRECTED TO A HEIGHT OF 50 FEET PROVIDED THAT ANY PORTION OF ANY BUILDING IN EXCESS OF 40 FEET IS SET BACK ONE ADDITIONAL FOOT FOR EACH ONE FOOT OF ADDITIONAL HEIGHT BEYOND THE REQUIRED SETBACKS FROM PUBLIC STREETS, PLANNED PUBLIC STREETS OR DISTRICT BOUNDARY LINES (668-324-D-3(b)(1)).
⁶MAXIMUM HEIGHT PERMITTED WITHIN PDD-MF SUBDISTRICT MAY BE INCREASED IN ORDER TO ALLOW FOR THE ADAPTIVE REUSE OF EXISTING STRUCTURES ERRECTED ON OR BEFORE MAY 4, 2000, PURSUANT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD (668-324-E-4).
⁷EXISTING NONCONFORMANCE TO REMAIN.
⁸THE PLANNING BOARD MAY REDUCE OR MODIFY THE WIDTH OF LOT UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-D-5(b)).
⁹THE PLANNING BOARD MAY MODIFY THE LOT AREA AND F.A.R. FOR INDIVIDUAL SITES PROVIDED THAT NO F.A.R. SHALL BE INCREASED BEYOND 0.35 AND FURTHER PROVIDED THE INCREASE IS DEEMED CONSISTENT WITH THE MASTER PLAN (668-324-D-6(c)).
¹⁰THE PLANNING BOARD MAY MODIFY OR REDUCE THE SETBACK REQUIREMENTS OF SUBSECTION D(7)(a)(2) AND (3) ABOVE AND THE MINIMUM BUILDING SEPARATION DISTANCE IN SUBSECTION D(7)(a)(4) OF THIS SUBDIVISION UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-D-7(b)).

Parking Summary Chart

Parking Requirements:

SITE 1						
MARKET-RETAIL (BUILDING A)	19,200 SF	x	1 SPACES	/	150	= 128 SPACES
MEDICAL OFFICE (BUILDING B)	7,563 SF	x	1 SPACES	/	150	= 51 SPACES
SITE 2						
RESTAURANT (BUILDING C)	22,874 SF	x	1 SPACES	/	100	= 229 SPACES
RETAIL (BUILDING D)***	27,200 SF	x	1 SPACES	/	150	= 182 SPACES
FOOD SERVICE (BUILDING E)***	9,067 SF	x	1 SPACES	/	100	= 91 SPACES
SITE 3						
MEDICAL OFFICE (BUILDING F)	40,000 SF	x	1 SPACES	/	150	= 267 SPACES
SITE 4						
RENTAL APARTMENTS	281 UNITS	x	1.75 SPACES	/	1	= 492 SPACES *
EXIST. DEVELOPMENT	364 UNITS	x	1.75 SPACES	/	1	= 645 SPACES
SITE 4a						
CONDOMINIUMS	81 UNITS	x	2 SPACES	/	1	= 162 SPACES
TOTAL PARKING REQUIRED					=	2,249 SPACES

Parking Provided (Site 1)

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	173	-	173
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	6	-	6
TOTAL SPACES			179	-	179

Parking Provided (Site 2)

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	491	-	500
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	11	-	14
TOTAL SPACES			502	-	514

Parking Provided (Site 3)

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	260	-	258
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	7	-	19
TOTAL SPACES			267	-	277

Parking Provided (Site 4)

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided ¹
STANDARD SPACES (PHASE 1)	9 x 19	9 x 19	632	-	885
STANDARD ACCESSIBLE SPACES (PHASE 1)	8 x 19	8 x 19	13	-	51
STANDARD SPACES (PHASE 2)	9 x 19	9 x 19	482	-	570
STANDARD ACCESSIBLE SPACES (PHASE 2)	8 x 19	8 x 18	10	-	30
TOTAL SPACES			1,137	-	1,536

Parking Provided (Site 4a)

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	156	-	171
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	6	-	8
TOTAL SPACES			162	-	179
TOTAL SPACES (PHASES 1 & 2)					2,685

* ASSUMES ONE (1) AND TWO (2) BEDROOM UNITS. ALL UNITS ABOVE 2 BEDROOMS WILL REQUIRE ONE (1) ADDITIONAL SPACE PER BEDROOM (SLDR APPENDIX E).

** WHERE VEHICLES PARK PERPENDICULAR OR AT A RIGHT ANGLE TO BARRIER CURB, PARKING SPACES SHALL BE NINE BY NINETEEN (9 X 19) FEET WITH ASIDE WIDTH OF TWENTY-THREE (23) FEET (SLDR SVH-L-7.1). WHERE VEHICLES PARK PERPENDICULARLY TO OTHER VEHICLES, PARKING LENGTH NOTED ABOVE SHALL BE TWENTY (20) FEET (SLDR SVH-L-7.2). ALL PROPOSED STALLS ARE TO BE SIZED ADEQUATELY.

*** PARKING CALCULATIONS BASED ON 75% RETAIL SPACE AND 25% FOOD SERVICE OF OVERALL SQ. FT.

¹ PROVIDED QUANTITIES ARE A COMBINED TOTAL OF PHASE 1 AND PHASE 2 PARKING STALLS.

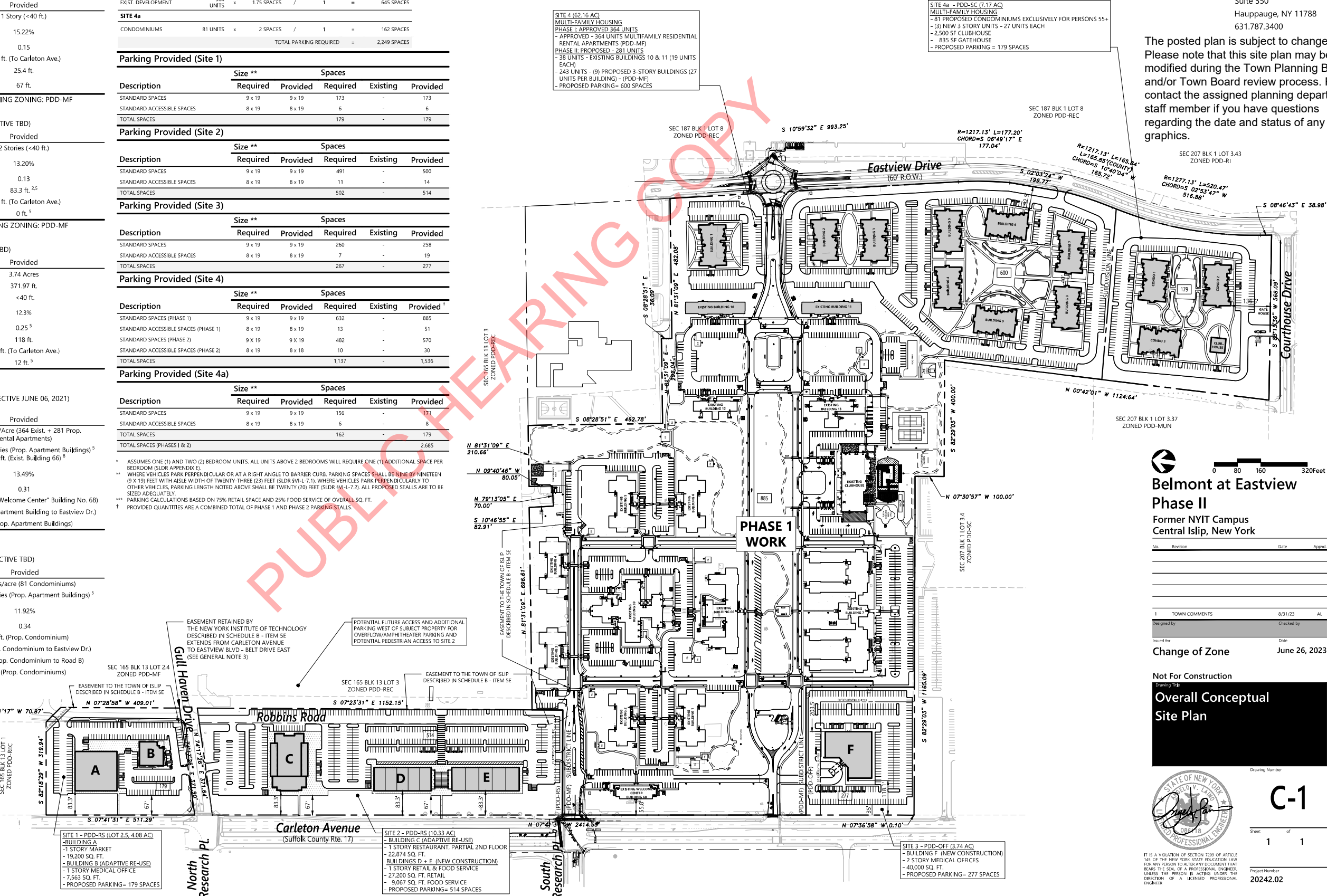
General Notes

- THIS PLAN WAS PREPARED FOR THE CHANGE OF ZONE APPLICATION TO THE TOWN OF ISLIP FOR THE PROPOSED BELMONT AT EASTVIEW PHASE II.
- BASE PLAN: THE PHYSICAL FEATURES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED JANUARY 10, 2018. PROPERTY LINE AND COVENANT INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- EASEMENTS SHOWN REFERENCE ALTA SURVEYS (LOT 2.5 AND P/O LOT 4) PREPARED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED MAY 27, 2021 AND LAST REVISED SEPTEMBER 9, 2021.
- PROPOSED MULTI-FAMILY BUILDINGS BASED ON FLOOR PLANS PREPARED BY INNSERSITE INC. DATED JULY 28, 2022.
- ANY TRAFFIC MITIGATION OUTLINED IN THE TRAFFIC IMPACT STUDY TO BE REVIEWED AND APPROVED BY SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.

Landscape Areas

Site Designation	Landscaped Area	Percentage Of Total	Front Yard Landscaped Area	Percentage Of Total
SITE 1	48,804 SF	0.24	38,603 SF	0.22
SITE 2	125,861 SF	0.28	108,634 SF	0.24
SITE 3	17,374 SF	0.11	12,868 SF	0.08
SITE 4	972,834 SF	0.36	111,405 SF	0.04
SITE 4A	147,347 SF	0.47	73837 SF	0.24

Areas Subject to Change Based on Final Engineering of Site. Total Landscaped Areas less than 20% of site area require a variance.
Site 1 landscaped areas exclude drainage reserve area.



Belmont at Eastview
Phase II
Former NYIT Campus
Central Islip, New York

No.	Revision	Date	Appr'd
1	TOWN COMMENTS	8/31/23	AL
Designed by		Checked by	
Issued for		Date	
Change of Zone		June 26, 2023	

Not For Construction

Drawing Title
Overall Conceptual
Site Plan

Drawing Number
C-1

Sheet 1 of 1

Project Number
20242.02

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.