

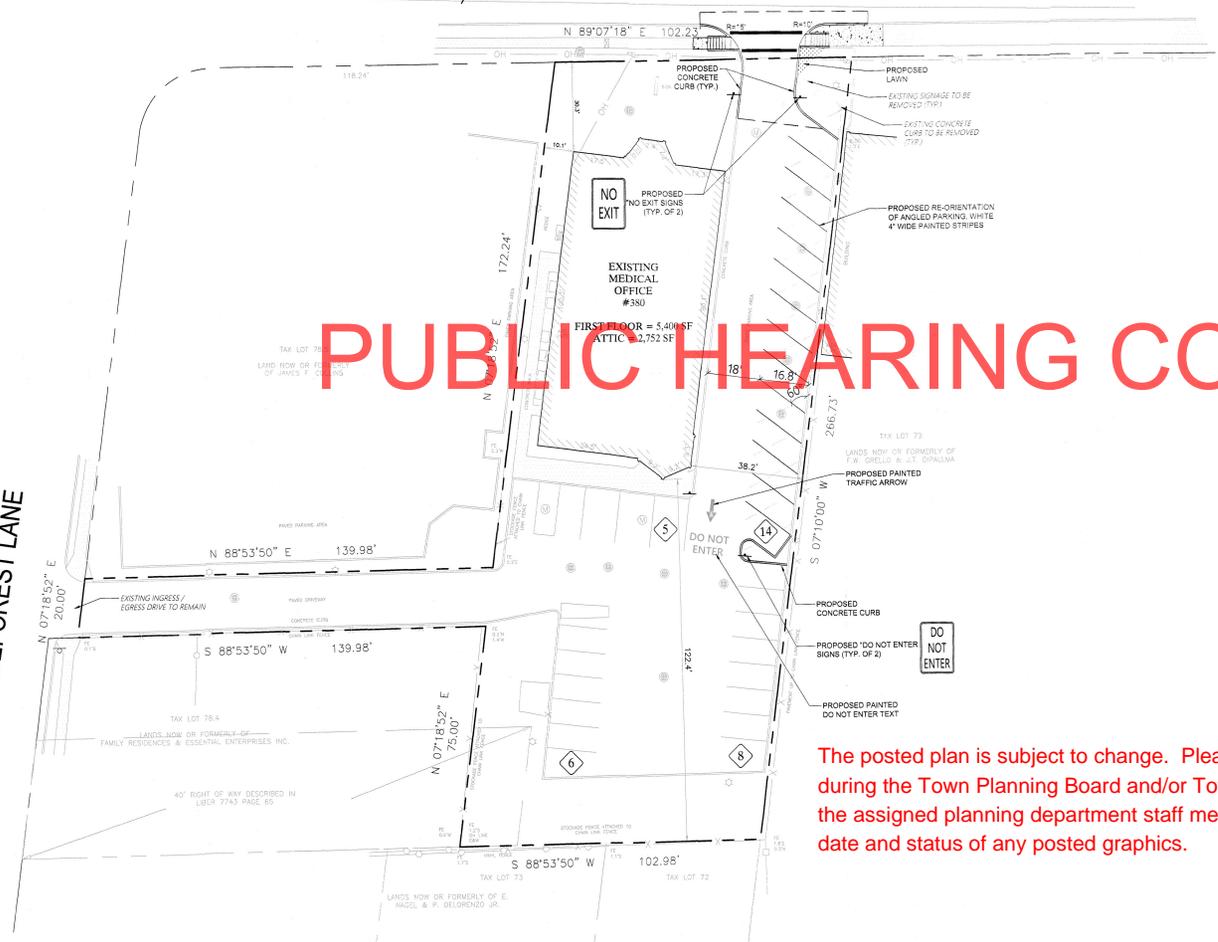


CIVILINSITES

DEFOREST LANE

MONTAUK HIGHWAY (DIVIDED)
(NYS ROUTE 27)

(MEDIAN)



PUBLIC HEARING COPY

BULK REQUIREMENTS	
OWNER/APPLICANT:	380 MONTAUK HIGHWAY, LLC
SURVEY BY:	PIVAGLE L.S. LLP DATE: MAR 19, 2021
ARCHITECTURE:	NSA, PC PATCHOGUE, NY
TOWN OF ESHP ZONE:	GENERAL SERVICE D
S.C.T.M. #:	500-472-78507
SITE AREA:	29,880.4 (0.585 AC)

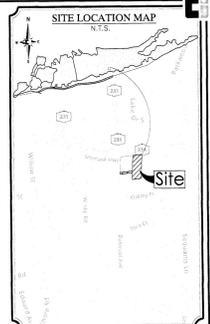
BULK REQUIREMENTS		
ITEM	REQUIREMENT	PROPOSED
MIN. LOT SIZE	22,000 SF	29,880.4 SF
MIN. LOT WIDTH	100'	102.23'
MIN. FRONT YARD	25'	30.3'
MIN. SIDE YARD	5' / 30' COMBINED	10.17 / 48.3'
MIN. REAR YARD	35'	122.42'
MAX. FLOOR AREA RATIO (FAR)	0.40	0.27
MAX. HEIGHT OF BUILDING	35'	26'-6"
OVERALL LANDSCAPE AREA	25%	23,776 (768.3 SF)
FRONT YARD LANDSCAPING	10% OF OVERALL	8,376 (2,685 SF)

PARKING SUMMARY	
FIRST FLOOR @ 1 STALL PER 150 SF	5,400 SF = 150 + 36
ATTIC @ 1 STALL PER 600 SF (STORAGE)	2,752 SF = 600 + 46
TOTAL STALLS REQUIRED	= 41
TOTAL STALLS PROVIDED	= 33

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.



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1-800-272-4480

REVISIONS	

T.J. FILAZZOLA
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 59841

PREPARED BY
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PROJECT
Existing
Medical Office
380 Montauk Highway
West Islip, NY

TITLE
Parking
Reconfiguration
Site Plan
SHEET #
P-1
PROJECT No.: 21-380mb.07
SCALE: 1" = 20' | DATED: 2/3/22
REVISION:

