

SOIL BORING

SB-1
(EL. 2.05) GROUND SURFACE

1	1	1	FINE TO COARSE BROWN AND DARK BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, SOME CLEAN SAND (SP)	G.W. ENCOUNTERED AT 1'-2" GWL 0.88
1	3	5	FINE TO COARSE BROWN AND LIGHT BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SH/SS)	
5	2	11	FINE TO COARSE BROWN AND LIGHT BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SH/SS)	
4	6	11	FINE TO COARSE BROWN AND LIGHT BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SH/SS)	
5	12	11	FINE TO COARSE BROWN AND LIGHT BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SH/SS)	
8	8	4	FINE TO COARSE LIGHT BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)	
9	8	5	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)	
5	5	6	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)	
10	6	5	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
4	4	6	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
4	4	6	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
15	1	7	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
2	3	3	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
20	2	8	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	
1	2	8	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)	

END OF BORING 22'-0"

- NOTES:**
- SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
 - SOIL DESCRIPTIONS ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 - THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATION ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.
 - THIS PLAN IS BASED ON INFORMATION OBTAINED FROM THE SURVEY PREPARED BY SLACKE TEST BORING, INC, DATED SEPTEMBER 2, 2020.

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8	R7-8P	12' x 18' 12' x 6'
2	NO STOPPING ANYTIME	NYR7-4	NYR7-4	12' x 18'
3	STOP SIGN	R1-1	R1-1	30'

- NOTES:**
- SIGN POST 'MINUTE MAN' BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
 - ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
 - ALL SIGNS ARE TO BE REFLECTORIZED.
 - A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

SITE DATA

S.C.T.M. 0500-395.00-03.00-001.002
 TOTAL MAP AREA: 24,247.49 SF (0.557 Ac)
 EXISTING ZONE: INDUSTRIAL
 EXISTING USE: COMMERCIAL
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 POST OFFICE: BAY SHORE, 11706
 FIRE DISTRICT: ISLIP 11751
 SCHOOL DISTRICT: ISLIP UFSD
 GROUNDWATER ZONE: GROUNDWATER ZONE I
 SITE ADDRESSES: 25 DEGNON BOULEVARD, BAY SHORE, NY 11706
 FEMA ZONE: AE (EL. 4.0)
 TOWN FREEBOARD: +2 FT (EL. 6.0)
 SEWER DISTRICT: SOUTHWEST SD-03

LOT COVERAGE

ROOF AREA	4,446.0 SF / 18.34%
IMPERVIOUS AREA	9,653.1 SF / 39.81%
LANDSCAPED AREA	10,148.4 SF / 41.85%
TOTAL	24,247.5 SF / 100.00%

LANDSCAPE TABLE:

ITEM	REQUIRED	PROPOSED
OVERALL LANDSCAPE (20% MIN., EXCLUDING BUFFER AREA)	4,849.4 SF (20.0%)	6,999.6 SF (28.9%)
STREET FRONTAGE	8'	8'
FRONT YARD LANDSCAPE (50% MIN. OF REQUIRED LANDSCAPING)	2,424.7 SF (10.0%)	995.4 SF (4.1%)*

ZONING COMPLIANCE TABLE

ZONE: INDUSTRIAL 1

ITEM	REQUIRED:	PROVIDED:
MAXIMUM HEIGHT OF BUILDING (FT/STY)	60' / 4 STY	<60' / 2 STY
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.345
MINIMUM LOT AREA (SF)	20,000 SF	24,248 SF
MINIMUM LOT WIDTH (FT)	100'	142.72'
MINIMUM FRONT YARD DEPTH (FT)	50'	78.3'
MINIMUM SIDE YARD (FT)	10'	10.0'
MINIMUM SIDE YARD (FT) - COMBINED	20'	35.6'
MINIMUM REAR YARD (FT) - EXISTING BUILDING	25'	7.1'+
MINIMUM REAR YARD (FT) - PROPOSED BUILDING	25'	8.2'+

PARKING CALCULATIONS

PARKING REQUIRED:

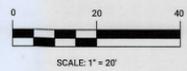
BUILDING 1	1,530.7 SF @ 1 PER 200 SF = 7.7 STALLS
OFFICE AREA (2ND FLOOR)	1,598.6 SF @ 1 PER 1,000 SF = 1.6 STALLS
STORAGE (1ST FLOOR)	22 SEATS (8 BAR) @ 1 PER 2 SEATS = 11 STALLS
BUILDING 2 (836.6 SF)	AREA NOT INCLUDED = 0 STALLS
TASTING ROOM (836.6 SF)	250.0 SF @ 1 PER 200 SF = 1.3 STALLS
BREWERY PROCESSING FLOOR (1,654.4 SF)	2,491.0 SF @ 1 PER 1,000 SF = 2.5 STALLS
BREEZEWAY	TOTAL PARKING REQUIRED = 24.1 STALLS
STORAGE (2ND FLOOR)	25 STALLS
	TOTAL PARKING PROVIDED = 25 STALLS

PARKING PROVIDED:

PAVED PARKING STALLS (INCLUDES 2 H.C.) = 25 STALLS
 TOTAL PARKING PROVIDED = 25 STALLS

SCHEDULE OF VARIANCES

DESCRIPTION	REQUIRED	PROVIDED
FRONT YARD LANDSCAPE	2,424.7 SF	995.4 SF
REAR YARD SETBACK - EXISTING BUILDING	25 FT	7.1 FT
REAR YARD SETBACK - PROPOSED BUILDING	25 FT	8.2 FT
FILL MATERIAL WITHIN FLOODZONE (AE)	-	1,264 CY



1	GENERAL REVISION	06-04-21	AP
No.	REVISION DESCRIPTION	DATE	BY

APPLICANT:
 MOONFISH BREWERY
 25 DEGNON BLVD
 BAY SHORE, NY 11706

OWNER:
 EXETER 19411 WV, LLC
 56 CRANE NECK RD
 SETAUKET, NY 11783

ALIGNMENT PLAN

MOONFISH BREWERY
 25 DEGNON BOULEVARD
 SITUATED IN
BAY SHORE
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 395, BLOCK 03, LOT 1.2

Robinson & Muller
 Engineers, P.C.
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 Huntington, NY 11743
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 www.rmengineering.com

DWN. BY:	AP	CHKD. BY:	MKA	SCALE:	1" = 20'	SHEET:	SP-1
DATE:	06-04-21	DATE:	06-04-21	JOB No.:	2020-112		

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.

THIS PLAN IS BASED ON INFORMATION OBTAINED FROM THE SURVEY PREPARED BY J.M. LAND SURVEYING, DATED JANUARY 12, 2021.