

CHANGE OF USE AT EXISTING BUILDING
214 UNION BLVD. WEST ISLIP, NY 11795
TOWN OF ISLIP
ARCHITECT: ERIK A. BJORNEBY, RA

TOWN OF ISLIP
STANDARD NOTES

1. CONTACT THE ENGINEERING INSPECTOR (631-224-5560) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.

2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

3. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).

4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.

5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.

6. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.

7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT. IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.

8. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, SOLID WASTE MANAGEMENT FACILITIES.

9. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 2BF OR ITEM 2SB.

10. ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.

11. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.

12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.15 AND 5A.16 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.

13. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSSED FOR LOADING OR UNLOADING OF DUMPSTERS.

14. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.

15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRIACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

OWNER INFORMATION
OWNER: THOMAS KURTZ
ADDRESS: 214 UNION BLVD
WEST ISLIP, NY 11745
TELE. NUMBER: (516) 689-8968
EMAIL: TOMMYKURTZ2727@gmail.com

APPLICANT & ARCHITECT INFORMATION
APPLICANT: EAB ARCHITECTURAL DESIGNS
ADDRESS: ERIC BJORNBY, RA
4250 VETERANS MEM. HWY
SUITE 2040N
HOLBROOK, NY 11741
(631) 314-1047
EMAIL: ERIKB@EABARCHITECTURE.COM

SITE DATA (LOT: 18 ONLY)

ADDRESS: 214 UNION BLVD,
WEST ISLIP, NY 11745
DISTRICT: 500
SECTION: 454
BLOCK: J
LOTS: 18
ZONE: BUS I

EXISTING OCCUPANCY USE:
PROPOSED OCCUPANCY USE:

M MERCANTILE
B BUSINESS

PRIMARY BUILDING BULK REGULATIONS (LOT: 18 ONLY)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7500 SQ. FT.	8303 SQ. FT.	8303 SQ. FT.
MIN. WIDTH LOT	65 FT.	50.0 FT.	50.0 FT.
MIN. FRONT YARD	10 FT.	18.1 FT.	18.1 FT.
MIN. SIDE YARD	10 FT. / 20 FT.	4.9 FT. / 23.2 FT.	4.9 FT. / 23.2 FT.
MIN. REAR YARD	10 FT.	± 101.4 FT.	± 101.4 FT.
MAX. FAR	0.40 X 8303 SQ. FT. 9.3212 SQ. FT.	1.85 SQ. FT. / 0.18	2.265 SQ. FT. / 0.27
MAX. HEIGHT	35 FT.	24.9 FT. / 2 STORY	24.9 FT. / 2 STORY

LEGEND

TOP OF CURB ELEV.

BOTTOM OF CURB ELEV.

TOP OF GRATE (SLOTTED COVER)

ELEVATION

CAST IRON SOLID COVER

CAST IRON GRATING (DRAINAGE)

MANHOLE OR GRATING

SANITARY SEWER

DRAINAGE INLET

DRAINAGE MANHOLE

GREASE TRAP

GAS VALVE

WATER VALVE

WATER METER

CLEAN OUT

SEWER VENT PIPE

CATCH BASIN

BOLLARD

BUILDING ENTRANCE PEDESTRIAN

BUILDING ENTRANCE OVERHEAD DOOR

TEST HOLE LOCATION

FLOW ARROW

PROPERTY LINE

OVERHEAD ELECTRIC

GAS MAIN (SERVICE)

WATER MAIN (SERVICE)

STORM DRAIN

SANITARY (SEWER)

CHAIN LINK FENCE

VINYL FENCE

STOCKADE FENCE

CURB

SIDEWALK

LEACHING POOL

HYDRANT

UTILITY POLE

LIGHT POLE

SIGN

HANDICAP PARKING SPACE

AREA CALCULATIONS:
SUBJECT LOT 18:
8,303 S.F. (0.19 ACRES)
EXISTING SHED:
122 S.F.
EXISTING CELLAR:
632 S.F.
EXISTING FIRST FLOOR:
484 S.F.
EXISTING SECOND FLOOR:
644 S.F.
GFA OF BUILDING:
2,265 S.F. / 8,303 = 0.27
0.21 OF SITE < 0.40 MAX.

PARKING CALCULATIONS:
EXISTING USE:
RETAIL
RESTAURANT: 1 SPACE/100 S.F.
REQUIRED PARKING:
2,265 S.F. / 100 = 23 SPACES REQ.
PROVIDED PARKING:
1 SPACES < 23 SPACES
INCLUDING 1 HANDICAP SPACE

* RELAXATION OF PARKING SPACES FROM 23 TO 1 SPACES.

AREA OF PAVING:
9,428 S.F.

BUFFERS:
REAR AND SIDE YARDS TO HAVE 25 FT. MIN. RESIDENTIAL BUFFERS. FRONT TO HAVE 8 FT. MIN. AT STREET FRONTAGE.
FRONT (NORTH): 8 FT. MIN.
SIDE BUFFER (WEST): 25 FT. MIN.
SIDE BUFFER (EAST): 25 FT. MIN.
REAR BUFFER (SOUTH): 25 FT. MIN.
* RELAXATION OF BUFFERS AT SOUTH, EAST & WEST.

LANDSCAPING CALCULATIONS:
TOTAL AREA OF LANDSCAPING:
2,446 S.F. PROVIDED
REQUIRED LANDSCAPING:
20% X 8,303 S.F. = 1,661 S.F.
FOLLOWING LANDSCAPE AREAS ARE EXCLUDING BUFFERS:
AREA OF LANDSCAPING:
817 S.F. < 1,661 S.F.
REQUIRED FRONT LANDSCAPING:
50% X 1,661 S.F. = 830.5 S.F.
AREA OF FRONT YARD LANDSCAPE:
216 S.F. < 830.5 S.F.
* RELAXATION FOR TOTAL LANDSCAPING AND FRONT YARD LANDSCAPING.

PLANTING REQUIREMENTS:
TREES TO BE PLANTED 20' O.C. ON STREET FRONTAGE
LOT WIDTH:
50.0 FT.
FRONT YARD WIDTH 9' BEHIND PROP. LINE:
24.1 FT.
TREES REQUIRED:
2 TREES
TREES PROPOSED:
0
* RELAXATION FOR FRONT YARD TREE PLANTING.

NOTES OF TOWN PROPERTY ON UNION BLVD.
1. PROPERTY OWNER TO REMOVE EXISTING ASPHALT PAVING ON TOWN PROPERTY TO PROVIDE 648 S.F. OF ADDITIONAL LANDSCAPING (GRASS AREA).

2. PROPERTY OWNER TO REMOVE APPROXIMATELY 120 S.F. OF EXISTING ASPHALT PAVING ON TOWN PROPERTY TO PROVIDE A CODE APPROVED CONCRETE LANDING AT THE EXISTING HANDICAP RAMP AND CONTINUOUS CONCRETE WALKWAY FOR PEDESTRIANS.

LOT 31 ZONING: RES A
LAND NOW OR FORMERLY OF
MIREKA KOBATASHI
USE: RESIDENCE

LOT 18 ZONING: BUS I
LAND NOW OR FORMERLY OF
CHARLES WILLIAM ZELLER
USE: RESIDENCE

LOT 30 ZONING: BUS I
LAND NOW OR FORMERLY OF
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Project:


CHANGE OF USE AT
EXIST. BUILDING
214 UNION BLVD.
WEST ISLIP, NY 11795

DIST: 500 SECT: 454 BLOCK: 2 LOT: 10

CONTRACTORS:

ENGINEERS:

[illegible]

EAB ARCHITECTURALDESIGNS, PLLC 1250 VETERANS HIGHWAY, STE 2040M HOLBROOK, NY 11741 tel. (631) 314-1047 fax (631) 314-1044	
No.	Date Revision
Project Manager: EAB	
Project Architect: ERIK A. BJORNEYBY R.A.	
Project Designer: CLI	
Drawn by: AC	
Checked by: EAB	
Design No.:	Date: 05/05/22
DOB Job No.	
Drawing Title:	
SITE PLAN	
Drawing Scale: AS NOTED	
Architect: ERIK A. BJORNEYBY R.A.	Drawing No.: CS101
	Sheets in Contract: 1 of