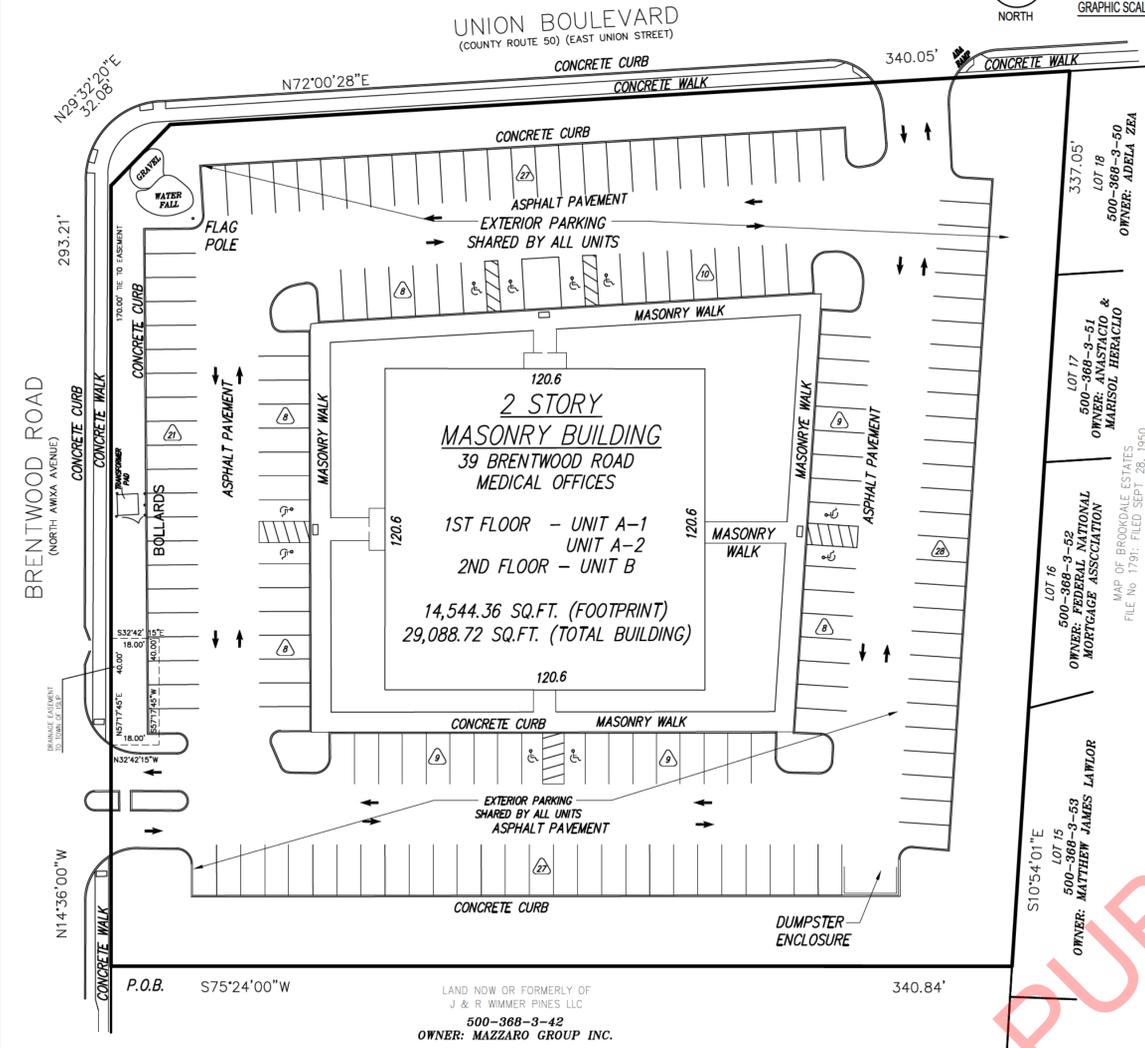
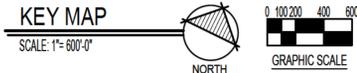
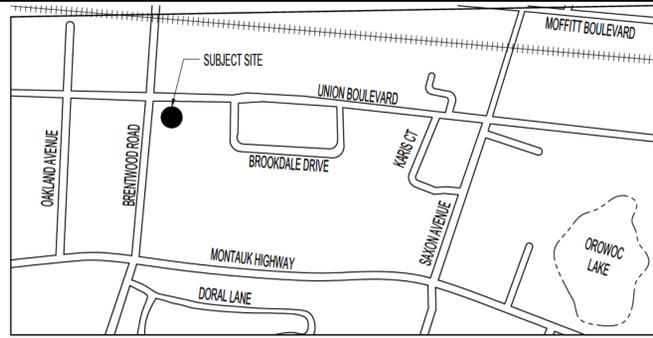


UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THESE PLANS NOT BEARING THE ENGINEER'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSTRUED TO BE A VALID AND TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE PLANS ARE PREPARED AND ON THAT PERSON'S BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNIT DESIGNATIONS					
BUILDING NO.	UNIT NO.	DIST.	SECTION	BLOCK	LOT
1	A-1	500	368.03	02.00	001.000
1	A-2	500	368.03	02.00	002.000
1	B	500	368.03	03.00	001.000



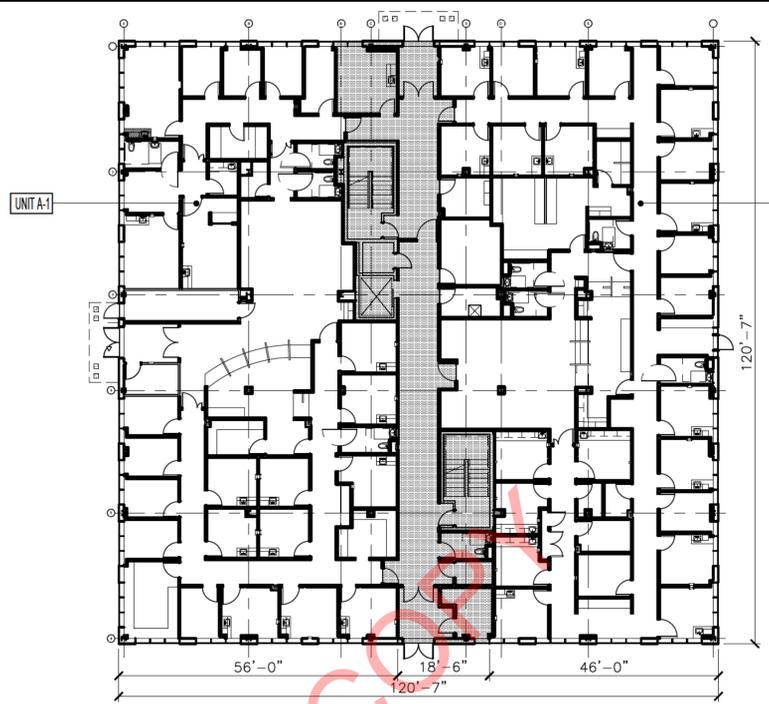
SITE PLAN DIAGRAM



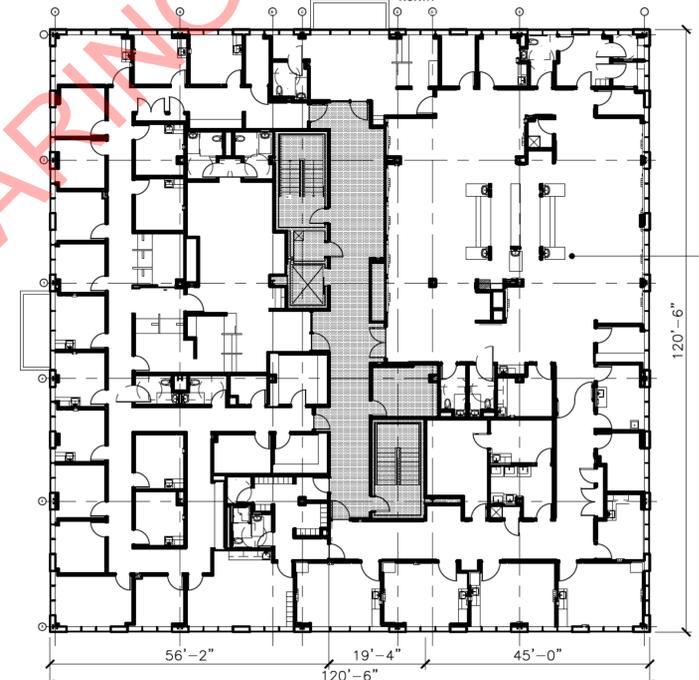
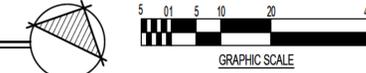
PARKING REQUIREMENTS
 PRINCIPAL USE:
 MEDICAL OFFICE BUILDING
 1 PER 150 SQ.FT. OF GFA
 NOT LESS THAN (8) SPACES
 MINIMUM NO. OF PARKING SPACES REQUIRED:
 29,088.72 / 150 = 193.92 = 194 PARKING STALLS
 MINIMUM NO. OF PARKING SPACES PROVIDED:
 172 PARKING STALLS
 (INCLUDING 10 HANDICAPPED STALLS)
 TOTAL PROVIDED 172 OF 194 REQUIRED:
 88.66% PROVIDED OR 11.34% (22 STALLS) DEFICIT

