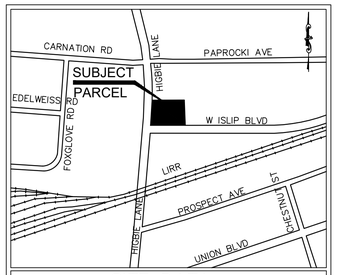


SITE DATA

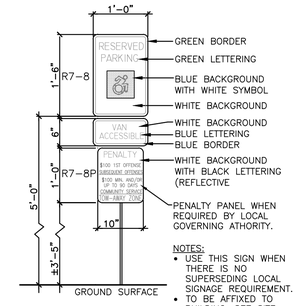
APPLICANT: WEST ISLIP GAS INC.
225 HIGBIE LANE, WEST ISLIP, NY 11795
TAX MAP No.: 0500–455.00–01.00–011.000
ZONE: COMMERCIAL – BUS–1
AREA: 11,451 S.F. OR 0.26 ACRES
TOWN: ISLIP
HAMLET: WEST ISLIP
SCHOOL DISTRICT: WEST ISLIP

OVERALL SITE DATA TABLE

SEC 455 BLOCK 1 LOT 11

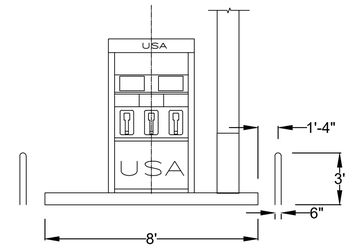
CURRENT ZONE:	BUS–1
AREA OF SITE:	11,451 SQ.FT.
AREA OF: 1. BUILDING (FAR 5%)	1,240 SQ.FT.
2. CANOPY (PROPOSED)	1,102 SQ.FT.
3. EXISTING LANDSCAPING	0 SQ.FT.
4. LANDSCAPING (PROPOSED)	2,770 SQ.FT.
5. PAVEMENT* (PROPOSED)	4,940 SQ.FT.
*EXCLUDING CANOPY	
PARKING REQUIRED: 1/200	6 SPACES
PARKING PROVIDED:	4 SPACES
INTENDED USE OF PROPERTY:	GAS STATION/C–STORE

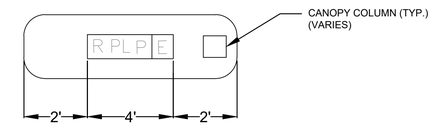
ID–A
EXISTING ILLUMINATED
MONUMENT SIGN AND PRICE SIGN
(TO REMAIN)



NOTES:
- USE THIS SIGN WHEN THERE IS NO SUPERSEDING LOCAL SIGNAGE REQUIREMENT.
- TO BE AFFIXED TO BUILDING. SEE SITE PLAN AND/OR DETAIL AT RIGHT FOR LOCATION OF INSTALLATION.

A.D.A. ACCESSIBLE PARKING SIGN
N.T.S.

