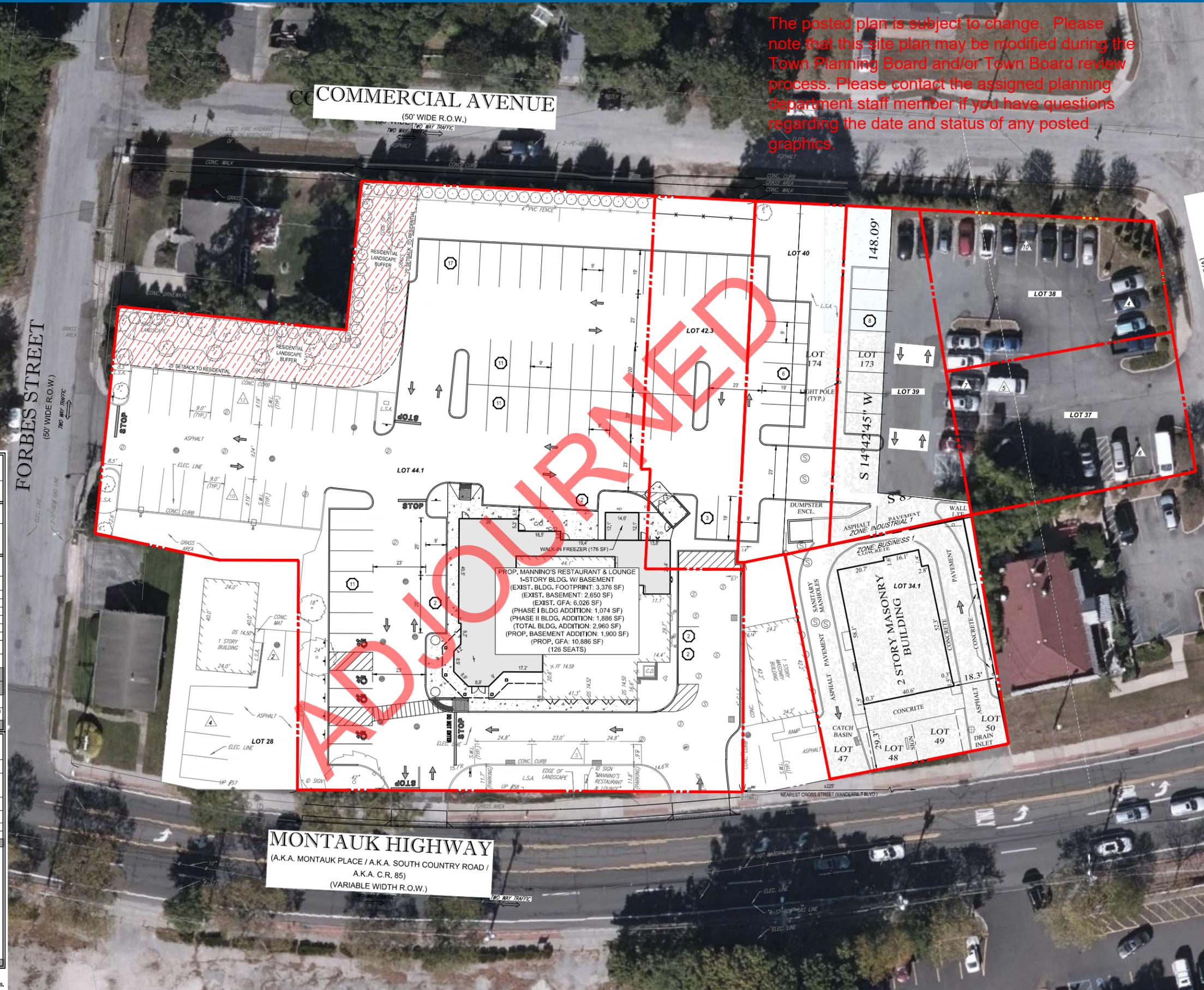




The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



ZONING TABLE
(LOTS 34.1, 37, 38, 39, 40, 42.3, & 44.1)

ZONE: BUSINESS 1 / INDUSTRIAL 1
USE: RESTAURANT PERMITTED IN BUSINESS 1 BY SPECIAL PERMIT FROM PLANNING BOARD AFTER PUBLIC HEARING PER 355-272.10.

APPLICANT/ OWNER INFORMATION

APPLICANT/PROPERTY OWNER: JOHN MANNINO AKA GIANCARLO MANNINO
MANNINO BROS 1575 REALTY CORP
1575 MONTAUK HIGHWAY, OAKDALE, NY 11769
(631) 218-2609
EMAIL: JMANNINGS@GMAIL.COM

BULK REQUIREMENTS (BUSINESS 1)

