

LOCATION MAP
SCALE: 1" = 1000±

DESIGN REQUIREMENTS			
DESIGN STANDARDS	REQUIRED	EXISTING	PROPOSED
§ VI-K DUMPSTERS	DUMPSTER REQUIREMENTS: ALL DUMPSTERS SHALL BE SCREENED FROM VIEW AND SHALL BE A MASONRY STRUCTURE	DOES NOT COMPLY	COMPLIES
§ VI-Q-3.1 LANDSCAPE DESIGN	COMMERCIAL LANDSCAPE REQUIREMENTS: MINIMUM LANDSCAPED AREA = 20% (*) (145,188 SF)(20%) = 29,038 SF MINIMUM REQUIRED LANDSCAPING IN FRONT YARD = 50% OF TOTAL REQUIRED (*) (145,188 SF)(20%)(50%) = 14,519 SF MINIMUM DEPTH OF LANDSCAPED AREA ALONG STREET FRONTAGE = 8 FT	2,493 SF (1.8%) (*) (EN) 1,356 SF (4.9%) (EN) 0 FT (EN)	47,521 SF (25.5%) (*) 9,959 SF (34.2%) (V) 10 FT

(*) BUFFER AREAS SHALL NOT BE INCLUDED WHEN CALCULATING THE MINIMUM 20% LANDSCAPE AREA.
(V) VARIANCE
(EN) EXISTING NON-COMFORMANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
TOWN OF ISLIP - SUBDIVISION AND LAND DEVELOPMENT REGULATIONS 2004 APPENDIX E	MINIMUM PARKING REQUIREMENT: NURSING HOME: 1 SPACE PER BED + 1 SPACE PER FULL TIME STAFF MEMBER AND 1 PER EACH 2 EMPLOYEES ON MAXIMUM SHIFT TOTAL = 106 + 41 + 18 = 165 SPACES REQUIRED	113 TOTAL SPACES (17 LANDBANKED SPACES) (V)
TOWN OF ISLIP - SUBDIVISION AND LAND DEVELOPMENT REGULATIONS 2004 §VI-L-7.1	MINIMUM PARKING SPACE DIMENSIONS: MINIMUM LENGTH: 19 FT MINIMUM WIDTH: 9 FT MINIMUM ABLE WIDTH: 23 FT	MINIMUM LENGTH: 19 FT MINIMUM WIDTH: 9 FT MINIMUM ABLE WIDTH: 26 FT (*)

(*) IN THE CASE THAT THE LANDBANKED PARKING SPACES ARE CONSTRUCTED, THE MINIMUM ABLE WIDTH WILL DECREASE TO 23 FT
(V) VARIANCE

PROPERTY REZONE NOTE:
THE PROPERTY IS LOCATED WITHIN THE BUSINESS 3 DISTRICT (B3). THE PROPOSED ZONING REVIEW HAS BEEN PERFORMED UNDER THE ASSUMPTION THE PROPERTY HAS BEEN REZONED TO THE RESIDENCE C DISTRICT.

LAND USE AND ZONING			
SECTION 347, BLOCK 1, LOTS 47, 79, 81, 82, 84 & 85			
RESIDENCE C DISTRICT			
PROPOSED USE	PERMITTED USE	EXISTING	PROPOSED
ASSISTED LIVING FACILITY			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	120,000 SF (2.75 AC)	186,085 SF (4.27 AC)	186,085 SF (4.27 AC)
MINIMUM LOT WIDTH	200 FT	433.4 FT	433.4 FT
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.357	0.477 (V)
MAXIMUM BUILDING HEIGHT	35 FT (2 STORES)	2 STORES	35 FT (2 STORES)
MINIMUM FRONT YARD SETBACK	40 FT	149.7 FT	66.3 FT
MINIMUM SIDE YARD SETBACK	40 FT	27.5 FT (EN)	40.0 FT
MINIMUM REAR YARD SETBACK	40 FT	14.1 FT (EN)	53.4 FT

(V) VARIANCE
(EN) EXISTING NON-COMFORMITY

LANDSCAPING / BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 68-133 (B)	MINIMUM BUFFER AREA ADJACENT TO A RESIDENTIAL ZONE SHALL BE 25 FT	DOES NOT COMPLY (15.5 FT PAST BUFFER)
§ Q-3.5A	TREES SHALL BE MAINTAINED 20 FT O.C. ALONG STREET FRONTAGES	COMPLIES
§ Q-3.5C	MINIMUM 5 FT BETWEEN PROPERTY LINE AND INTERIOR PARKING	8.1 FT

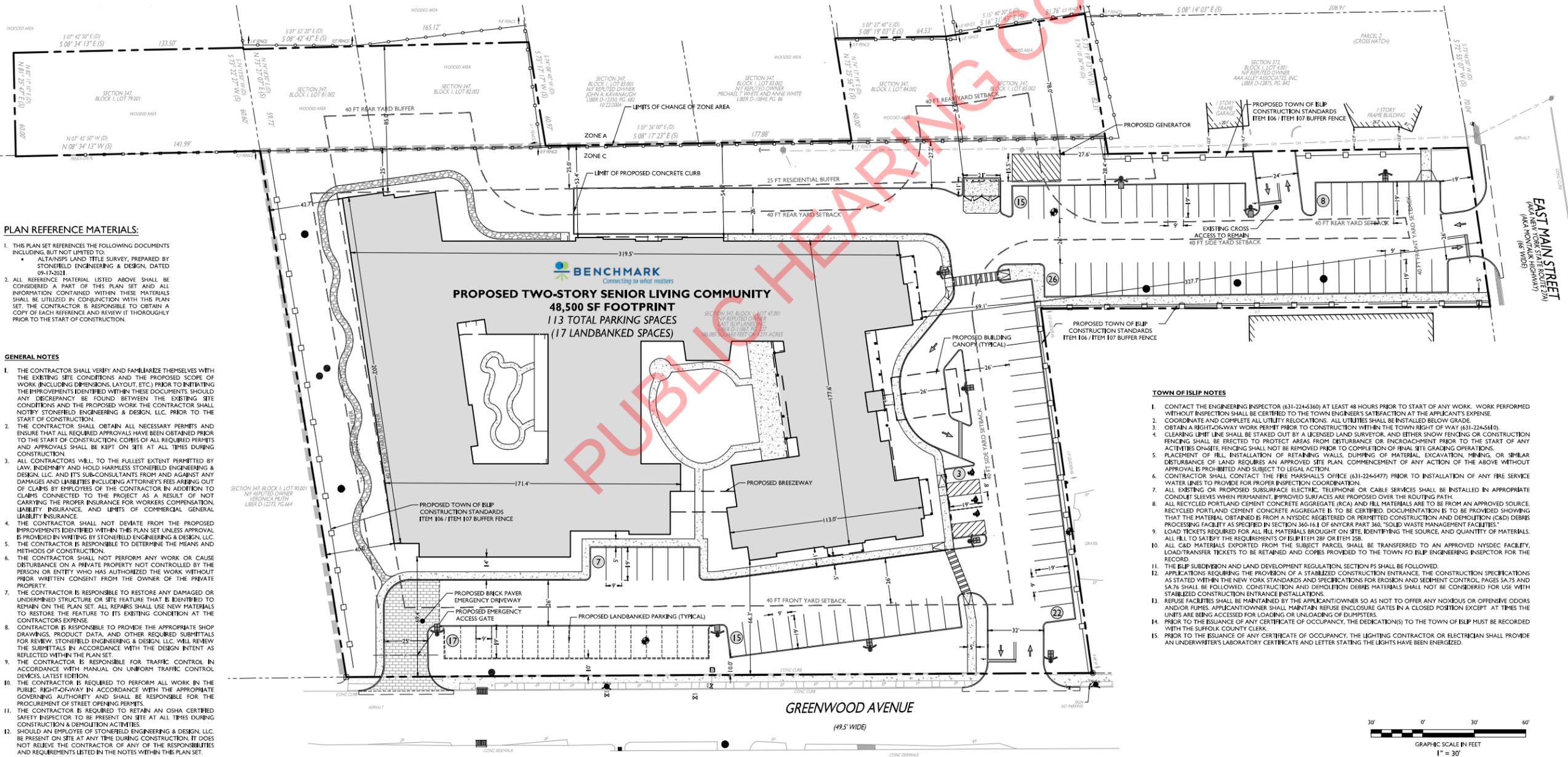
APPLICANT

BSL EAST ISLIP LLC
201 JONES ROAD 3RD FLOOR WEST
WALTHAM, MA 02451
631-351-4000

OWNER

EAST ISLIP LANES INC. & AAA ALLEY ASSOCIATES, INC.
117 EAST MAIN STREET
EAST ISLIP, NY 11730
516-526-5731

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BRICK PAVERS
---	PROPOSED CHAINLINK FENCE
---	PROPOSED BUFFER FENCE



PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTAIR'S LAND TITLE SURVEY, PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED 09-17-2021.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THE PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

TOWN OF ISLIP NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-3360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT THE APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).
- CLEARING LIMIT LINE SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT AREAS FROM DISTURBANCE 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 MARSHAL'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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16-1.1 OF ANYCRR 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 CAD MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TITLE TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATION, SECTION PS 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 SA75 AND SA76 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 UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

STONEFIELD
engineering & design

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BENCHMARK
Connecting to what matters

BENCHMARK QUALITY
PROPOSED SENIOR LIVING COMMUNITY

SECTION 347, BLOCK 1, LOTS 47, 79, 81, 82, 84 & 85
117 EAST MAIN STREET
HAMLET OF EAST ISLIP, TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: NYC-11014

TITLE:
SITE PLAN

DRAWING:

1 OF 5

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.