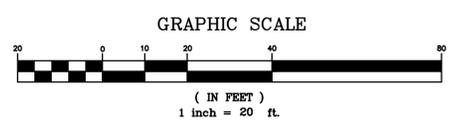
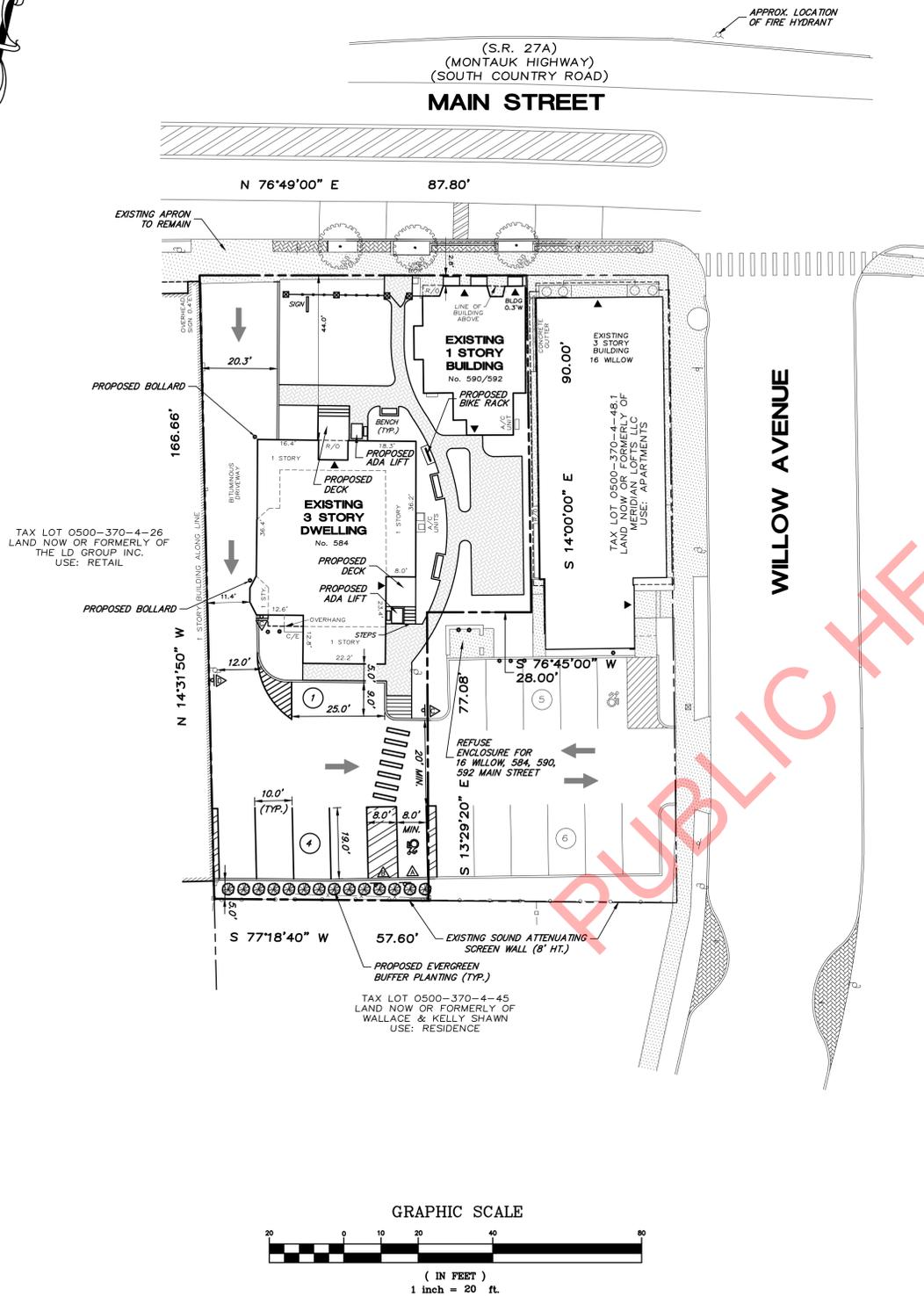


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP
SCALE: 1"=600'



LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
CONCRETE CURB	---	---
DROP CURB	---	---
SIDEWALK	---	---
PATIO	---	---
NUMBER OF PARKING SPACES	(4)	(5)
HANDICAP PARKING STALL	♿	♿
SIGN	♾	♾
UTILITY POLE	⊕	⊕
TRAFFIC FLOW	→	→
BUILDING ENTRANCE	▲	▲

PARKING CALCULATIONS

PARKING REQUIRED:

APARTMENT BUILDING:

5 UNITS (1 BEDROOM PER UNIT) @ 1.75 SPACES/UNIT = 8.75 SPACES

OFFICE SPACE:

886 SF @ 1 SPACE/200 S.F. = 4.43 SPACES (8 MINIMUM)

HAIR SALON (590/592 MAIN STREET):

948 SF @ 1 SPACE/150 SF = 6.32 SPACES

TOTAL REQUIRED SPACES = 23.1 SPACES

PARKING PROVIDED:

5 STANDARD SPACES

1 ACCESSIBLE SPACE

6 TOTAL SPACES PROVIDED**

**RELAXATION REQUIRED

NOTES

- THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 4/9/21.
- SEE PLANS BY BOULER PFLUGER ARCHITECTS, P.C. FOR ARCHITECTURAL IMPROVEMENTS TO EXISTING BUILDING (584 MAIN STREET).
- SEE LANDSCAPE PLANS BY RDA LANDSCAPE ARCHITECTURE FOR ADDITIONAL INFORMATION.
- CROSS ACCESS AND REFUSE COLLECTION AGREEMENTS WITH 16 WILLOW IS REQUIRED.

DRAINAGE CALCULATIONS

STORAGE PROVIDED FOR 2" RAINFALL

10" DRYWELLS PROVIDE 68.42 CF OF STORAGE PER VF

TRIBUTARY AREA (12,343 SF)

BUILDINGS = 3,217 SF X 1.0 X 2/12 FT = 536 CF

PAVEMENT = 4,871 SF X 1.0 X 2/12 FT = 779 CF

WALKS & DECKS = 1,864 SF X 1.0 X 2/12 FT = 311 CF

LANDSCAPE = 2,591 SF X 0.2 X 2/12 FT = 86 CF

TOTAL CF REQUIRED = 1,712 CF

1,712 CF / 68.42 CF/VF = 25.0 VF

USE 3 - 10" DRYWELLS AT 9' EFFECTIVE DEPTH (1,847 CF PROVIDED)

SIGN KEY

RESERVED	RESERVED
PARKING	PARKING
R7-8	R7-8
NO PARKING ANY TIME	NO PARKING ANY TIME
R7-4	R7-4
DO NOT ENTER	DO NOT ENTER
R3-15	R3-15
ONE WAY	ONE WAY
R6-1	R6-1

SITE DATA

OWNER/APPLICANT	584 MAIN STREET, LLC 584 MAIN STREET ISLIP, NY 11751	
SITE AREA	12,343 SF	
ZONING	GST - GENERAL SERVICE T	
USE	MIXED USE (RESIDENCE/OFFICE/ PERSONAL SERVICE)	
NUMBER OF RESIDENTIAL UNITS	5	
	PER CODE (GST)	PROVIDED
MIN. LOT AREA	10,000 SF	12,343 SF
MIN. LOT WIDTH	100'	57.60'
MIN. FRONT YARD SETBACK	25'	44.3'/2.8"
MIN. REAR YARD SETBACK	35'	62.5'
MIN. SIDE YARD SETBACK	10'	11.0'/0.3"
LANDSCAPED AREA	20% (2,469 SF)	17.2% (2,118 SF)**
LANDSCAPED AREA IN FRONT YD ...	50% OF TOTAL (1,235 SF)	17.4% (430 SF)**
MAX. BUILDING HEIGHT	35'/2 STORIES	<35'
MAX. FLOOR AREA RATIO	0.25	0.44*
EXISTING BUILDING 584:	FIRST FLOOR 2,158 SF (INCL. 886 OFFICE SPACE)	
	SECOND FLOOR 1,320 SF	
	THIRD FLOOR 993 SF	
EXISTING BUILDING 590/592:	FIRST FLOOR 948 SF	
	TOTAL 5,419 SF	

NOTE: PARTIAL BASEMENT LESS THAN 7'-6" (MECHANICAL ONLY)

*EXISTING CONDITION
**RELAXATION REQUIRED

Date	By	Revision
10/05/22	SS/MM	TOWN COMMENTS
8/12/22	SS/MM	TOWN COMMENTS
3/31/22	SS/MM	TOWN COMMENTS
3/22/22	SS/MM	TOWN COMMENTS (3/4/22)
10/19/21	LZ	SITE PLAN REVISIONS
10/1/21	LZ	ENGINEERING COMMENTS (8/25/21)
7/16/21	SS	EVERGREEN BUFFER PLANTING

Designed by: MM Drafted by: SS Checked by: MM

BBV Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
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www.bbvpc.com

Tax Map No.: DISTRICT 500 SECTION 370 BLOCK 4 LOT 47

THE COTTAGE SUITES
584,590/592 MAIN STREET

TOWN OF ISLIP SUFFOLK COUNTY, NY

SITE PLAN

SP 2022-010

Date	Scale	Project No.	Sheet No.
JULY 2, 2021	1"=20'	A210233	1 of 1

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.