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

## **TOWN OF ISLIP** STANDARD NOTES

- I. CONTACT THE ENGINEERING INSPECTOR (631-224-5360) 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
- 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 25B.
- 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.
- II. 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.75 AND 5A.76 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 ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.

LIGHT POLE

HANDICAP PARKING SPACE

- 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 CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

ADDRESS:	THOMAS KURTZ 214 UNION BLVD WEST ISLIP, NY 11795		
TELE. NUMBER:	(516) 633-8365 TOMMYKURTZ2727@GMAIL.COM		
<u>APPLICANT &amp; ARCHIT</u> APPLICANT:	ECT INFORMATION EAB ARCHITECTURAL DESIGNS		
	ERIK BJORNEBY, RA 4250 VETERANS MEM. HMY		
	SUITE 2040M HOLBROOK, NY 11741		MIN. LOT AF
	(631) 319-1047 ERIKB@EABARCHITECTURE.COM		MIN. WIDTH I
			MIN. FRONT
			MIN. SIDE Y
			MIN. REAR Y
	LECEND		MAX. HEIGH
	<u>LEGEND</u>		
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BOTTOM OF CURB ELEV.		ВС	EXISTING SH EXISTING CE
TOP OF GRATE (SLOTTED COVE	R)	TG	EXISTING FII EXISTING SE
ELEVATION		EL	GFA OF BUI F.A.R.:
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CAST IRON GRATING (DRAIN	AGE)		PROPOSED REQUIRED F
MANHOLE OR GRATING		0	PROVIDED
SANITARY SEWER		9	* RELAXATI
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DRAINAGE MANHOLE		<b>©</b>	REAR AND : FRONT (NOR
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WATER METER		<b>(S</b> )	TOTAL ARE REQUIRED L FOLLOWING
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BUILDING ENTRANCE OVERHE	EAD DOOR	$\triangle$	* RELAXATI
TEST HOLE LOCATION		<del>•</del>	
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OVERHEAD ELECTRIC		— <i>о</i> н—	
GAS MAIN (SERVICE)		<u> </u>	
WATER MAIN (SERVICE)		— <b>M</b> —	
STORM DRAIN		— <del>p</del> —	
SANITARY (SEMER)		<u> </u>	
CHAIN LINK FENCE		—x—	
VINYL FENCE		o	
STOCKADE FENCE			
CURB			
SIDEWALK			
LEACHING POOL			
HYDRANT			
UTILITY POLE		HYD O	
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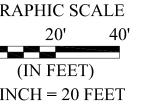
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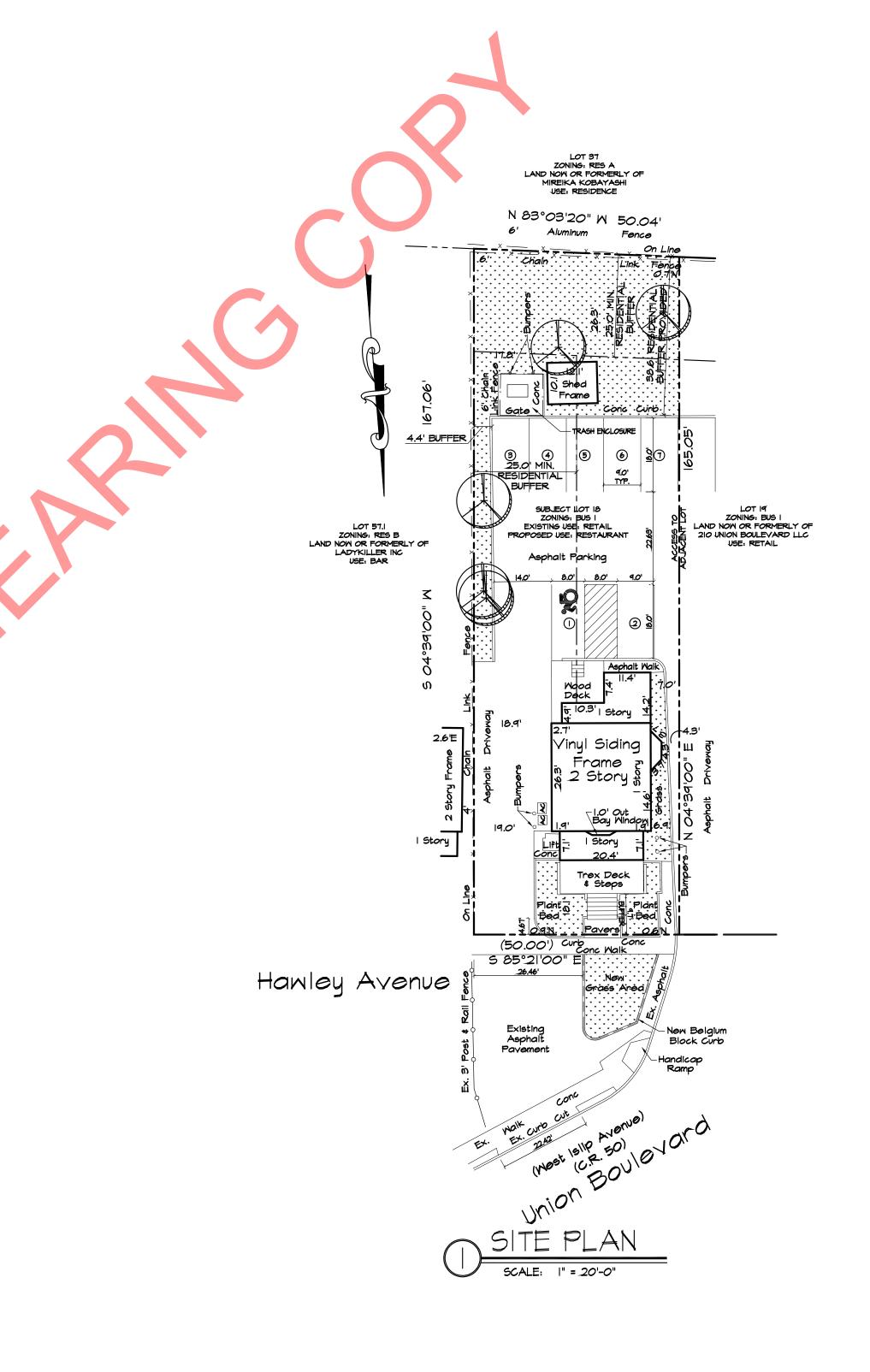
		A	RCH	ITE(	CT: El	RIK	
					SITE DATA (LOT: 18)		
OWNER: THOMAS KURTZ ADDRESS: 214 UNION BLVD WEST ISLIP, NY 11795 TELE. NUMBER: (516) 633-8365 EMAIL: TOMMYKURTZ2727@GMAIL.COM		ADDRESS  DISTRICT: SECTION: BLOCK: LOT(S): ZONE:  EXISTING OCCUPANCY USE: PROPOSED OCCUPANCY USE:		214 UNION BLVD. WEST ISLIP, NY 11795 500 454 2 18 BUS I  M MERCANTILE B BUSINESS			
APPLICANT & ARCHITECT INFORMATION  APPLICANT: EAB ARCHITECTURAL DESIGNS			PRIMARY BUILDING BULK REGULATIONS (LOT: 18)				
ADDRESS:	ERIK BJORNEBY, RA 4250 VETERANS MEM. HMY	ORNEBY, RA ETERANS MEM. HWY		REQUIRED	EXISTING	PROPOSED	
	SUITE 2040M HOLBROOK, NY 11741		MIN. LOT AREA	7,500 SQ. FT.	8,303 SQ. FT.	8,303 SQ. FT.	
TELE. NUMBER: EMAIL:			MIN. WIDTH LOT	65 FT.	50.0 FT.	50.0 FT.	
			MIN. FRONT YARD	IO FT.	18.1 FT.	18.1 FT.	
			MIN. SIDE YARD	IO FT. / 20 FT.	4.3 FT. / 23.2 FT.	4.3 FT. / 23.2 F	
			MIN. REAR YARD	IO FT.	± 101.4 FT.	± 101.4 FT.	
			MAX. FAR	0.40 X 8303 SQ. FT. 3,321,2 SQ. FT.	1,485 SQ. FT. / O.18	2,265 SQ. FT. / O	
			MAX. HEIGHT	35 FT.	24.9 FT. / 2 STORY	24.9 FT. / 2 STO	
<u>LEGEND</u>		SITE DESIGN DATA (LOT: 18)					
URB ELEV. TC  DF CURB ELEV. BC  RATE (SLOTTED COVER)  TG  EL			AREA CALCULATIONS:  AREA OF SITE:  8,303 S.F. (0.19 ACRES)  EXISTING SHED  122 S.F.  EXISTING CELLAR:  632 S.F.  EXISTING FIRST FLOOR:  EXISTING SECOND FLOOR:  644 S.F.  6FA OF BUILDING:  2,265 S.F. / 8,303 = 0.21  F.A.R:  0,21 OF SITE < 0.40 MAX				