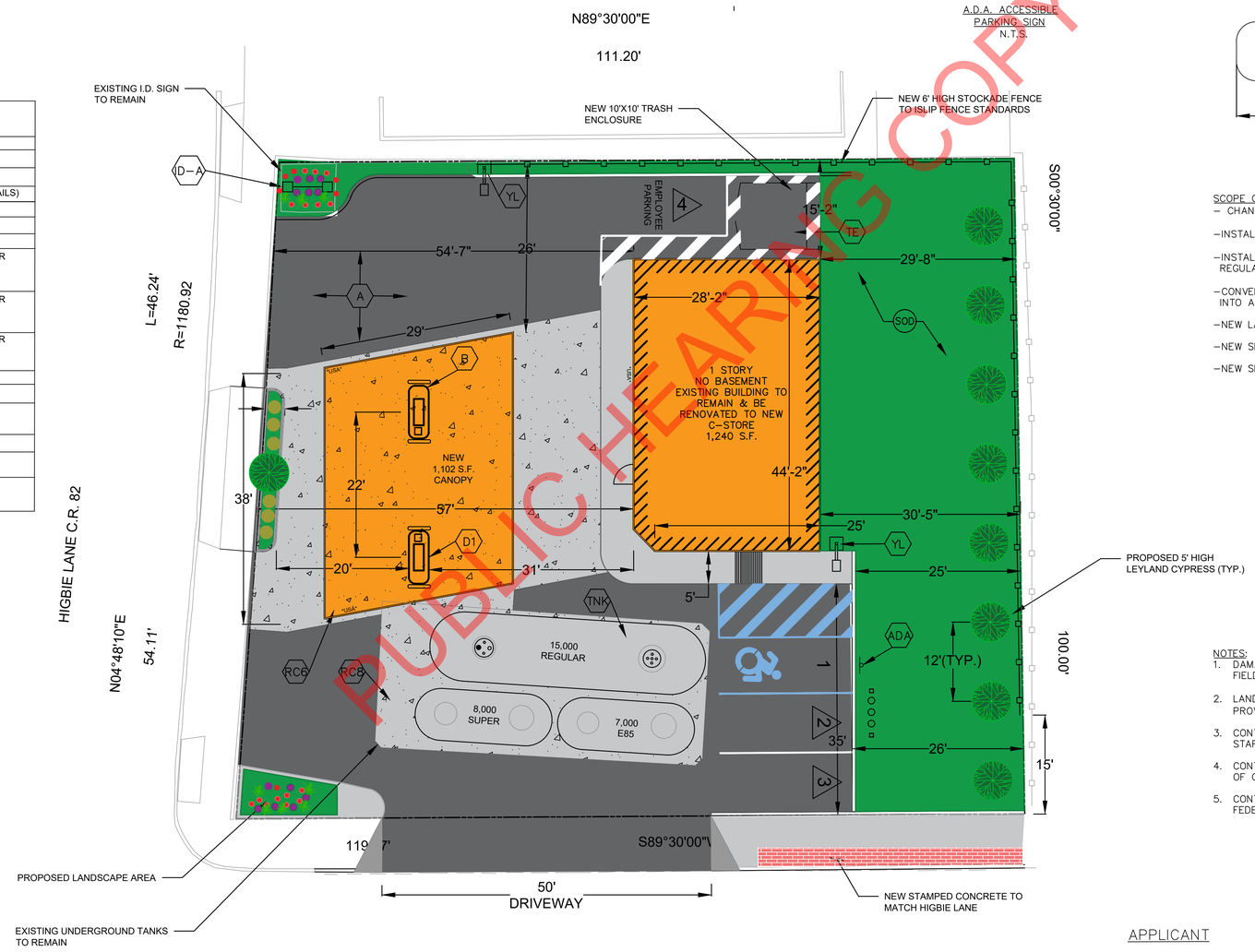




LEGEND

SYMBOL	DESCRIPTION
A	NEW FULL DEPTH ASPHALT (SEE DETAILS)
ADA	NEW ADA PARKING STALL SIGN (SEE DETAILS)
B	STAINLESS STEEL INVERTED "U" BUMPER POST (SEE DETAILS)
D1	NEW 8' X 3' CONCRETE DISPENSER ISLAND
ID-A	EXISTING SIGN TO REMAIN
ID-B	NEW 36 S.F. MONUMENT SIGN
RC4	4" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF 66-W2.0xW2.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
RC6	6" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF 66-W2.9xW2.9 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
RC8	8" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF 66-W4.0xW4.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
TE	NEW TRASH ENCLOSURE
TNK	EXSITING TANKS TO REMAIN
V	NEW VENTS (MINIMUM 12' - 0" ABOVE FINISHED GRADE). SEE TANK INSTALLATION DRAWING.
YL	NEW YARDLIGHT & POLE (SEE DETAILS)
S 10° 10' 10" W 100.00'	PROPERTY LINE W/ BEARING AND DISTANCE
#	PARKING SPACE

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.



PUBLIC HEARING COPY

SCOPE OF WORK
- CHANGE OF ZONE TO BUS–3 (CURRENTLY BUS–1)
- INSTALL NEW OVER ISLAND CANOPY (1,102 S.F.)
- INSTALL FOUR (4) NEW PUMP ISLANDS ALL TO SCHD REGULATIONS.
- CONVERT EXISITING 1,240 S.F. BUILDING (GARAGE AND C–STORE) INTO A NEW C–STORE ENCOMPASSING ENTIRE BUILDING.
- NEW LANDSCAPING.
- NEW SIGNAGE.
- NEW SITE UPGRADES AS DEPICTED ON PLANS.

NOTES:
1. DAMAGED CURBS TO BE REPAIRED OR REPLACED TO ENGINEER FIELD INSPECTOR SATISFACTION.
2. LANDSCAPED AREA TO HAVE IN GROUND IRRIGATION (IF NOT PROVIDED ALREADY).
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
4. CONTRACTOR FULLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
5. CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE TO ALL FEDERAL, STATE, COUNTY AND TOWN OF ISLIP REQUIREMENTS.

APPLICANT
JAGJOT SINGH
225 HIGBIE LANE
WEST ISLIP, NY 11795
607–761–9748

PROP. OWNER
WEST ISLIP GAS, INC.
225 HIGBIE LANE
WEST ISLIP, NY 11795

REPRESENTATION
KEVIN PAPASIAN
B. THAYER ASSOCIATES
99 SUNNYSIDE BOULEVARD,
WOODBURY, NY 11797
516.364.0660 (X112)

PROPOSED SITE PLAN

DIST. 0500, SEC. 455.00, BLOCK 01.00, LOT 011.000
EXISTING ZONE: BUS–1

B. THAYER ASSOCIATES
ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
TEL (516) 364–0660 • FAX (516) 360–0668

PREPARED BY:

REVISIONS	
8	
7	
6	
5	
4	
3	
2	6/20/22 REVISED PER TOWN COMMENTS
1	7/19/2021 REVISED PER TOWN AND CLIENT MEETING

PROJECT: USA S/S
225 HIGBIE LANE
WEST ISLIP, NY 11795

DRAWING TITLE: SITE PLAN

B THAYER ASSOCIATES

SCALE:	1"=10'
DRAWN BY:	JC
CHECKED BY:	KP
DATE:	4/29/2021
PROJECT NO.	xxxx.xxx.xx
DWG. NO.	01