

NOTE:
UNDER C.Z. 2019-011 APPROVED ON NOVEMBER 21st 2019, THIS PROJECT HAS BEEN APPROVED FOR A CHANGE OF ZONING FROM "RESIDENCE A" TO "GENERAL SERVICE DISTRICT T".
UNDER T.C. 5334, APPROVED ON NOVEMBER 25th 2019, COVENANTS AND RESTRICTIONS HAVE BEEN APPROVED AND SET IN PLACE FOR THIS PROJECT.
UNDER PLANNING BOARD RESOLUTION DATED APRIL 6th, 2022, THIS PROJECT WAS GRANTED RELAXATIONS FOR PARKING, BUFFER ZONE ENCROACHMENTS, AND ADDITIONAL LANDSCAPE RELAXATIONS.
UNDER ZONING BOARD OF APPEALS RESOLUTION DATED JUNE 21, 2022, THIS PROJECT WAS GRANTED VARIANCES FOR FRONT YARD SETBACK (19' WHERE 30 IS REQUIRED), FLOOR AREA RATIO (29.2% WHERE 27.5% IS ALLOWED) AND TO INSTALL A SECONDARY ROADWAY ACCESS POINT WHERE ONE IS ALLOWED.

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.

NOTE:
1. SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY DONALD L. MALM JR. LAND SURVEYOR N.Y.C. LIC. 90346, 61 NASSAU AVE. ISLIP, N.Y. 11751 (631) 581-0003 DATED: 02/04/2020

PROPOSED REFUSE ENCLOSURE
6' HIGH, 8' SPLIT-FACED BLOCK WALL 3-SIDES w/ 6" THICK CONC. SLAB w/ 6"x6"-10'10" - W/M. PROVIDE (2) 6' HIGH x 4' WIDE OPPOSITE MT. GATES.
NOTE: APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS. GATES THAT OBSCURE OR LIMITS ACCESS TO PARKING STALLS SHALL CAUSE THOSE STALLS TO BE DEEMED UNAVAILABLE AND NOT SATISFYING ANY PARKING REQUIREMENTS. A 3 FT. METAL OPAQUE PANEL PEDESTRIAN ACCESS GATE SHALL BE PROVIDED, AND SHALL BE INSTALLED WITH A SELF-CLOSING MECHANISM.

LOT 13.1
OWNER: JOHN & BRIDGET O'SHEA
ZONED: RES-A
USE: RESIDENTIAL

LOT 43
OWNER: MARIANITA & MICHAEL FRADERA
ZONED: RES-A
USE: RESIDENTIAL

LOT 44
OWNER: JUAN C. VARGAS
ZONED: RES-A
USE: RESIDENTIAL

LOT 41
OWNER: ELIAS CHAVEZ & YANCI SALGADO
ZONED: RES-A
USE: RESIDENTIAL

LOT 10
OWNER: TOWN OF ISLIP
ZONED: RES-A
USE: SHOPS

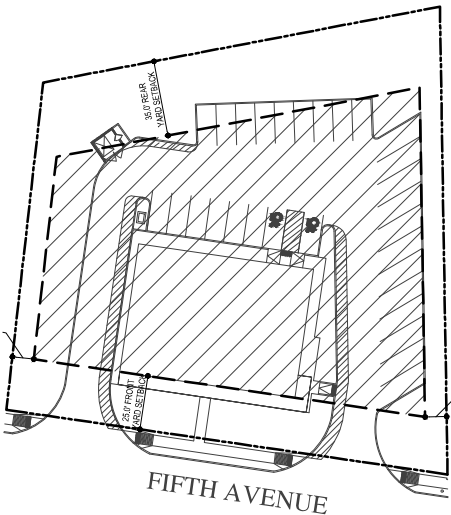
SPUR DR.

SITE WORK
BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5360

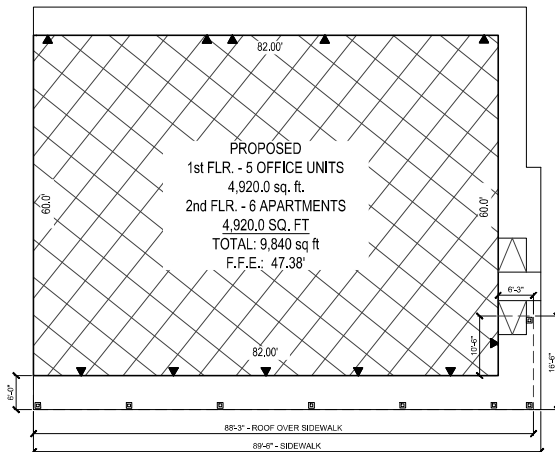
0 10 20 30 40
SCALE: 1" = 20'-0"

SITE PLAN

BUILDABLE AREA DIAGRAM N.T.S.



BUILDING DIMENSIONS N.T.S.

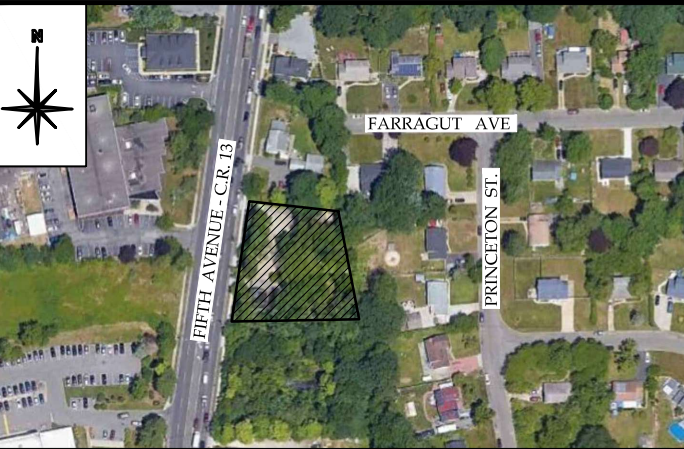


LIST OF DRAWINGS

SP-1	SITE PLAN AND ZONING INFO
SP-2	TREE PRESERVATION PLAN
SP-3	EROSION AND SEDIMENT CONTROL PLAN
SP-4	GRADING AND DIMENSION PLAN
SP-5	DRAINAGE, UTILITY AND LANDSCAPE PLANS
SP-6	LIGHTING PLAN
SP-7	DETAILS
SP-8	DETAILS

PROPERTY INFORMATION

SCALE: 1"=200'



McNeill
ARCHITECTURE

321 RIVERSIDE DR
RIVERHEAD, NY 11901
(516)376-8594

APPROVED
AS NOTED
Town Engineer
TOWN OF ISLIP
DATE: 1-26-2023

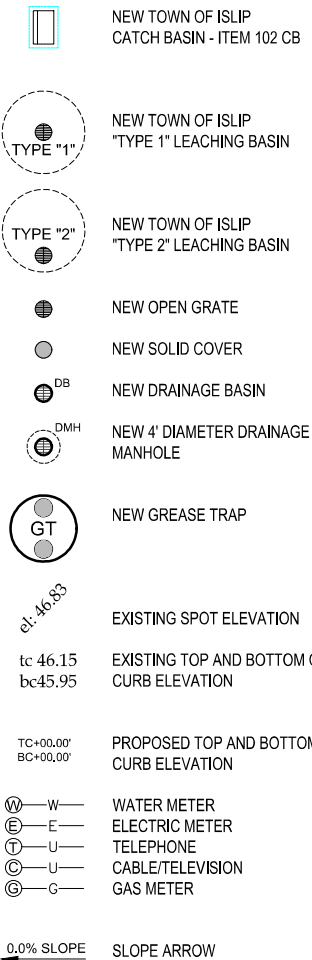
Client Info
MUNOR MANAGEMENT CORP.
1713 Fifth Ave
Bay Shore, New York
(347)992-6555

Project Info
SITE PLAN FOR NEW MULTI-USE
DEVELOPMENT
1451 & 1455 Fifth Ave
Bay Shore, New York

SIGNAGE LEGEND



SYMBOLS LEGEND



PROPERTY INFORMATION

COUNTY TAX MAP NO.:

SITE DATA:

DISTRICT: 0500

SECTION: 267

BLOCK: 2

LOT(S) 11, 12, 3, & 12.4

BUILDING USE: OFFICES & APARTMENTS

ZONING: GS-T

MAIN BUILDING:

ITEM	AS REQUIRED BY ZONING	%	AS PROPOSED	%
LOT SIZE:	10,000 SF		35,772 SF	
FRONTAGE:	100 FT.		206.78 FT.	
FLOOR AREA RATIO	8,943 SF. = GFA	29%	9,906 S.F.	27.3%
			10,436 S.F. INCLUDING COVERED PORCH	29.2%
FRONT YD. SETBACK:	30 FT.		19 FT.	
REAR YD. SETBACK:	35 FT.		81.7 FT.	
SIDE YD. SETBACK:	10 FT. ONE SIDE, TOTAL BOTH SIDES - 20 FT.		50.3 FT. NOR. / 70.2 FT. SOL.	
BUILDING HEIGHT:	35 FT.		33 FT. - 4 IN.	

GROUP B - BUSINESS

GROUP R-2 - APARTMENTS

OCCUPANCY TYPE

TYPE V b

CONSTRUCTION TYPE

NO CLASSIFICATION

FIRE HAZARD CLASSIFICATION

ACCESSORY STRUCTURES:

ITEM	AS REQUIRED BY ZONING	%	AS PROPOSED	%
FRONTAGE:	-----		-----	
MAX. FAR:	-----		-----	
FRONT YD. SETBACK:	-----		-----	
REAR YD. SETBACK:	-----		-----	
SIDE YD. SETBACK:	-----		-----	
BUILDING HEIGHT:	-----		-----	

PARKING CALCULATIONS

BUILDING:
GROSS FLOOR AREA OF BUILDING = 9,840 S.F.
(OFFICES) = 4,920 S.F.
PARKING @ (1) SPACE PER 200 S.F. OF GFA
= 4,920 SF. = 200 SF. = 20 SPACES REQUIRED
(APARTMENTS) = 4,920 S.F. = 6 APARTMENTS
PARKING @ (1.75) SPACE PER APARTMENT
= 6 APARTMENTS x 1.75 = 11 SPACES REQ.
TOTAL SPACES REQUIRED = 31 SPACES
TOTAL SPACES PROVIDED = 20 SPACES
HANDICAPP PARKING SPACES:
REQUIRED = 2 SPACE (FOR TOTAL OF 25-50 SPACES)
PROVIDED = 2 H.C. SPACES

GENERAL SITE NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERMIT WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5360).
- 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.
- 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 LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- 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.
- 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.
- 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 NYSDC 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".
- 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 28F OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
- 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.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.



TAX LOTS:
500-267.00-02.00-011.000
500-267.00-02.00-012.003
500-267.00-02.00-012.004

SITE PLAN NUMBER:
SP2020-060

SITE PLAN
AND ZONING
INFO

Drawn By
T.B.

Checked By
J.E.M.

Drawing No.

SP-1

Sheet 1 of 8