

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.

TABLE OF LAND USE - LOT 1		
EXISTING ZONE: RAAA PROPOSED ZONE: C - RESIDENCE C PROPOSED USE: ASSISTED LIVING		
DESCRIPTION	REQUIRED/PERMITTED (RESIDENCE C)	PROPOSED LOT 1 CONDITIONS
<b>SIZE OF LOT</b>		
LOT AREA (SQUARE FEET)	80,000	326,905 S.F. 7.50 Acres
LOT WIDTH (FEET)	200 <sup>(1)</sup>	587
GROSS FLOOR AREA (FEET)	-	90,000
FLOOR AREA RATIO (FEET)	0.40	0.28
<b>BUILDING HEIGHT</b>		
STORIES (NUMBER)	2	2
FEET (FEET)	35	35
<b>MINIMUM YARD DIMENSIONS</b>		
FRONT BUILDING SETBACK (FEET)	75 <sup>(1)</sup>	105
REAR BUILDING SETBACK (FEET)	50 <sup>(1)</sup>	159
SIDE BUILDING SETBACK (MIN/SUM) (FEET)	25 / 50 <sup>(1)</sup>	59 / 226

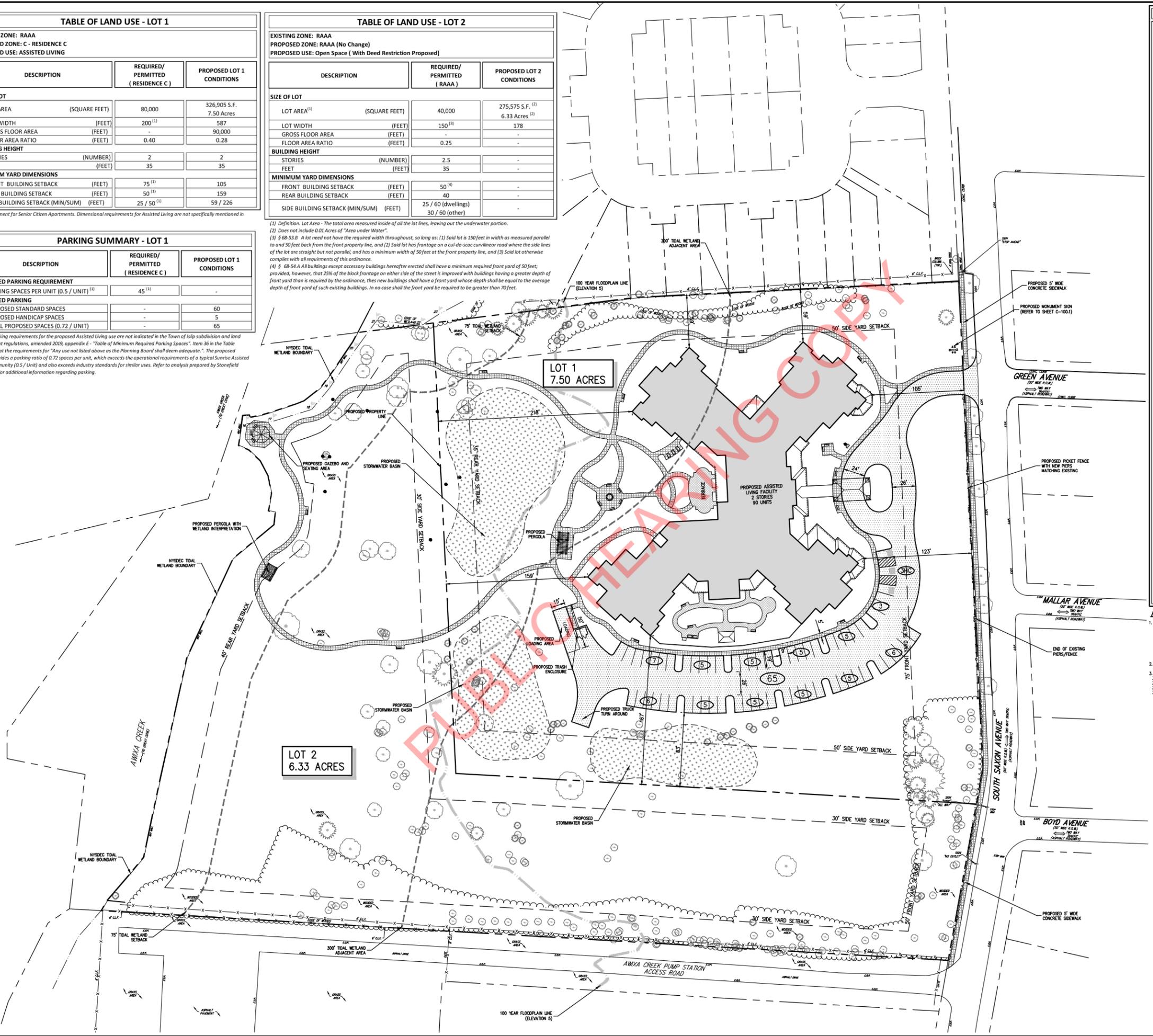
TABLE OF LAND USE - LOT 2		
EXISTING ZONE: RAAA PROPOSED ZONE: RAAA (No Change) PROPOSED USE: Open Space ( With Deed Restriction Proposed)		
DESCRIPTION	REQUIRED/PERMITTED (RAAA)	PROPOSED LOT 2 CONDITIONS
<b>SIZE OF LOT</b>		
LOT AREA <sup>(1)</sup> (SQUARE FEET)	40,000	275,575 S.F. 6.33 Acres <sup>(2)</sup>
LOT WIDTH (FEET)	150 <sup>(3)</sup>	178
GROSS FLOOR AREA (FEET)	-	-
FLOOR AREA RATIO (FEET)	0.25	-
<b>BUILDING HEIGHT</b>		
STORIES (NUMBER)	2.5	-
FEET (FEET)	35	-
<b>MINIMUM YARD DIMENSIONS</b>		
FRONT BUILDING SETBACK (FEET)	50 <sup>(4)</sup>	-
REAR BUILDING SETBACK (FEET)	40	-
SIDE BUILDING SETBACK (MIN/SUM) (FEET)	25 / 60 (dwellings) 30 / 60 (other)	-

PARKING SUMMARY - LOT 1		
DESCRIPTION	REQUIRED/PERMITTED (RESIDENCE C)	PROPOSED LOT 1 CONDITIONS
<b>PROPOSED PARKING REQUIREMENT</b>		
PARKING SPACES PER UNIT (0.5 / UNIT) <sup>(1)</sup>	45 <sup>(1)</sup>	-
<b>PROPOSED PARKING</b>		
PROPOSED STANDARD SPACES	-	60
PROPOSED HANDICAP SPACES	-	5
TOTAL PROPOSED SPACES (0.72 / UNIT)	-	65

(1) Requirement for Senior Citizen Apartments. Dimensional requirements for Assisted Living are not specifically mentioned in code.  
 (2) Does not include 0.03 Acres of "Area under Water".  
 (3) § 68-53.B. A lot need not have the required width throughout, so long as: (1) Said lot is 150 feet in width as measured parallel to and 50 feet back from the front property line, and (2) Said lot has frontage on a cul-de-sac curvilinear road where the side lines of the lot are straight but not parallel, and has a minimum width of 50 feet at the front property line, and (3) Said lot otherwise complies with all requirements of this ordinance.  
 (4) § 68-54.A All buildings except accessory buildings hereafter erected shall have a minimum required front yard of 50 feet; provided, however, that 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, then new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 70 feet.

(1) The parking requirements for the proposed Assisted Living use are not indicated in the Town of Islip subdivision and land development regulations, amended 2019, appendix E - "Table of Minimum Required Parking Spaces". Item 36 in the Table indicates that the requirements for "Any use not listed above as the Planning Board shall deem adequate." The proposed project provides a parking ratio of 0.72 spaces per unit, which exceeds the operational requirements of a typical Sunrise Assisted Living Community (0.5 / Unit) and also exceeds industry standards for similar uses. Refer to analysis prepared by Stonefield Associates for additional information regarding parking.

NOT FOR CONSTRUCTION



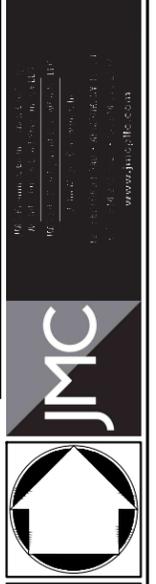
LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING FENCE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	100 YEAR FLOOD LINE (ELEVATION 9)
[Symbol]	300' TIDAL WETLAND ADJACENT AREA
[Symbol]	75' TIDAL WETLAND SETBACK
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED SANICUT LINE
[Symbol]	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED PAVERS
[Symbol]	PROPOSED CONCRETE APRON
[Symbol]	PROPOSED STONEDUST ACCESS PATH
[Symbol]	PROPOSED FIRE ACCESS GRASS-PAVE
[Symbol]	PROPOSED ASTRO-TURF
[Symbol]	PROPOSED RUBBER MATTING
[Symbol]	PROPOSED DECK/WETLAND OBSERVATION AREA
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	PROPOSED GUIDE RAIL
[Symbol]	PROPOSED CHAIN LINK FENCE
[Symbol]	PROPOSED VINYL FENCE
[Symbol]	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	PROPOSED 12" WIDE WHITE STOP LINE
[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	PEDESTRIAN CROSSING

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FILED "ALTA, RIPS, LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES IC, PC, DATED 02/25/2018, REVISED TO ADD WESTERLY BOUNDARY, THE DATED 05/21/2019, REVISED PER UPDATED TITLE REPORT, DATED 06/19/2019, REVISED PER ATTORNEY COMMENT, DATED 06/20/2019, REVISED PER ATTORNEY COMMENT, DATED 06/28/2019, REVISED PER CLIENT COMMENTS, DATED 09/09/2019.
  - EXISTING TAX MAP NUMBER: 0500-39000-0100-001001
  - DISTRICTS SERVICING THE EXISTING SITE:
    - FIRE DISTRICT: BAY SHORE FIRE DEPARTMENT
    - WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
    - SCHOOL DISTRICT: ISLIP UNION FREE SCHOOL DISTRICT
    - SEWER DISTRICT: SOUTHWEST CSD-03

By:	
Date:	
Revision:	
No.:	

APPLICANT: **SUNRISE DEVELOPMENT, INC.**  
 7802 WESTPARK DRIVE  
 MCLEAN, VA 22102

ARCHITECT: **EGA, PC**  
 ONE WENON STREET  
 NEWBURYPOR, MA 01950



PRELIMINARY SITE PLAN  
 SUNRISE OF BAY SHORE  
 26 SOUTH SAXON AVENUE  
 TOWN OF ISLIP, NEW YORK



Drawn:	JJ	Approved:	RA
Scale:	1" = 40'		
Date:	03/11/2022		
Project No.:	18172		
WFO-SE:	C-100	LAYER:	
Drawing No.:	<b>C-100</b>		

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