NOTE:
 AS PER NY STATE CODE
 TABLE 1106.1 - 151 TO 200 STALLS PROVIDED
 REQUIRES 6% (STALLS) TO BE ACCESSIBLE
 (10 STALLS PROVIDED).

SITE PLAN IS BASED ON A SURVEY ENTITLED
 "SURVEY OF DESCRIBED PROPERTY SITUATED AT
 BAY SHORE, TOWN OF ISLIP, SUFFOLK COUNTY,
 NEW YORK", PREPARED BY SECCAFICO LAND
 SURVEYING PC, 500 MONTAUK HIGHWAY,
 MORICHES NEW YORK, PROJECT NO. 62150, DATED
 NOVEMBER 25TH, 2020.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEMENTS	TOTAL AREA	TAX UNIT
- COMMON ELEMENTS	2,134.11 SQ.FT.	
- UNIT A - 1	6,152.75 SQ.FT.	
- UNIT A - 2	6,257.50 SQ.FT.	
AREAS TOTAL	14,544.36 SQ.FT.	

ELEMENTS	TOTAL AREA	TAX UNIT
- COMMON ELEMENTS	1,867.06 SQ.FT.	
- UNIT - B	12,877.30 SQ.FT.	
AREAS TOTAL	14,544.36 SQ.FT.	

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.

ENTIRE SECOND FLOOR BELONGS TO UNIT B

ADDRESS:	39 BRENTWOOD ROAD BAY SHORE, NEW YORK 11706 DISTRICT 0500, SECTION 36800, BLOCK 0300, LOT 043000 SITE AREA: 113,907 SQ.FT. (2.614 ACRES) TAX MAP: 0500 - 36800 - 0300 - 043000
SEE OWNER:	NAZZARO GROUP, LLC. 8 SAXON AVENUE, SUITE C BAY SHORE, NEW YORK 11706 PHONE: (631)650-7838
GROUND LESSEE:	NORTHWELL HEALTH, INC. 2000 MARCUS AVENUE NEW HYDE PARK, NEW YORK 11042 PHONE: (516) 228-1300
DECLARANT:	NW CONDO LLC 2000 MARCUS AVENUE NEW HYDE PARK, NEW YORK 11042 PHONE: (516) 228-1300
MUNICIPALITY:	TOWN OF ISLIP SUFFOLK COUNTY, NEW YORK
ZONING DISTRICT:	GENERAL SERVICE D DISTRICT (GS-D) MEDICAL CENTER, PROFESSIONAL BUILDING
SEWER DISTRICT:	DISTRICT - 03 - ZONE - 02
FIRE DISTRICT:	BAY SHORE FIRE DISTRICT, 155 FIFTH AVENUE, BAY SHORE, NEW YORK 11706 PHONE: (631)665-4227
EMERGENCY MEDICAL SERVICES:	BAY SHORE BRIGHTWATERS AMBULANCE, 911 ALETTA PLACE, BAY SHORE, NEW YORK 11706, (EMERGENCY DIAL: 911)
SCHOOL DISTRICT:	01-BAY SHORE SCHOOL DISTRICT
POSTAL DISTRICT:	11706
POLICE DISTRICT:	SUFFOLK COUNTY POLICE DEPARTMENT, 3RD PRECINCT, 1630 5TH AVENUE BAY SHORE, NEW YORK 11706

