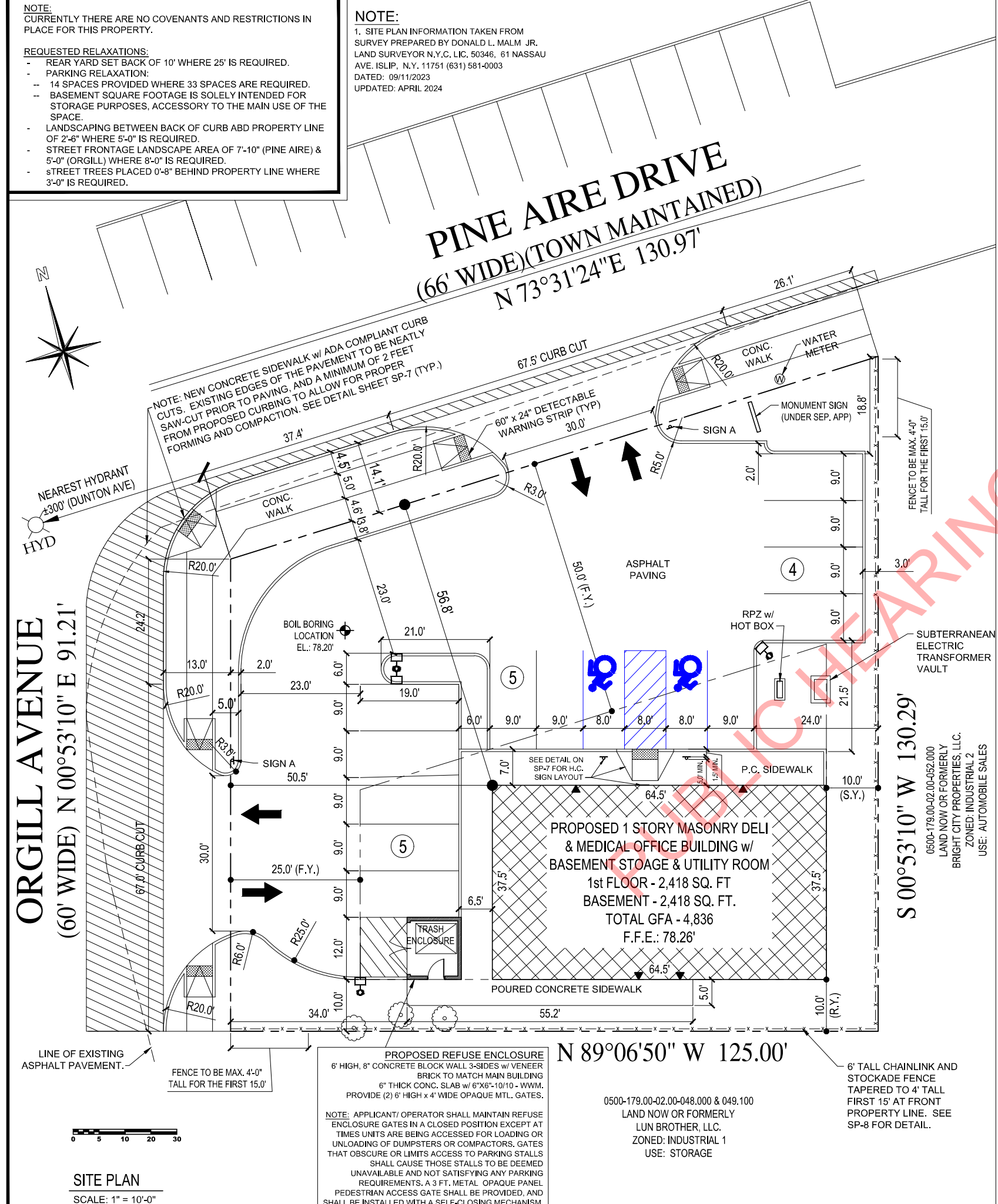


NOTE:  
CURRENTLY THERE ARE NO COVENANTS AND RESTRICTIONS IN PLACE FOR THIS PROPERTY.

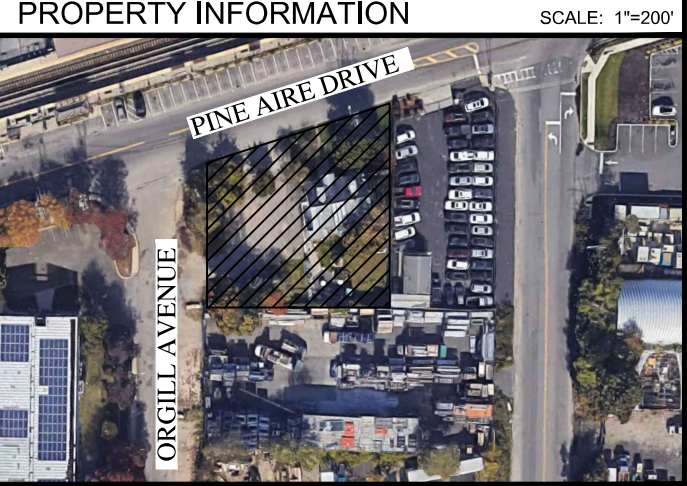
- REQUESTED RELAXATIONS:**
- REAR YARD SET BACK OF 10' WHERE 25' IS REQUIRED.
  - PARKING RELAXATION:
    - 14 SPACES PROVIDED WHERE 33 SPACES ARE REQUIRED.
    - BASEMENT SQUARE FOOTAGE IS SOLELY INTENDED FOR STORAGE PURPOSES, ACCESSORY TO THE MAIN USE OF THE SPACE.
  - LANDSCAPING BETWEEN BACK OF CURB AND PROPERTY LINE OF 2'-6" WHERE 5'-0" IS REQUIRED.
  - STREET FRONTAGE LANDSCAPE AREA OF 7'-10" (PINE AIRE) & 5'-0" (ORGILL) WHERE 8'-0" IS REQUIRED.
  - STREET TREES PLACED 0'-8" BEHIND PROPERTY LINE WHERE 3'-0" IS REQUIRED.

