

SANITARY CALCULATIONS

TOTAL SITE AREA 13.63 ACRES
GROUND WATER MANAGEMENT ZONE VII
DESIGN DENSITY 600 GPD PER ACRE
TOTAL ALLOWABLE FLOW 8,178 GPD

DESCRIPTION	AREA	UNITS	QUANTITY	SANITARY DENSITY	UNITS	SANITARY FLOW	UNITS	KITCHEN/GRAY DENSITY	UNITS	KITCHEN/GRAY FLOW	UNITS	TOTAL FLOW	UNITS
MEDICAL OFFICE	4,800	S.F. of G.F.A.	1	0.16	GPD/S.F.	480	GPD	-	N/A	-	N/A	480	GPD
COTTAGE UNITS	<1,200	S.F. of G.F.A.	24	225	GPD/UNIT	5,400	GPD	-	N/A	-	N/A	5,400	GPD
APARTMENT UNITS	<1,200	S.F. of G.F.A.	106	225	GPD/UNIT	23,850	GPD	-	N/A	-	N/A	23,850	GPD
GROCERY STORE	20,259	S.F. of G.F.A.	1	0.03	GPD/S.F.	608	GPD	0.12	GPD/S.F.	2,431	GPD	3,039	GPD
WET STORE W/ FOOD (NO SEATING)													
TOTAL						30,338	GPD			2,431	GPD	32,769	GPD

ALLOWABLE DENSITY 8,178 GPD
TOTAL FLOW 32,769 GPD
USE AVAILABLE SEWER CONNECTION

RESIDENTIAL PARCEL PARKING
130 TOTAL UNITS x 1.75 PER UNIT
228 PARKING SPACES REQUIRED
237 PARKING SPACES PROVIDED

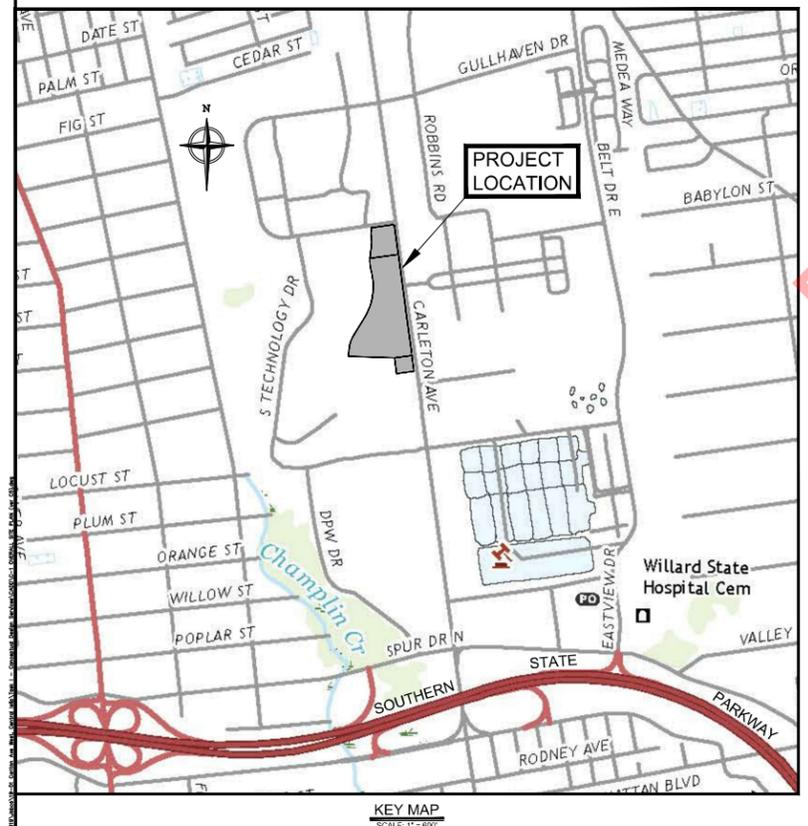
TOWN OF ISLIP LOT
500-207-1-4-19

PROPOSED PARCEL 1
PDD-RS ZONING
0.74 ACRES

CARLETON AVENUE

PROPOSED PARCEL 2
PDD-MF ZONING
10.87 ACRES

PROPOSED PARCEL 3
PDD-RS ZONING
2.02 ACRES



KEY MAP
SCALE: 1" = 600'

CONCEPTUAL OVERALL SITE PLAN
SCALE: 1" = 40'

ZONING COMPLIANCE TABLE:

ZONING DATA (PROPOSED PARCEL 1)	REQUIRED (PDD-RS)	PROVIDED
MAXIMUM BUILDING HEIGHT	40 FEET	26 FEET
MAXIMUM BUILDING AREA	25%	15% (4,800 S.F. FOOTPRINT)
FLOOR AREA RATIO (FAR)	0.40	0.15 (4,800 S.F. OF GFA)
MINIMUM LOT AREA	N/A	32,138 S.F. OR 0.74 ACRES
MINIMUM LOT WIDTH	N/A	170.42 FEET
MINIMUM FRONT YARD SETBACK	67 FEET	67 FEET
MINIMUM SIDE YARD SETBACK	N/A	MIN. 10 FEET MAX. 110 FEET
MINIMUM REAR YARD SETBACK	N/A	17 FEET
MINIMUM PARKING	1 PER 150 S.F. OF G.F.A.	(SEE TABLE THIS SHEET)

1. Per Town of Islip section 06-24 C (4) (b) (1) OFFICE BUILDINGS MAY BE ERRECTED TO A HEIGHT OF 60 FEET, PROVIDED THAT ANY PORTION OF ANY BUILDING IN EXCESS OF 40 FEET SET BACK ONE ADDITIONAL FOOT FOR EACH ONE FOOT OF ADDITIONAL HEIGHT BEYOND THE REQUIRED SETBACKS FROM PUBLIC STREETS, PLANNED PUBLIC STREETS OR DISTRICT BOUNDARY LINES.

ZONING DATA (PROPOSED PARCEL 2)	REQUIRED (PDD-MF)	PROVIDED
MAXIMUM BUILDING HEIGHT	35 FEET	40' (NEW BUILDING), 35' (EXISTING COTTAGES)
MAXIMUM BUILDING AREA	25%	12.4% (8,786 S.F. COMBINED FOOTPRINT)
FLOOR AREA RATIO (FAR)	0.40	0.26 (24,460 S.F. OF COMBINED G.F.A.)
MINIMUM LOT AREA	N/A	471,800 S.F. OR 10.87 AC
MINIMUM LOT WIDTH	N/A	1,091 FEET (ALONG CARLETON AVE)
MINIMUM FRONT YARD SETBACK	100 FEET	46 FEET (EXISTING COTTAGES)
MINIMUM SIDE YARD SETBACK	N/A	MIN. 14 FEET (EXISTING COTTAGE 'A')
MINIMUM REAR YARD SETBACK	N/A	30 FEET (NEW BUILDING)
MINIMUM RECREATIONAL FACILITIES	N/A	8,834 S.F. (SEE TABLE THIS SHEET)
MINIMUM PARKING	228	

ZONING DATA (PROPOSED PARCEL 3)	REQUIRED (PDD-RS)	PROVIDED
MAXIMUM BUILDING HEIGHT	40 FEET	29 FEET
MAXIMUM BUILDING AREA	25%	22% (9,299 S.F. FOOTPRINT)
FLOOR AREA RATIO (FAR)	0.40	0.23 (20,259 S.F. OF GFA)
MINIMUM LOT AREA	N/A	88,666 S.F. OR 2.02 AC
MINIMUM LOT WIDTH	N/A	322.18 FEET
MINIMUM FRONT YARD SETBACK	67 FEET	30 FEET
MINIMUM SIDE YARD SETBACK	67 FEET	30 FEET
MINIMUM REAR YARD SETBACK	67 FEET	29 FEET
MINIMUM RECREATIONAL FACILITIES	N/A	24 FEET
MINIMUM SIDE YARD SETBACK	N/A	8,834 S.F. (SEE TABLE THIS SHEET)
MINIMUM PARKING	1 PER 150 S.F. OF G.F.A.	

SITE DATA:

SUFFOLK COUNTY TAX MAP NOS.:
DIST. 500 - SECTION: 187.10 - BLOCK: 1 - LOT: 2,1
DIST. 500 - SECTION: 207 - BLOCK: 1 - LOTS: 4.7, 4.10, 4.11, 4.12, 4.13 (ZONED PDD-EC)
TOTAL SITE AREA: 13.63 ACRES
EXISTING USE: NOT-FOR-PROFIT COLLEGES OR UNIVERSITIES
PROPOSED USE: MIXED USE: RESIDENTIAL SUPERMARKET, MEDICAL CENTER
CENTRAL ISLIP POSTAL DISTRICT, ZIP CODE 11722
CENTRAL ISLIP UNION FREE SCHOOL DISTRICT
SUFFOLK COUNTY WATER AUTHORITY
PUNG LING ISLAND VERIZON

APPLICANT OWNER:

PJM Development
Michael F. Puccio, President
1295 Northern Blvd., Suite 21
Manhasset, NY 11030
Phone: (516) 231-9600