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-277C.	7,500 SF	+91,500 SF (2.10 AC)
MIN. LOT WIDTH	§ 68-279A.(6)	100'	99.35'
MIN. FRONT YARD	§ 68-280A.	10'	29.3' (MONTAUK HWY)
MIN. SIDE YARD	§ 68-281A.	10'	18.3'
MIN. REAR YARD	§ 68-282A.	10'	35.5'
MAX. BUILDING HEIGHT	§ 68-275A.(1)	35'	30'-4"
MAX. LOT OCCUPANCY (MAX FAR)	§ 68-276A.	0.40	0.17
MIN. BUFFER TO RESIDENTIAL ZONE OR USE	§ 68-284C.	25'	25'
MIN. LANDSCAPE COVERAGE	§ VI-Q3.1	20% (±18,200 SF)	+19% (±17,383 SF) (EXCLUDES BUFFER)
MIN. LANDSCAPE COVERAGE IN FRONT YARD	§ VI-Q3.1	50% OF REQUIRED (±9,100 SF)	+15.5% OF REQUIRED (±2,850 SF)
MIN. LANDSCAPE DEPTH ALONG STREET FRONTAGES	§ VI-Q3.1	5'	8.5'
MIN. STREET TREES	§ VI-Q3.5a.	20' O.C.	EXISTING LANDSCAPING TO REMAIN

PARKING REQUIREMENTS
(LOTS 28, 34.1, 37, 38, 39, 40, 42.3, & 44.1)

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ VI-L.7-1,3	9' X 19' (MIN.) 9' X 20' (FLOATING ROW) 9' X 25' (PARALLEL END STALL) 9' X 25' (PARALLEL INTERIOR)	9' X 19' 9' X 20' (FLOATING ROW) 9' X 25' (PARALLEL) 9' X 25' (PARALLEL INTERIOR)
MIN. AISLE WIDTH	§ VI-L.7.1	22' W/ 9' X 19' STALLS 20' W/ 10' X 19' STALLS	23' TWO-WAY 14.3' ONE-WAY
MIN. BUFFER TO PARKING	§ VI-Q3.5c.	5'	10'
MIN. NUMBER OF STALLS	TOWN OF ISLIP SUBDIVISION & LAND REGULATIONS APPENDIX E	161	63 (EXISTING) 73 (PROPOSED) 136 (TOTAL)

REQUIRED FOR RESTAURANT USE = 1 STALL PER 2 PERMANENT SEATS;
OR 1 STALL PER 100 SF OF GFA;
OR 1 STALL PER 4 PERSONS LEGALLY ACCOMMODATED, WHICHEVER IS GREATER
ADDITIONAL RESTAURANT PARKING REQUIREMENT = 1/2 SF OF STANDING ROOM AT BAR AREA

PARKING REQUIRED FOR MANNINO'S:
(1/2 SEATS X 125 SEATS) + (1/12 SF BAR AREA X 190 SF) = 78.83 = 79 STALLS
OR (1/10 SF OF GFA X 10,886 SF GFA) + (1/12 SF BAR AREA X 190 SF) + (124 SEAT X 125 STALLS
OR (1/4 PERSONS X 294 PERSONS) + (1/12 SF BAR AREA X 190 SF) = 89.33 = 90 STALLS

PARKING REQUIRED FOR ISLAND EMPANADA:
(1/100 SF GFA X 2,400 SF GFA) = 24 STALLS

REQUIRED FOR OFFICE USE = 1 STALL PER 200 SF OF GFA
TOTAL OFFICE SF = 2,400 SF
PARKING REQUIRED FOR OFFICE:
(1/200 SF GFA X 2,400 SF GFA) = 12 STALLS

TOTAL PARKING REQUIRED = 129 + 24 + 12 = 165 STALLS
TOTAL PARKING PROVIDED = 136 STALLS INCLUDING 6 ACCESSIBLE STALLS & 2 EMPLOYEE STALLS

NOTE: PARKING ASSOCIATED WITH LOT 28 NOT INCLUDED IN REQUIRED PARKING CALCULATION.
THE SIX (6) STALLS ON LOT 28 ARE INCLUDED IN THE PROVIDED PARKING DUE TO PROPERTY OWNER AGREEMENT WHICH ALLOWS MANNINO'S RESTAURANT TO UTILIZE THIS PARKING DURING NON-BUSINESS HOURS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

MONTAUK HIGHWAY
(A.K.A. MONTAUK PLACE / A.K.A. SOUTH COUNTRY ROAD / A.K.A. C.R. 85)
(VARIABLE WIDTH R.O.W.)

COMMERCIAL AVENUE
(50' WIDE R.O.W.)

FORBES STREET
(50' WIDE R.O.W.)

BOHLER ENGINEERING
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PROJECT NO.: N15232
DRAWN BY: JAD / MB / JSN
CHECKED BY: JAD / MB / JSN
DATE: 11/27/2019
CAD I.D.: N15232-X-T1E-2/E

PROPOSED SITE DEVELOPMENT PLANS

FOR
MANNINO'S RESTAURANT & LOUNGE
PROPOSED DEVELOPMENT
1575 MONTAUK HIGHWAY
OAKDALE
TOWN OF ISLIP
SUFFOLK COUNTY, NY 11769
SCTM #: 500 - 325 - 1 - 44.1 & 42.3

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2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
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STATE OF NEW YORK
JOSEPH L. BOHLER
LICENSED PROFESSIONAL ENGINEER
No. 10409
EXPIRES 12/31/2025
NEW YORK LICENSE NO. 10409
CONTRACT NO. 10409-1919000
PENNSYLVANIA LICENSE NO. PE07709

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-3

REVISION 0 - 7/18/2022

PRELIMINARY

SCTM #: 500 - 325 - 1 - 44.1 & 42.3
TOWN OF ISLIP SITE PLAN #: 2021-025
SCDHS REF. #: C05-16-0038