NOTE:  
1. SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY DONALD L. MALM JR. LAND SURVEYOR N.Y.C. LIC. 50346, 61 NASSAU AVE. ISLIP, N.Y. 11751 (631) 581-0003 DATED: 09/11/2023 UPDATED: APRIL 2024



**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



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

**PROPERTY INFORMATION**

COUNTY TAX MAP NO.: SITE DATA:  
DISTRICT: 0500 SECTION: 179.00 BLOCK: 002.00 LOTS: 050.00 & 051.00 BUILDING USE: DELI & TRD ZONING: IND 1

MAIN BUILDING:				GROUP B - BUSINESS OCCUPANCY TYPE	
ITEM	AS REQUIRED BY ZONING	%	AS PROPOSED	%	
LOT SIZE:	20,000 SF		13,847 SF		
FRONTAGE:	100 FT.		PINE AIRE DRIVE - 130.97 FT ORGILL AVE - 91.92 FT		
FLOOR AREA RATIO:	4,846.5 SF = GFA	35%	4,836 S.F.	34.9%	
FRONT YD. SETBACK:	50 FT.		PINE AIRE DRIVE - 56.8 FT ORGILL AVE - 50.5 FT		
REAR YD. SETBACK:	25 FT.		10.0 FT		
SIDE YD. SETBACK:	10 FT.		10.0 FT		
BUILDING HEIGHT:	35 FT.		20.0 FT		

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

**SIGNAGE LEGEND**

SIGN A "STOP" SIGN  
#MUTCO R1-1  
SIZE: 30" x 30"

**SYMBOLS LEGEND**

- NEW TOWN OF ISLIP CATCH BASIN - ITEM 102 CB
- NEW TOWN OF ISLIP "TYPE 1" LEACHING BASIN
- NEW TOWN OF ISLIP "TYPE 2" LEACHING BASIN
- LEACHING GALLEYS
- NEW OPEN GRATE
- NEW SOLID COVER
- NEW DRAINAGE BASIN
- NEW 4' DIAMETER SANITARY MANHOLE
- EXISTING SPOT ELEVATION
- EXISTING TOP AND BOTTOM OF CURB ELEVATION
- PROPOSED TOP AND BOTTOM OF CURB ELEVATION
- WATER METER
- ELECTRIC METER
- TELEPHONE
- CABLE/TELEVISION
- GAS METER
- SLOPE ARROW

**PARKING CALCULATIONS**

PROPOSED USE:  
DELI (1 space/150 sq ft) FIRST FLOOR - 1,209 SQ. FT.  
BASEMENT (STORAGE ONLY) - 791 SQ. FT.  
MEDICAL OFFICE: FIRST FLOOR - 1,209 SQ. FT.  
(1 space/150 sq ft) BASEMENT (STORAGE ONLY) - 1,209 SQ. FT.  
UTILITY ROOM (BASEMENT) - 418 SQ. FT.  
TOTAL: 4,836.0 SQ. FT.

PARKING: 4,836 sq. ft. / (1 SPACE per 150 sq. ft.) = 33 SPACES  
31 - 9' x 15' SPACES REQUIRED  
2 SPACE REQUIRED TO BE HANDICAP COMPLIANT

TOTAL SPACES PROVIDED:  
-12 STANDARD SPACES  
-2 HANDICAP SPACES

- TOWN OF ISLIP NOTES**
- 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 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 (631-224-5610).
  - 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 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 MARSHAL'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 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 28B.
  - ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TOTAL/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 ODOORS AND/OR FUMES. APPLICANT/OWNER 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 UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

**Client Info**  
CLASSIC REALTY PARTNERS INC.  
1713 Fifth Ave  
Bay Shore, New York 11713  
(347)992-6555

**Project Info**  
SITE PLAN FOR NEW SINGLE STORY 2 UNIT BUILDING  
660 PINE AIRE DRIVE  
BAY SHORE, NY 11706

Approved	Description	Date
	SITE PLAN DRAWINGS	11/30/23
	REVISIONS PER TOWN COMMENTS	07/11/24



**TAX LOTS:**  
500-179.00-002.00-050.00  
500-179.00-002.00-051.00

**SITE PLAN NUMBER:**  
SP2023-048

**SITE PLAN AND ZONING INFO**

Drawn By T.B.	Checked By J.E.M.
Drawing No. SP-1	
Sheet 1 of 8	

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.