BASE DENSITY CALCULATION

EXISTING LOT 2.1, ZONE PDD-EC, TO BE LAND DIVIDED AND CHANGE OF ZONE TO PDD-RS (PROPOSED 88,666 S.F. OR 2.02 AC) AND BALANCE OF LOT 2.1 TO BE CHANGE OF ZONE TO PDD-MF (PROPOSED 52,728 S.F. OR 1.21 AC)
EXISTING LOT 4.7, ZONE PDD-EC, TO BE CHANGE OF ZONE TO PDD-MF (PROPOSED 68,389 S.F. OR 1.57 AC)
EXISTING LOT 4.10, ZONE PDD-EC, TO BE LAND DIVIDED AND CHANGE OF ZONE TO PDD-MF (PROPOSED 71,803 S.F. OR 1.63 AC)
EXISTING LOT 4.11, ZONE PDD-EC, TO BE LAND DIVIDED AND CHANGE OF ZONE TO PDD-MF (PROPOSED 71,803 S.F. OR 1.63 AC)
EXISTING LOT 4.12, ZONE PDD-EC, TO BE LAND DIVIDED AND CHANGE OF ZONE TO PDD-MF (PROPOSED 209,524 S.F. OR 4.81 AC)
EXISTING LOT 4.13, ZONE PDD-EC, TO BE CHANGE OF ZONE PDD-RS (PROPOSED 32,138 S.F. OR 0.74 AC)
EXISTING PDD-EC ALLOWABLE DENSITY = N/A
PDD-MF ALLOWABLE DENSITY = 12 UNITS PER ACRE
PDD-RS PARCEL SIZE = 10.87 ACRES
PDD-MF ALLOWABLE UNITS = 130
PDD-MF PROPOSED UNITS = 130
TOTAL UNITS PROPOSED 130
BASE DENSITY 130

PROPOSED SANITARY DISCHARGE TO EXISTING SANITARY SEWER, (SOUTHWEST SEWER DISTRICT).

VARIANCE REQUESTS:

- SETBACKS:**
- FULLY LANDSCAPED 67 FOOT SETBACK ALONG CARLETON AVENUE (PDD-RS PARCEL 3).
 - FULLY LANDSCAPED 67 FOOT SETBACK ALONG SOUTH RESEARCH PLACE (PDD-RS PARCEL 3).
 - 0 FEET SETBACK TO EXISTING COTTAGES ALONG CARLETON AVENUE (PDD-MF PARCEL 2).
- PARKING:**
- REQUIRED NUMBER OF SPACES (PARCEL 3).
- MAXIMUM BUILDING HEIGHT:**
- 40 FEET FOR NEW BUILDING (PARCEL 2)

NOTES:

- THERE ARE NO WETLANDS WITHIN 500 FEET OF THE PROPERTY BOUNDARIES. THERE ARE NO WATER SUPPLY WELLS SERVING DOMESTIC WATER WITHIN 150 FEET OF THE PROPERTY BOUNDARIES.
 - THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED THE MINIMUM STANDARDS CONTAINED WITHIN THE TOWN CODE OF THE TOWN OF ISLIP.
- WATER SUPPLY:**
THE PROPOSED DEVELOPMENT WILL BE SERVED BY SUFFOLK COUNTY WATER AUTHORITY WITH A PRIVATE WATER DISTRIBUTION SYSTEM IN EASEMENT AREA TO BE ACCESSIBLE BY SCWA FOR FUTURE MAINTENANCE.
- SANITARY SYSTEM:**
THE PROPOSED DEVELOPMENT WILL HAVE A SEWER CONNECTION TO THE SOUTHWEST SEWER DISTRICT AND S.C.D.P.W. TREATMENT PLANT.

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.

PARKING CALCULATIONS					
PARCEL	REQUIREMENT	UNIT COUNT/S.F.	REQUIRED	PROVIDED	REMARKS
1	1 PER 150 S.F. OF G.F.A.	4,800	32	36	16 SPACES ON TOWN OF ISLIP LOT
2	1.75 PER APARTMENT UNIT	130 UNITS	228	237	
3	1 PER 150 S.F. OF G.F.A.	20,259	135	97	VARIANCE RELIEF FOR 38 SPACES OR 28%

REV	DATE	CK	DESCRIPTION
REVISIONS			
The Aurora Carleton Avenue Central Islip, New York			
J.R. HOLZMACHER P.E., LLC			
The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering			
3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (815) 234-2220 FAX: (815) 234-2221 E-MAIL: info@holzmacher.com			
PROJECT: CONCEPTUAL OVERALL SITE PLAN			
DESIGNED BY:	AJZ	DATE:	1" = 40'
DRAWN BY:	AJZ	DATE:	June 14, 2022
PLANNING BY:	DJC	PROJECT NO.:	