



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.

TEST BORING

EL. 10.0' 8.0' 6.0' 3.8' 2.0' 0.0' -12.0' -15.0'

NOTES: WATER ENCOUNTERED 6.2' BELOW SURFACE. HIGHEST EXPECTED WATER AS PER TEST BORING 6.2' BELOW SURFACE OR EL. 3.8'

TEST HOLE DATA BY: SLACK TEST BORING, INC. P.O. BOX 64, KINGS PARK, NY 11754 DATE: JANUARY 22, 2022

SYMBOL KEY

NTS

CATCH BASIN, GAS VALVE, WATER VALVE, MANHOLE COVER, DRAINAGE MANHOLE COVER, SEWER MANHOLE COVER, LIGHT POST, MONUMENT, STAKE, PIPE, DRILL HOLE, HYDRANT, WATER METER, BOLLARD, PROPOSED ELEVATION, EXISTING ELEVATION

SPECIAL LINES

NTS

UTILITY POLE, GUY WIRE, WETLANDS, SIGN, WELL, RECT. DROP INLET, DROP INLET, ELECTRIC BOX, CABLE BOX, TELEPHONE BOX, TRAFFIC SIGNAL BOX, FLAG POLE, WETLANDS FLAG, HANDICAPPED PARKING, DOOR LOCATION, OVERHEAD WIRES, SEWER LINE, WATER MAIN, UNDER GROUND ELECTRIC, GAS LINE, EXISTING FENCE, PROPOSED FENCE, SILT FENCE, FENCE TO BE REMOVED, PROPOSED CONCRETE, PROPOSED GRASS TURF ESTABLISHMENT

KEY MAP

EVERDELL AVE, MONTAUK HWY S.R.27A, SUBJECT PARCEL, SECATOQUE LN, W. BAY DR., KEITH LN

SITE CRITERIA

SITE DATA:

SITE AREA	0.652 ACRES	28,392.0	SQ.FT.
EXISTING BUILDING AREA		5,232.72	SQ.FT.
PROPOSED BUILDING FLOOR AREA		3,481.1	SQ.FT.
PROPOSED ROOF OVER AREA		94.7	SQ.FT.
PROPOSED BUILDING GROSS FLOOR AREA		7,474.3	SQ.FT.
PROPOSED F.A.R.		28.1	%
PARKING REQUIRED		50	STALLS
PARKING PROVIDED		46	STALLS
DATUM		NAVD 88	
ZONE		GENERAL SERVICE T	DISTRICT
USE		PROP. MEDICAL OFFICE - EXISTING RESTAURANT USE	

GST DISTRICT REQUIREMENTS:

SETBACK	REQUIRED	PROPOSED	
LOT AREA	10,000.0	28,392.0	SQ.FT.
FRONT YARD SETBACK	25.0	10.0	FEET
SECOND FRONT SETBACK	25.0	20.0	FEET
SIDE YARD SETBACK	10.0	70.5	FEET
TOTAL SIDE YARD SETBACK	N/A	N/A	FEET
REAR YARD SETBACK	35.0	96.4	FEET
MIN. WIDTH OF LOT	100.0	202.48	FEET
BUILDING HEIGHT	35.0' 2-1/2'	30' 2'	FT / STY
MAX. F.A.R.	25.0	28.63	%

PARKING CALCULATIONS:

MEDICAL (7,379.6 SQ.FT.) = 1 STALL PER 150 SQ.FT.	50	STALLS
REQ. HANDICAPPED STALLS	2	STALLS
TOTAL PROVIDED	46	STALLS

REQUIRED LANDSCAPING:

	REQ.	PROP.	
20% TOTAL SITE TO BE NATURAL AREA / LANDSCAPE	5,678.4	4,005.4	SQ.FT.
50% NATURAL AREA / LANDSCAPE TO BE IN FRONT YARD	2,839.2	3,330.6	SQ.FT.

- TOWN OF ISLIP NOTES:**
- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
  - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
  - OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
  - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
  - PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
  - CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
  - ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT. IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
  - ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCCR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
  - LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28B.
  - ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY. LOAD/TRENSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
  - THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P.5 SHALL BE FOLLOWED.
  - APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
  - REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UTILES ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

- GENERAL NOTES:**
- ALL LANDSCAPED AREAS WITHIN AREA OF WORK TO HAVE UNDERGROUND SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN SPECIFICATIONS. (GENERAL CONTRACTOR) - G.C. TO PROVIDE SPRINKLER DESIGN FOR REVIEW AND APPROVAL.
  - ALL CONSTRUCTION SHOULD CONFORM TO THE REQUIREMENTS OF THE STATE UNIFORM FIRE PREVENTION & BUILDING CODE.
  - ALL FEES AND PERMITS REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS RESPECTIVELY (I.E. GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR, ETC.)
  - ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRYWELL SYSTEM CONTRACTOR TO VERIFY LOCATIONS OF ALL DOWNSPOUTS AND DRYWELLS IN FIELD.
  - HOURS OF CONSTRUCTION TO BE FOLLOWED AS PER THE TOWN SPECIFICATIONS.
  - GENERAL CONTRACTOR TO PROVIDE SURVEYING SERVICES FOR ALL NEW WORK INCLUSIVE OF ALL LOCATIONS AND ELEVATIONS.
  - CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
  - ALL ENGINEERING WORK TO BE PERFORMED TO THE LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS.
  - ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
  - ALL CONCRETE MATERIALS TO BE A MINIMUM OF 4000 P.S.I. AT 28 DAYS STRENGTH.
  - UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO PROVIDE A SILT FENCE AT PERIMETER OF CONSTRUCTION AREAS. CONTRACTOR IS RESPONSIBLE TO INSURE THAT PERIMETER IS CONTAINED AT ALL TIMES.
  - ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHTS OF WAYS, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHT OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.
  - ANY INSTALLATION NOT PROVIDED FOR EXISTING SITE PLACEMENT, SHALL BE PLACED INTERIOR TO THE BUILDING (RPZ'S, GAS/ELECTRIC, HVAC ETC.). ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - ALL STORM DRAINAGE STRUCTURES ON SITE AND ALONG SITE FRONTAGE TO BE INSPECTED DURING WORK, AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.

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4	LAN-1 LANDSCAPE PLAN
5	LIG-1 LIGHTING PLAN
6	DET-1 SITE DETAILS
7	EC-1 EROSION CONTROL PLAN
8	DOT-1 NYSDOT PLAN

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TOWN OF ISLIP VARIANCES:

THE FOLLOWING VARIANCES/SPECIAL PERMITS ARE REQUESTED FROM THE TOWN OF ISLIP:

- \$68-493(A): Percent of Lot Occupancy: 25% permitted, 28.1% provided.
- \$68-496: Front Yards 25' required; 10.0' provided to Montauk Hwy, 20.0' to W. Bay Drive.
- SLDR Q3.2(b): 25' Buffer required, 20.0' Buffer provided. 20% relaxation req'd.
- SLDR Appendix E: Required parking 50 stalls required, 46 stalls provided 4 Stalls or 8% relaxation req'd
- SLDR Q3.1: 20% (5,678.4 sq.ft.) of plot to be landscaped; 14.1% (4,005.4 sq.ft.) provided. 29.4% relaxation
- SLDR Q3.1: Landscape min. depth 8' along street frontages; 4' provided. 50.0% relaxation req'd.

SURVEY PREPARED BY: RUSSELL H. LEWIS, Co. 57 CONKLIN AVE. WHEATLEY HEIGHTS, NY 11798 Ph. 516-474-3665 SURVEYED DN: 6/9/2021

APPLICANT/OWNER: 778 MTK HWY, LLC Dr. August to Basilia 3072 JERICHO TPKE. EAST NORTHPORT, NY 11731

SCTM#: 0500 - 473.00 - 04.00 - 022.001

LABCREW ENGINEERING, P.C.

SITE DESIGN/PLANNERS/CIVIL ENGINEERING

460 HAWKINS AVENUE  
ROCKY HILL, CT 06151  
PHONE (817)-678-4881  
LABCREW@OPTONLINE.NET

778 MTK HWY, LLC

778 Montauk Hwy  
West Islip, NY 11795

ALIGNMENT PLAN

SCTM#: 0500 - 473.00 - 04.00 - 022.001

PROJECT

TITLE

NO.

DATE

REVISION

1.

4/4/2022

INTAKE COMMENTS

2.

8/10/2022

ISLIP ENGINEERING COMMENTS

3.

10/5/2022

SCDHS COMMENTS

4.

11/18/2022

DOT COMMENTS

5.

2/24/2023

ISLIP ENGINEERING COMMENTS

6.

6/12/23

REVISED BUILDING

PROJECT No.

21-051

DRAWN BY

TP

CHECKED

CL

DATE

AUGUST 2021

SCALE

1" = 20'

AL-1

SHEET NO. 1 OF 8

LOG#:

SP2022-018