AREA CALCULATIONS	
AREAS	AREA (SQ.FT.)
COMMON ELEMENTS:	
FIRST FLOOR	2,134.11 SQ.FT.
SECOND FLOOR	1,867.06 SQ.FT.
TOTAL AREA COMMON ELEMENTS:	3,801.17 SQ.FT.
UNITS:	
UNIT - A - 1 (FIRST FLOOR)	6,152.75 SQ.FT.
UNIT - A - 2 (FIRST FLOOR)	6,257.50 SQ.FT.
UNIT - B (SECOND FLOOR)	12,877.30 SQ.FT.
TOTAL AREA UNITS:	25,287.55 SQ.FT.
TOTAL:	29,088.72 SQ.FT.
LEGEND	
- COMMON ELEMENTS	

MAP OF THE 39 BRENTWOOD ROAD SUBLEASEHOLD CONDOMINIUM
 PREPARED BY BILOW GARRETT GROUP, ARCHITECTS AND PLANNERS P.C.,
 161 MAIN STREET, RIDGEFIELD PARK, NEW JERSEY, 07660.
 PHONE: (201) 807-0407 - FAX: (201)8070513

**MAP OF THE 39 BRENTWOOD ROAD
 SUBLEASEHOLD CONDOMINIUM**

39 BRENTWOOD ROAD
 BAY SHORE, NEW YORK

**BILOW GARRETT GROUP
 ARCHITECTS AND PLANNERS, PC**
 161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
 (201) 807-0407 • FAX (201) 807-0513
 DAVID H. BILOW NJ AI 6539 NY 13029
 ANTHONY GARRETT NJ AI 54398 NY 22174

CONDOMINIUM PLANS
 DRAWING NUMBER
CP-100

PLANNING BOARD
 THIS UNIT DESIGNATION MAP HAS BEEN APPROVED BY THE TOWN OF ISLIP PLANNING BOARD.

CHAIRMAN _____ DATE _____

TOWN OF ISLIP
 I HEREBY CERTIFY THAT THE UNIT DESIGNATIONS SHOWN HEREON CONFORM TO THE OFFICIAL TAX RECORDS OF THE TOWN OF ISLIP AND ARE HEREBY APPROVED.

ASSESSOR _____ DATE _____
 TOWN OF ISLIP

OWNER
 THIS MAP FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF ALL UNITS IN THIS CONDOMINIUM AS BUILT.
 THIS MAP AND ACCOMPANYING FLOOR PLANS WHEN FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY SHALL COLLECTIVELY BE THE FILING REQUIRED BY ARTICLE 98, SECTION 338-P OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK AND SHALL BE CONSIDERED IN CONJUNCTION WITHIN THE DECLARATION OF CONDOMINIUM FOR NAZZARO PARTNERSHIP LP / NORTHWELL RECORDED IN SAID OFFICE SIMULTANEOUSLY HERewith.
 NO OFFER OF DEDICATION OF THE STREETS OR HIGHWAYS AS THEY APPEAR ON THIS PLAT IS MADE TO THE PUBLIC, NOR IS THE TOWN OF ISLIP IN ANY WAY RESPONSIBLE FOR THEIR MAINTENANCE.

NAZZARO GROUP, LLC
 BY: JIM NAZZARO, MEMBER _____ DATE _____

SURVEYOR
 THE UNIT DESIGNATION MAP OF THE MAP OF THE 39 BRENTWOOD ROAD SUBLEASEHOLD CONDOMINIUM CONTAINS TWO UNITS AND ONE BUILDING.
 WE HEREBY CERTIFY THE THE SITE PLAN DIAGRAM ON THE MAP OF THE 39 BRENTWOOD ROAD SUBLEASEHOLD CONDOMINIUM WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON NOVEMBER 25, 2020.

PAT C. SECCAFICO, PLS LICENSE NO. 051040 DATE _____
 PAT T. SECCAFICO, PLS LICENSE NO. 049287 DATE _____

NOTARY PUBLIC _____ DATE _____

ARCHITECT
 I, ANTHONY GARRETT, A.I.A., CERTIFY THAT THE MAPS BEING FILED ARE AN ACCURATE COPY OF THE PLANS FILED WITH THE BUILDING DEPARTMENT OF THE TOWN OF BAY SHORE, NEW YORK AND FULLY AND FAIRLY DEPICT THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE BUILDING AS-BUILT OR TO BE BUILT.

Anthony Garrett
 ANTHONY GARRETT, ARCHITECT 07/29/22 DATE _____

NOTARY PUBLIC _____ DATE _____