N SOLID COVER	<b>X</b>	0	PARKING CALCULATION	<u>6.</u>			
N GRATING (DRAINAGE)			EXISTING USE: RETAIL  PROPOSED USE: RESTAURANT:   SPACE/IOO S.F.  REQUIRED PARKING: 2,265 S.F. / IOO = 23 SPACES REQ.  PROVIDED PARKING: 7 SPACES < 23 SPACES				
OR GRATING			INCLUDING I HANDICAP SPACE  * RELAXATION OF PARKING SPACES FROM 23 TO 7 SPACES.				
SEMER S		AREA OF PAVING:	3,428 S.F.				
INLET # III		BUFFERS: REAR AND SIDE YARDS	5 TO HAVE 25 FT MIN RESIDE	ENTIAL BUFFERS, FRONT TO HAVE &	ET MIN AT STREET ERONTA		
E MANHOLE ©		ОбТ	FRONT (NORTH): 8 FT. MIN. 9.7 FT. SIDE BUFFER (WEST): 25 FT. MIN. 0 FT.				
√E ⊛		SIDE BUFFER (EAST): 25 REAR BUFFER (SOUTH):	25 FT. MIN 38.6 F	<del>-</del> T.			
ALVE ®			ERS AT SOUTH, EAST & WEST LITIONS.	•			
ETER ®		LANDSCAPING CALCULATIONS:  TOTAL AREA OF LANDSCAPING:  2,466 S.F. PROVIDED  REQUIRED LANDSCAPING:  20% X 8,303 S.F. = 1,661 S.F.					
T		FOLLOWING LANDSCAPE AREAS ARE EXCLUDING BUFFERS:  AREA OF LANDSCAPING  817 S.F. < 1,661 S.F.					
INT PIPE				LANDSCAPE: 276 S.F. < 183			
mmn.			FAL LANDSCAPING AND FROM	II YARD LANDSCAPING.			
ASIN			PLANTING REQUIREMENT TREES TO BE PLANTING LOT WIDTH	<u>5:</u>   20' o.C. on street fronta   50.0	·		
•			BEHIND PROP. LINE 29.7 F 2 TRE	т.			
ENTRANCE PEDESTRIAN		TREES PROPOSED	O ONT YARD TREE PLANTINGS.				
ENTRANCE OVE	RHEAD DOOR	/\	1				

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.

SURVEY INFORMATION RECEIVED FROM: HOMESTEAD LAND SURVEYING PC DATED: MARCH 24, 2021 ELEVATIONS REFER TO NAVD, 1988

**GRAPHIC SCALE** 20' (IN FEET) 1 INCH = 20 FEET







CHANGE OF USE AT

EXIST. BUILDING 214 UNION BLVD.

WEST ISLIP, NY 11795

DIST: 500 SECT: 454 BLOCK: 2 LOT: 18

CONTRACTORS:

