

PROP. CHANGE OF USE & ADDITIONS AT EXISTING BUILDING

1410 MONTAUK HIGHWAY
OAKDALE, NEW YORK 11769
TOWN OF ISLIP
ARCHITECT: ERIK A. BJORNEBY, RA

SITE NOTES:
1. BROKEN CURBS AND CRACKED SIDEWALKS OBSERVED DURING ENGINEERING INSPECTION WILL BE REPAIRED AND/OR REPLACED AS REQUIRED.
2. ALL UTILITIES ARE TO BE INSTALLED AND/OR RELOCATED UNDERGROUND.
3. REFUSE FACILITY SHALL BE MAINTAINED BY OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES.
4. OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER OR COMPACTOR.
5. OWNER TO INSTALL IN-GROUND IRRIGATION SYSTEM ALONG ENTIRE ROAD FRONTAGE.
6. ANY EXISTING STORM DRAINAGE STRUCTURES ON SITE TO BE RETAINED. SHALL BE NOTED 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.
7. PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE REQUIRED TO BE SUBMITTED TO THE ENGINEERING DIVISION: A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED, AND THE PROVISION OF AN UNDERWRITERS CERTIFICATE.

SURVEY INFORMATION RECEIVED FROM:
PINNACLE LAND SURVEYORS LLP
UPDATED: MAY 9, 2020
ELEVATIONS REFER TO NAVD, 1988

GRAPHIC SCALE

0 10' 20'

(IN FEET)

1 INCH = 10 FEET

Project:
**PROPOSED CHANGE OF USE
& ADDITIONS AT EXISTING
BUILDING**
1410 MONTAUK HIGHWAY
OAKDALE, NY 11769
DIST: 500 SECT: 325 BLK: 4 LOT: 16
ZONE: BUS-1

CONTRACTORS:

ENGINEERS:

Key Map:



EAB
ARCHITECTURALDESIGNS, PLLC
4250 VETERANS HIGHWAY, STE 2040N HOLBROOK, NY 11741
Tel: (631) 319-1047 Fax: (631) 319-1044

02/22/21 AS PER TOWN COMMENTS
No. Date Revision

Project Manager: EAB
Project Architect: ERIK A. BJORNEBY, RA
Project Designer: GLI
Drawn by: GLI
Checked by: EAB
Design No.: Date: 08/20/20

DOB Job No.
SP 2020-047

Drawing Title:
SITE PLAN

Drawing Scale: AS NOTED

Architect:
ERIK A. BJORNEBY, RA
Drawing No.:
CS101
Sheets in Contract:
1 of 8

TOWN OF ISLIP STANDARD NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-5560) 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5471) 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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR 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 2BF OR ITEM 2SB.
- ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. 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/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED 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.

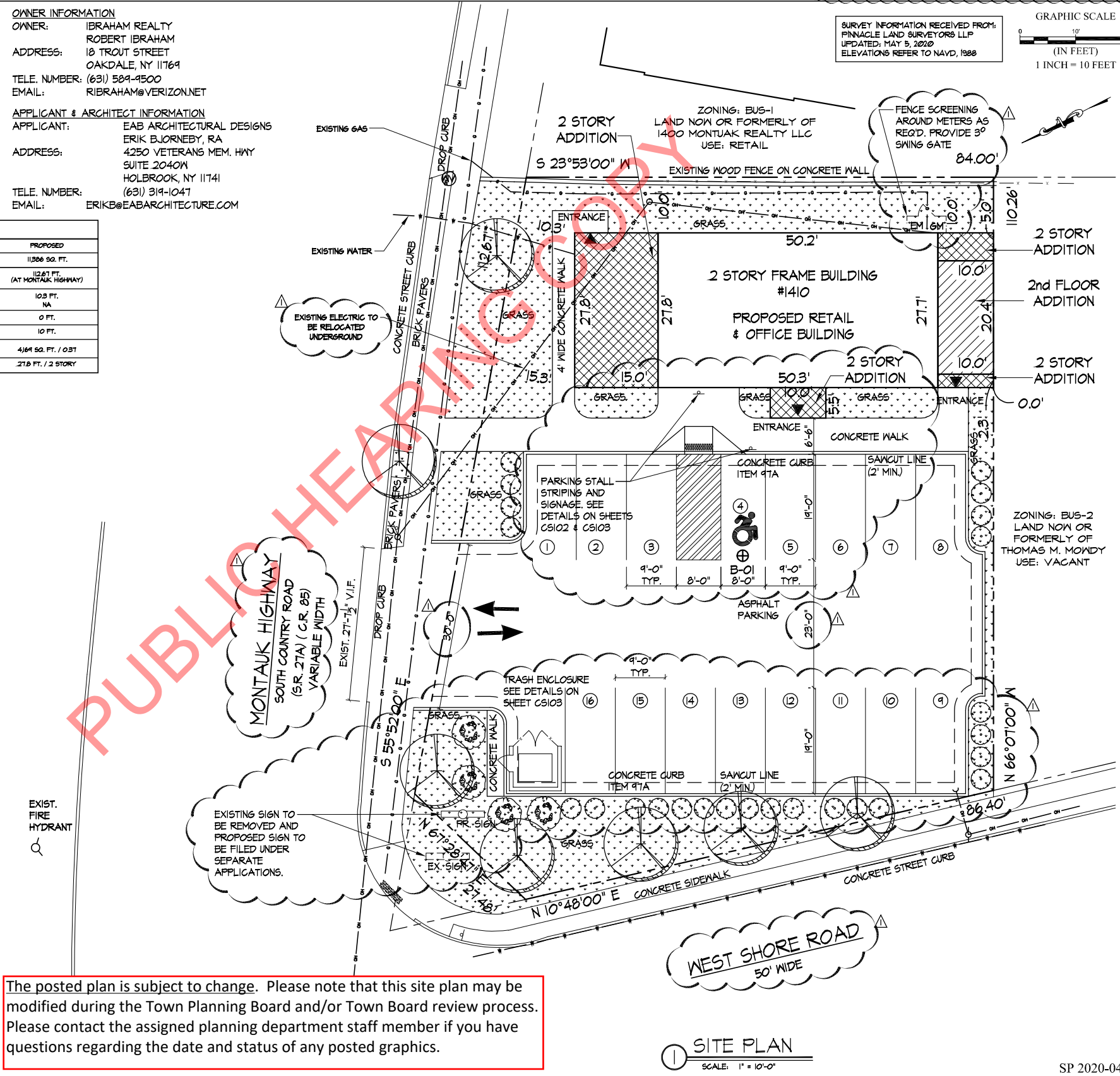
SITE DATA	
ADDRESS	1410 MONTAUK HIGHWAY OAKDALE, NY 11769
DISTRICT	500
SECTION	325
BLOCK	4
LOT(S)	16
ZONE	BUSINESS I
AREA OF SITE	11,886 SQ. FT. (0.28 ACRES)
GFA OF PROPOSED BUILDING	4,681 SQ. FT.
F.A.R.	0.51 OF SITE < 0.40 MAX
AREA OF PAVING	6,914 SQ. FT.
AREA OF TOTAL LANDSCAPING	2,124 SQ. FT.
REQUIRED LANDSCAPING	20% X 11,886 SQ. FT. = 2,271 SQ. FT.
AREA OF LANDSCAPING	2,124 SQ. FT. > 2,271 SQ. FT.
REQUIRED FRONT LANDSCAPING	50% X 2,271 SQ. FT. = 1,136 SQ. FT.
AREA OF FRONT YARD LANDSCAPING	1,840 SQ. FT. > 1,136 SQ. FT.
PARKING SPACES REQUIRED	
RETAIL	1 SPACE PER 150 GFA
OFFICE	1 SPACE PER 200 SF
	1,582 SF / 150 = 10 SPACES
	2,611 SF / 200 = 13 SPACES
25 SPACES REQUIRED > 16 SPACES PROVIDED (INCLUDING 1 H.G. SPACE)	
25 SPACES X 3% = 1 H.G. SPACES REQUIRED = 1 PROVIDED	OKAY
7 PARKING SPACES RELAXATION REQUESTED = 50.4%	
** REQUIRES PLANNING BOARD APPROVAL	

BUILDING BULK REGULATIONS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,500 SQ. FT.	11,886 SQ. FT.	11,886 SQ. FT.
MIN. WIDTH LOT	65 FT.	112.67 FT. (AT MONTAUK HIGHWAY)	112.67 FT. (AT MONTAUK HIGHWAY)
MIN. FRONT YARD CORNER (2ND FRONT)	10 FT. 15 FT.	25.0 FT. NA	10.3 FT. NA
MIN. SIDE YARD	10 FT. MIN	0 FT.	0 FT.
MIN. REAR YARD	10 FT.	10.0 FT.	10 FT.
MAX. FAR	0.40 X 11,886 SQ. FT. 4,954 SQ. FT.	1.581 SQ. FT. / 0.14	4,681 SQ. FT. / 0.37
MAX. HEIGHT	35 FT.	22 FT. / 1 STORY	27.8 FT. / 2 STORY

LEGEND	
TOP OF CURB ELEV.	TC
BOTTOM OF CURB ELEV.	BC
TOP OF GRATE (SLOTTED COVER)	TG
ELEVATION	EL
CAST IRON SOLID COVER	○
CAST IRON GRATINGS (DRAINAGE)	○
MANHOLE OR GRATING	○
SANITARY SEWER	●
DRAINAGE INLET	●
DRAINAGE MANHOLE	●
GREASE TRAP	○
GAS VALVE	○
WATER VALVE	○
WATER METER	○
CLEAN OUT	○
SEWER VENT PIPE	○
GATCH BASIN	○
BOLLARD	○
BUILDING ENTRANCE PEDESTRIAN	▲
BUILDING ENTRANCE OVERHEAD DOOR	△
TEST HOLE LOCATION	+
FLOW ARROW	→
PROPERTY LINE	---
OVERHEAD ELECTRIC	—OH—
GAS MAIN (SERVICE)	—G—
WATER MAIN (SERVICE)	—W—
STORM DRAIN	—D—
SANITARY (SEWER)	—S—
CHAIN LINK FENCE	—X—
VINYL FENCE	—O—
STOCKADE FENCE	—□—
CURB	—
SIDEWALK	—
LEACHING POOL	○
HYDRANT	○
UTILITY POLE	○
LIGHT POLE	○
SIGN	○
HANDICAP PARKING SPACE	○

OWNER INFORMATION
OWNER: IBRAHIM REALTY
ROBERT IBRAHIM
ADDRESS: 18 TROUT STREET
OAKDALE, NY 11769
TELE. NUMBER: (631) 589-4500
EMAIL: RIBRAHIM@VERIZON.NET
APPLICANT & ARCHITECT INFORMATION
APPLICANT: EAB ARCHITECTURAL DESIGNS
ERIK BJORNEBY, RA
ADDRESS: 4250 VETERANS MEM. HWY
SUITE 2040N
HOLBROOK, NY 11741
TELE. NUMBER: (631) 319-1047
EMAIL: ERIKB@EABARCHITECTURE.COM

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.



① SITE PLAN
SCALE: 1" = 10'-0"

SP 2020-047