

Netherbay Assisted Living

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.

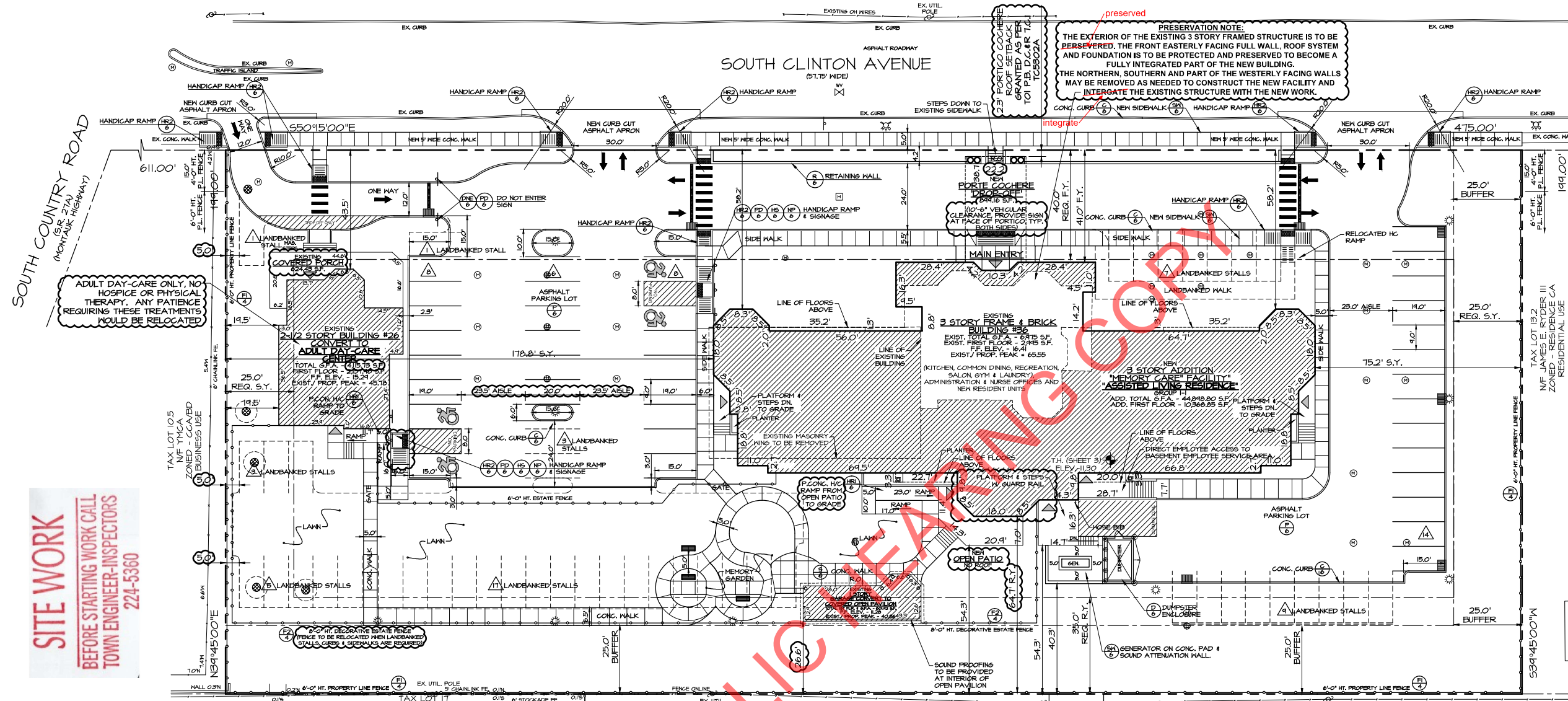
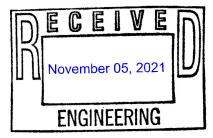
OPEN GATE ASSOCIATION, INC.

26 & 36 South Clinton Avenue

NEW MEMORY CARE FACILITY / ALZHEIMER

OPEN GATE ASSOCIATION, INC.

Bay Shore, New York



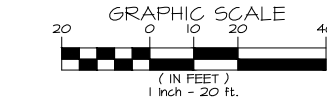
TRUCK ROUTES:
TRUCK #1: FRONT LOAD GARBAGE TRUCK SIZE - 20'-11" DELIVERY FREQUENCY - ONCE A WEEK TIME OF DAY - 8:30 AM - 10:00 AM DELIVERY PROCEDURE:
 1. TRUCK TO HEAD TO REFUSE ENCLOSURE AT REAR OF BUILDING.
 2. PERFORM SERVICE.
 3. REVERSE BACK TO MAIN ENTRY DRIVE. OVERALL REVERSE TRAVEL DISTANCE 180'
 4. TURN LEFT ONTO SITE EXIT APRON TO SOUTH C.
TRUCK #2: DELIVERY TRUCK SIZE - 20'-0" DELIVERY FREQUENCY - ONCE EVERY TWO WEEKS TIME OF DAY - 8:30 AM - 10:00 AM DELIVERY PROCEDURE:
 1. TRUCK TO HEAD TO REAR OF BUILDING.
 2. TURN SOUTH TO CURB.
 3. REVERSE INTO LOAD ZONE.
 4. PERFORM DELIVERY.
 5. AFTER LOCAL DELIVERY IS COMPLETED, TURN LEFT IN PARKING LOT AND HEAD TO SITE EXIT APRON TO SOUTH CLINTON AVE.
 GENERATOR MANUFACTURED BY GENERAC MODEL QT150

GENERATOR NOTE:
 -HOURS OF OPERATION:
 -NORMAL OPERATION - LOSE OF POWER (79 db @ 25')
 -EXERCISE MODE - CYCLES ONCE A MONTH FOR 20 MINS. (66 db @ 23' MON-FRI. 8:00AM - 6:00PM ONLY)
PM
 SOUND MITIGATION MEASURES: 12" THICK SOLID CONCRETE SOUND ATTENUATION WALL CONSULTING ENGINEER TO PROVIDE REDUCTION CERTIFICATION AS SATISFACTION OF THE 50' ALLOWABLE MAXIMUM ADJACENT RESIDENTIALLY ZONED SOUTH PROPERTY LINE.

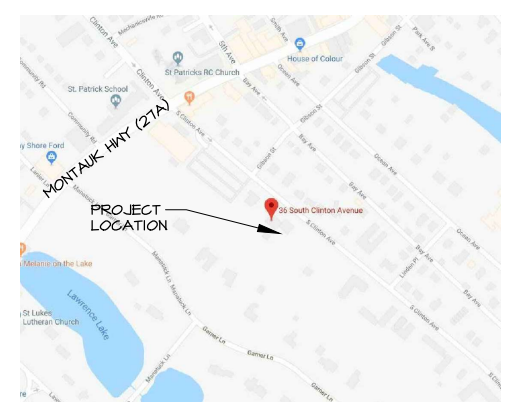
GROSS FLOOR AREA

ASSISTED LIVING RESIDENCE	BASEMENT = 13,363.85 S.F.
1ST FLOOR = 13,363.85 S.F.	2ND FLOOR = 12,601.93 S.F.
3RD FLOOR = 12,544.17 S.F.	PORTICO = 1,898.16 S.F.
TOTAL GFA = 52,712.96 S.F.	
ADULT DAY-CARE CENTER	1ST FLOOR = 2,151.88 S.F.
2ND FLOOR = 1,339.32 S.F.	PORTICO = 1,624.62 S.F.
TOTAL GFA = 4,115.82 S.F.	
OPEN PAVILION	1ST FLOOR = 601.42 S.F.
TOTAL GFA = 601.42 S.F.	
TOTAL GROSS FLOOR AREA (SITE)	AS LIVING = 52,712.96 S.F.
ADULT = 4,115.82 S.F.	PAVILION = 601.42 S.F.
TOTAL GFA = 57,430.20 S.F.	

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



Site Development Plan
 SCALE: 1/20



Key Map
 SCALE: N.T.S.

LEGEND

- 50- EXISTING CONTOUR
- 50- PROPOSED CONTOUR
- ELEV 52.0 EXISTING SPOT GRADE
- + 52.0 PROPOSED SPOT GRADE
- ED EFFECTIVE DEPTH
- TC TOP/BOTTOM OF CURB
- BC INLET ELEVATION
- INV INVERT ELEVATION
- DIR DIRECTION OF SURFACE FLOW
- SOLID COVER - (EXISTING / PROPOSED)
- SLOTTED COVER - GRATE (EXISTING / PROPOSED)
- MANHOLE
- GRATE
- STORM DRAIN GRATE
- PROPERTY LINE
- SETBACK LINE
- WATER
- UNDERGROUND ELECTRICAL
- GAS-GAS
- TELEPHONE
- 55-50 SANITARY SEWER
- STORMWATER DRAIN PIPE
- OVERHEAD WIRES
- FENCE
- STOCKADE FENCE

SITE DATA

EXISTING ZONE: RES. C / RES. CA / RES. CAA
 PROPOSED ZONE: '65'-0" GENERAL SERVICE 'C' DISTRICT WITH 'FLP' PLANNED LANDMARK PRESERVATION OVERLAY DISTRICT
 TAX MAP NO.: 500-419-2-13.5

LOT AREA	REQUIRED PER CODE	EXISTING	PROPOSED
40,000 S.F.	94,525 S.F.	94,525 S.F.	94,525 S.F.
(2.11 ACRE)	(2.11 ACRE)	(2.11 ACRE)	(2.11 ACRE)

LOT COVERAGE 48% max.

AREA OF SITE (2.11 ACRES) =	8% OF LOT COVERAGE
94,525 S.F.	100%
AREA OF BUILDING =	6,975 S.F. (17.96%)
BUILDINGS - INCLUDING COVERED AREAS =	6,975 S.F. (17.96%)
AREA OF PAVT/CURB/CONCRETE WALKS, PAVT/CURB/CONCRETE WALKS =	35,329 S.F. (37.32%)
AREA OF TURF AND LANDSCAPE =	42,211 S.F. (44.62%)

UNIT INFO.
 TOTAL NUMBER OF PROPOSED UNITS (ASSISTED LIVING RESIDENCE): 12 RESIDENTIAL UNITS - AVERAGE LIVING AREA PER UNIT 275 S.F.

PARKING CALCULATIONS

REQUIRED:
 1 STALL PER UNIT
 1 STALL PER PERMANENT STAFF
 1 STALL PER 2 ROTATING STAFF
 (ASSISTED LIVING RESIDENCE & ADULT DAY-CARE CENTER)
 12 UNITS = 12 STALLS
 4 PERMANENT STAFF = 4 STALLS
 12 ROTATING STAFF / 2 = 6 STALLS
TOTAL = 22 STALLS REQUIRED

PROVIDED:
 ON-SITE = 36 STALLS (4 HANDICAPPED)
 ON-SITE LANDBANKED = 26 STALLS
82 TOTAL STALLS PROVIDED

FLOOR AREA RATIO (F.A.R.)
 MAX. ALLOWABLE FLOOR AREA RATIO:
 GRANTED AS PER TC5802A (AMENDED 8/12/2021) AS TC 5376
 LOT AREA = 0.61 (61,006 S.F.) = MAX. ALLOWABLE FLOOR AREA = 44,525 S.F. @ 61.00%
 44,525 S.F. @ 61.00% = 57,660.25 S.F. MAX FLOOR AREA

PROPOSED FLOOR AREA RATIO (ASSISTED LIVING RESIDENCE):
 52,712.96 S.F. / 44,525 S.F. = 118.16% F.A.R.
 52,712.96 S.F. @ 118.16% = 55.88% F.A.R.

EXISTING FLOOR AREA RATIO (ADULT DAY-CARE CENTER):
 4,115.82 S.F. / 44,525 S.F. = 9.24% F.A.R.
 4,115.82 S.F. @ 9.24% = 4.38% F.A.R.

EXISTING FLOOR AREA RATIO (OPEN PAVILION):
 601.42 S.F. / 44,525 S.F. = 1.35% F.A.R.
 601.42 S.F. @ 1.35% = 0.64% F.A.R.

TOTAL PROPOSED:
 57,430.20 S.F. @ 41.57% F.A.R. + 601.42 S.F. @ 1.35% F.A.R. = 57,430.20 S.F. (F.A.R. / F.A.R.)
 57,430.20 S.F. / 44,525 S.F. = 127.85% F.A.R.
 F.A.R. OF BLDG'S GRANTED AS PER TC5802A (AMENDED 8/12/2021) AS TC 5376

INTENDED USE OF PROPERTY: MEMORY CARE FACILITY

PROPOSED ZONING: '65'-0" GENERAL SERVICE 'C' WITH 'FLP' PLANNED LANDMARK PRESERVATION OVERLAY DISTRICT

SUFFOLK COUNTY TAX NUMBER(S): 500-419-2-13.5

SURVEY SITE NOTE:
 TOPOGRAPHICAL SURVEY INFORMATION TAKEN FROM MAP PREPARED BY SCALICE LAND SURVEYING, P.C. 94-105 WEST HOFFMAN AVENUE LINDENHURST, NY 11751 LIC. NO. - 020904 DATED - NOVEMBER 21, 2017

APPLICANT INFO:
 NETHERBAY, LLC C/O CHARLES FERRARO 151 WEST BAYBERRY ROAD ISLIP, NY 11751 PHONE: 631-854-4488

TOWN NOTES:
 OBTAIN A TOWN RIGHT OF WAY PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHTS OF WAY (831-224-5610).
 CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5471) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 CONTACT THE TOWN ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
 COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
 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.
 ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHTS OF WAYS, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCING ACROSS PUBLIC RIGHTS OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS. HIGHWAY DIVISION. IT IS NOTED PROPOSED WATER SERVICE ON SITE ARE PROPOSED TO PASS THROUGH 18"Ø EXISTING TREES TO BE RETAINED. THESE PROPOSED SERVICES SHOULD BE RELOCATED, OR SHALL BE INSTALLED ALSO UTILIZING DIRECTIONAL DRILLING TECHNIQUES MINIMIZING DAMAGE POTENTIALS TO THE VEGETATION TO BE RETAINED. ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.

APPROVED AS NOTED
 David Cohen
 Town Engineer
 TOWN OF ISLIP
 DATE 12-3-2021

TOWN NOTES:
 ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE(CA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED THAT THE MATERIALS OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C4D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-161 OF ENCRRR 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 C4D 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.
 PRIOR TO C.O. A RAIN INSPECTION MUST BE MADE.
 ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREES ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
 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.76 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P5 SHALL BE FOLLOWED.
 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.
 PRIOR TO THE ISSUANCE OF ANY C.O., THE DEDICATIONS TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
 PRIOR TO THE ISSUANCE OF ANY C.O., THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

DRAWING LIST

SHEET	DESCRIPTION
1	SITE DEVELOPMENT
2	DEMOLITION & STORMWATER PROTECTION PLAN
3	GRADING, DRAINAGE & UTILITY PLAN
4	LANDSCAPE PLAN
5	LIGHTING PLAN
6	DETAILS (TRUCK MOVEMENT PLANS)
6A	ASSISTED LIVING:
7	FOUNDATION PLAN
8	FIRST FLOOR PLAN
9	SECOND FLOOR PLAN
10	THIRD FLOOR PLAN
11	ADULT DAY-CARE & OPEN PAVILION:
12	FLOOR PLAN
13	G.F.A. AREA SQUARE FOOTAGE BREAKDOWN

SCTM NO.: 500-419-2-13.5 T.O.I.P.#: SP2019-023 T.O.I.#: CZ2018-009

Netherbay Assisted Living
 26 & 36 SOUTH CLINTON AVENUE
 BAY SHORE, NEW YORK

designers & planners
 278 N. COUNTRY ROAD, P.O. BOX 5220, MILLER PLACE, N.Y. 11754
 631-928-8668

sutton associates

DATE 5/4/18
 DRAW BUR
 CHKD
 FILE
 JOB NO. 17066