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ATLAS LOCATION  
NOT TO SCALE

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 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 IN-SPECTION 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 28F OR ITEM 25B."
- "ALL CONSTRUCTION & DEMOLITION MATERIAL 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 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 UNITS 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."

PARKING CALCULATIONS PER REF. #2:

TENANT SPACE 'A' - BOB'S STORES	43,000 SF x (1/175) =	245.71 STALLS
TENANT SPACE 'B' - WEST MARINE	12,500 SF x (1/175) =	71.43 STALLS
TENANT SPACE 'C' - CHUCK E. CHEESE	14,200 SF x (1/175) =	81.14 STALLS
TENANT SPACE 'D' - BLINK FITNESS	18,735 SF x (1/200) =	93.68 STALLS
TENANT SPACE 'E' - STORYBOOK KIDS CHILD CARE	13,500 SF x (1/200) =	67.5 STALLS
TENANT SPACE 'F' - 8 & 6 WALKS	1,822 SF x (1/100) =	18.22 STALLS
TENANT SPACE 'G' - BOCA TANNING	1,822 SF x (1/175) =	10.41 STALLS
TENANT SPACE 'H' - HOUSE OF JUICE	1,010 SF x (1/175) =	5.77 STALLS
TENANT SPACE 'I' - TOTAL NUTRITION	1,092 SF x (1/175) =	6.24 STALLS
TENANT SPACE 'J' - DUNN DONUTS	1,450 SF x (1/100) =	14.5 STALLS
TENANT SPACE 'K' - OFFICE	6,000 SF x (1/200) =	30 STALLS
TENANT SPACE 'L' - MCDONALDS	2,000 SF x (1/100) =	20 STALLS
TENANT SPACE 'M' - SLEEPY'S RETAIL	5,000 SF x (1/175) =	29 STALLS
SUBTOTAL:		693.60

TOTAL PARKING STALLS REQUIRED= 694  
TOTAL PARKING STALLS PROVIDED= 559 + (88 LAND BANKED)

PREVIOUS PARKING VARIANCE = 67 SPACES

ADJUSTED PARKING CALCULATIONS:

REMOVED TENANT SPACE 'M' - SLEEPY'S RETAIL: 5,000 SF (1/175) = 29 STALLS  
REPLACED TENANT SPACE 'M' - NORTHWELL HEALTH: 5,000 SF (1/150) = 34 STALLS

NEW TOTAL PARKING STALLS REQUIRED = 699 + (80 LAND BANKED)  
NEW TOTAL PARKING STALLS PROVIDED = 553 + (80 LAND BANKED)

NEW PARKING DIFFERENTIAL = 66 SPACES < THAN PREVIOUS VARIANCE.

NO NEW VARIANCES REQUESTED

SITE DATA:

APPLICANT: NORTHWELL HEALTH  
3 HUNTINGTON QUADRANGLE, SUITE 406N  
MELVILLE, NY 11747

PREPARED BY: THE LRO ENGINEERS, INC.  
235 E. JERICO TURNPIKE  
MINEOLA, NY 11501  
516-746-2350

OWNER: HAMILTON, KANE, MARTIN, ENTERPRISES, INC.  
CONTACT: ELIANA DICARLO  
P.O. BOX 369  
WEST ISLIP, NY 11749  
917-621-6160

CONTACT: TED MEJA, DESIGN & CONSTRUCTION PROJECT MANAGER  
516-220-8393

TAX MAP NO.: DISTRICT 500; SECTION 338; BLOCK 01; LOT 141

SITE AREA: 9.723 AC (423,535.78 SF)

EXISTING ZONING: BU33

PROPOSED USE: MEDICAL (TENANT 'M')

PROPERTY GROSS FLOOR AREA: 122,131 SF (UNCHANGED)

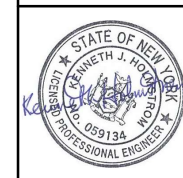
FLOOR AREA RATIO: 0.28%

NO.	DATE	REVISION	BY
2	7/15/22	TOWN COMMENTS	LK
1	6/10/22	SUBMISSION REQUIREMENT CHECKLIST	LK

SITE PLAN - CHANGE OF TENANT USE

NORTHWELL HEALTH  
PROPERTY ADDRESS 135 SUNRISE HIGHWAY  
(TENANT SPACE #187), TOWN OF ISLIP  
SUFFOLK COUNTY, NEW YORK

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**LiRo Engineers, Inc.**  
A LiRo Group Company  
Mineola, N.Y. 516-746-2350(T)

SCALE: 1"=40'  
PLAN: N/A  
PROFILE: N/A  
HORIZ: N/A  
VERT: N/A  
DATE: MAY 2022  
DRAWING NUMBER: C-001  
SHEET NUMBER: 1 OF 1

REFERENCES:

- MAP OF EXISTING CONDITIONS  
BY: RLT ENGINEERING, GEOLOGY AND LAND SURVEYING, P.C.  
235 EAST JERICO TURNPIKE  
MINEOLA, NY 11501  
(516) 746-2350
- PARKING CALCULATIONS  
BY: JOHN TANZI ARCHITECTS  
1115 NORTH COUNTRY ROAD  
STONY BROOK, NY 11790  
(631-751-0108)

TAX MAP NUMBER:  
DISTRICT 500; SECTION 338; BLOCK 1; LOT 141  
TOWN SP# SP2022-032