

SITE DATA

TOTAL AREA: 280,245.6 SF (6.434 AC)
 EXISTING USE: RETAIL
 PROPOSED USE: RETAIL
 EXISTING BUILDING AREA: 69,076 SF (INCLUDES CANOPIES)
 EXISTING GROSS FLOOR AREA: 70,395 SF
 EXISTING FLOOR AREA RATIO: 0.251
 PROPOSED FUEL CELL AREA: 445 SF
 PROPOSED GROSS FLOOR AREA: 70,840 SF (INCLUDES CANOPIES)
 PROPOSED FLOOR AREA RATIO: 0.253
 SCHOOL DISTRICT: WEST ISLIP UFSO
 POST OFFICE: WEST ISLIP 11795
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 EXISTING ZONE: B-1, BUSINESS DISTRICT
 S.C.T.M.: 0500-455-0375.1
 ADDRESS: 400 UNION BLVD.
 WEST ISLIP, NY 11795

ZONING COMPLIANCE TABLE

ITEM	CODE	EXISTING	PROPOSED	(NO CHANGE)
BUILDING HEIGHT	35 MAX	35	35	(NO CHANGE)
ACCESSORY HEIGHT	18 MAX	18	7.5 FT	(NO CHANGE)
FLOOR AREA	0.40	0.251	0.253	(NO CHANGE)
FRONT YARD SETBACK	25 FT	149.5 FT	149.5 FT	(NO CHANGE)
CORNER FRONT YARD SETBACK	15 FT	185.8 FT	185.8 FT	(NO CHANGE)
SIDE YARD SETBACK	10 FT	59.4 FT	59.4 FT	(NO CHANGE)
COMBINED SIDE YARD	20 FT	129.4 FT	129.4 FT	(NO CHANGE)
REAR YARD SETBACK	10 FT	36.1 FT	36.1 FT	(NO CHANGE)

LOT COVERAGE

	EXISTING	PROPOSED	(NO CHANGE)
BUILDING AREA	69,076 SF / 24.65%	69,076 SF / 24.65%	(NO CHANGE)
IMPERVIOUS AREA	173,239 SF / 61.82%	173,239 SF / 61.83%	+37 SF / +0.01%
TURF & LANDSCAPE AREA:			
WITHIN FRONT YARD:	18,425.9 SF / 6.57%	18,425.9 SF / 6.57%	(NO CHANGE)
RESIDENTIAL BUFFER:	16,160.0 SF / 5.41%	16,160.0 SF / 5.41%	(NO CHANGE)
REMAINDER OF SITE:	4,343.8 SF / 1.55%	4,308.8 SF / 1.54%	-37 SF / -0.01%
TOTAL:	280,245.6 SF / 100.00%	280,245.6 SF / 100.00%	(NO CHANGE)

PROPOSED APPLICATION PARKING RELAXATION

USE	BUILDING SF	SF/SPACE	SPACES
Existing Supermarket	54,146	175	310
Urgent Care	3,526	150	24
Union Wine (including 712 sf mezzanine)	6,613	175	38
Economy Dry Cleaner	2,014	150	13
L&G Nail Salon	2,014	150	13
TOTAL	68,313		398

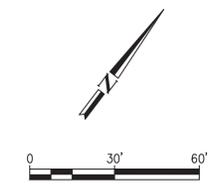
Total Spaces Required

312	Paved Stalls
7	Total Landbanked
319	Total Provided
4	Spaces Eliminated
315	Total Provided
83	Parking Relaxation
20.80%	% Relaxation

The Bloom Energy proposal requests a parking relaxation of 20.8% after all uses on site have been updated to reflect the parking requirements of these uses. The fuel cell server is in that proposed location because the access to the main electrical panel and gas main makes it practically difficult to locate in any other position without having long trench runs and impacting the server's function. The Bloom Energy server takes water and gas and converts them to electricity to power the existing Stop & Shop so it must be located extremely near these utilities. Any other location would create a hardship in terms of the functionality of that server.

- Town of Islip Standard Notes:**
- Contact the Engineering Inspector (631-224-5360) at least 48 hrs prior to start of any work. Work performed 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 (631-221-5610).
 - 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 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 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 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".
 - 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 25B.
 - All Construction & Demolition material 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.
 - The Town of Islip Subdivision and Land Development Regulations Section P5 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 SA.75 and SA.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 / owner shall maintain refuse enclosure gates in a closed position except at times units are being accessed 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 Underwriter's Laboratory Certificate and letter stating the lights have been energized.

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.



UTILITY ABBREVIATION KEY

UEU - UNDERGROUND ELECTRIC UTILITY
 UCU - UNDERGROUND COMMUNICATIONS UTILITY
 SWU - STORM WATER UNDERGROUND
 UMW - UNDERGROUND WATER UTILITY
 SSU - SANITARY SEWER UNDERGROUND

EXISTING UNDERGROUND UTILITIES INFORMATION OBTAINED THROUGH GROUND PENETRATING RADAR SCAN, COMPLETED ON APRIL 24, 2018 BY:
 GPR ONE CALL, LLC
 UNDERGROUND LOCATION EXPERTS
 PO BOX 5400
 CLINTON, NJ 08909
 (856) 725-1455

Bloomenergy
 4353 N 1ST STREET
 SAN JOSE, CA 95134
 PROPRIETARY AND CONFIDENTIAL

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TOP FORM INDUSTRIAL

302 Veterans Pkwy
 Barnesville, GA 30204

SEAL

ENGINEER OF RECORD
 JONATHAN BAKER, PE
 LICENSE: NY #100882

7/20/2021

CUSTOMER SITE

Stop & Shop
 Store #2553
 Zoning: B-1
 Lot 75.1 - Block 3
 Section 455
 400 Union Blvd
 West Islip
 New York 11795

REVISION HISTORY

REV	REVISION ISSUE	DATE
1	ISSUED FOR PERMIT	07/25/2019
2	ISSUED FOR CONSTRUCTION	03/24/2020
3	AHJ ADDITIONS	07/06/2020
4	TOWN COMMENTS	02/04/2021
5	TOWN COMMENTS	03/10/2021
6	TOWN COMMENTS	05/27/2021

DESIGNED BY BLOOM ENERGY	REVIEWED BY TOP FORM INDUSTRIAL
DRAWN BY OAK CITY ENGINEERING	APPROVED BY JONATHAN BAKER, PE

SHEET TITLE

SITE REFERENCE PLAN

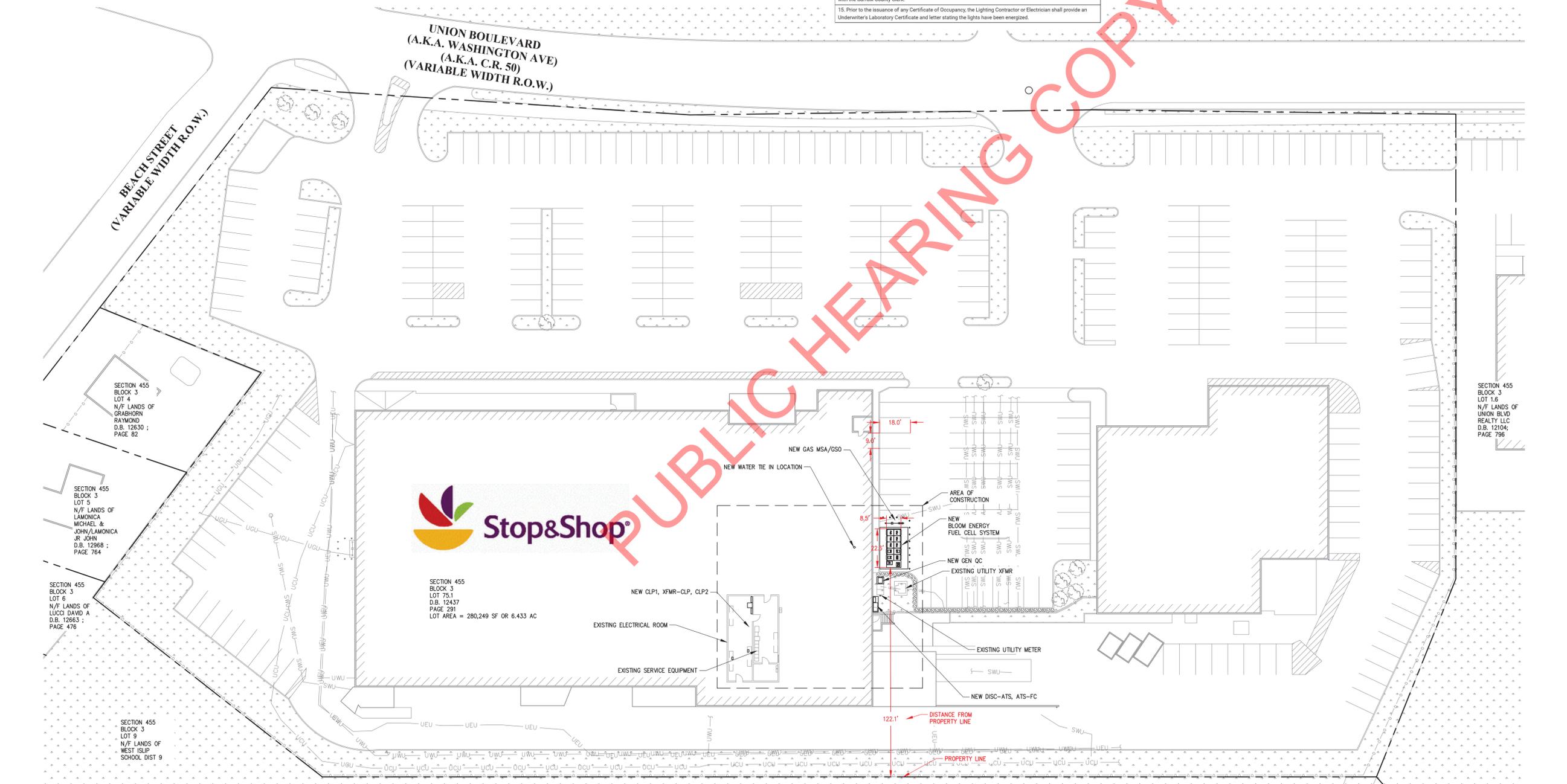
DRAWING NUMBER

E3

BLOOM DOCUMENT

DOC-1011144

THIS DRAWING IS 24" X 36" AT FULL SIZE
 SITE ID: HOD096.0 SHEET 08 OF 28



SITE REFERENCE PLAN
 ENGINEERING SCALE: 1.0" = 30.0'



CONFIDENTIAL & PROPRIETARY

Topform-A448-Rev-2021-03-01-01-1