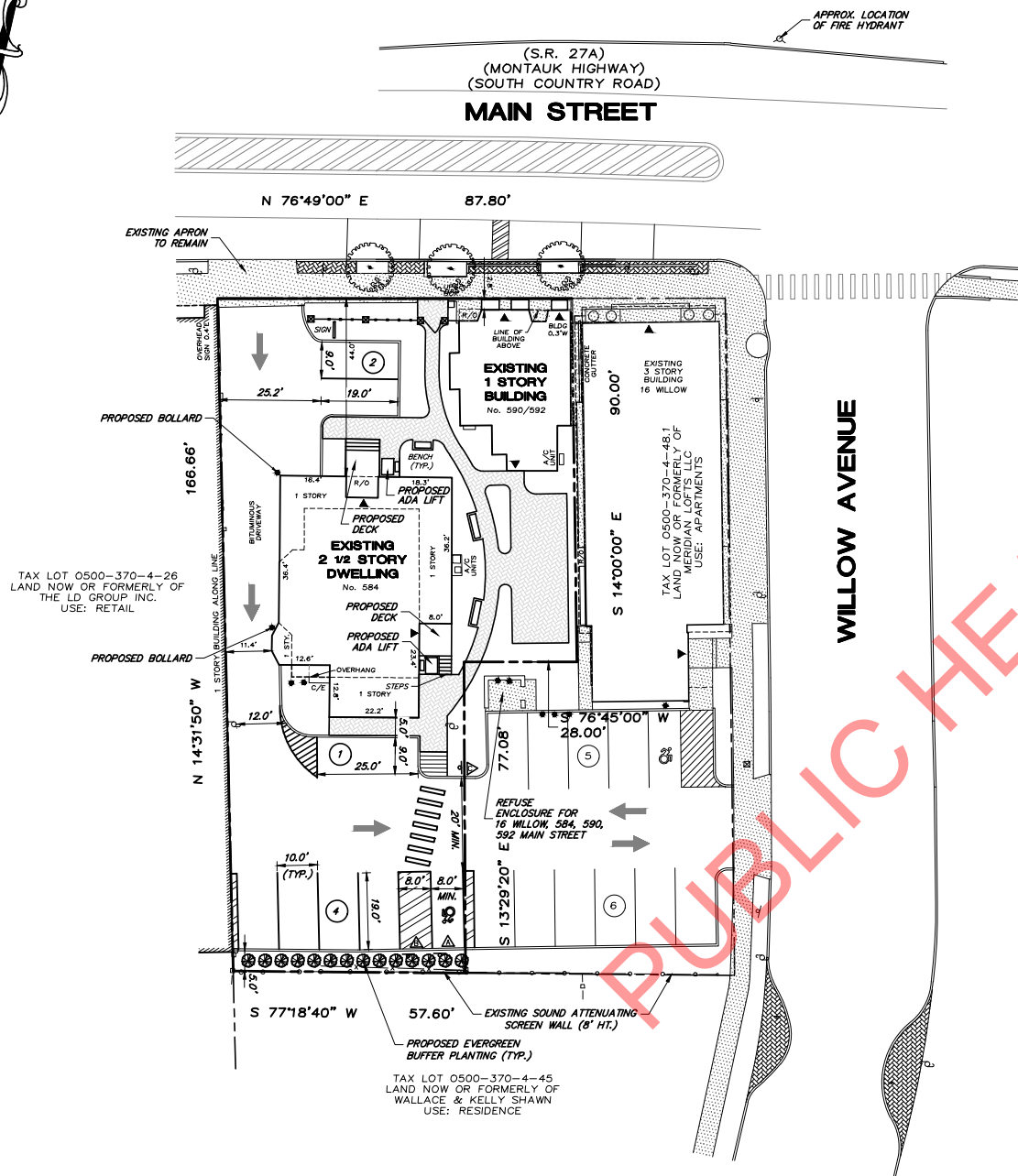


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



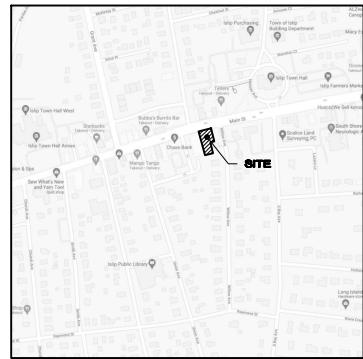
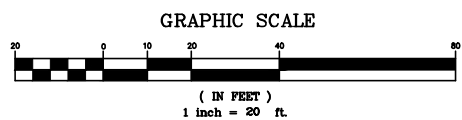
LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
CONCRETE CURB	---	---
DROP CURB	---	---
SIDEWALK	---	---
PATIO	---	---
NUMBER OF PARKING STALLS	4	5
HANDICAP PARKING STALL	0	1
SIGN	---	---
UTILITY POLE	---	---
TRAFFIC FLOW	---	---
BUILDING ENTRANCE	---	---

PARKING CALCULATIONS
PARKING REQUIRED
APARTMENT BUILDING:
5 UNITS (1 BEDROOM PER UNIT) @ 1.75 SPACES/UNIT = 8.75 SPACES
OFFICE SPACE:
886 SF @ 1 SPACE/200 SF = 4.43 SPACES (8 MINIMUM)
HAIR SALON (590/592 MAIN STREET):
948 SF @ 1 SPACE/150 SF = 6.32 SPACES
TOTAL REQUIRED SPACES = 23.1 SPACES
PARKING PROVIDED
7 STANDARD SPACES
1 ACCESSIBLE SPACE
8 TOTAL SPACES PROVIDED**
**RELAXATION REQUIRED

NOTES
1. THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 4/9/21.
2. SEE PLANS BY BOULDER PFLUGER ARCHITECTS, P.C. FOR ARCHITECTURAL IMPROVEMENTS TO EXISTING BUILDING (584 MAIN STREET).
3. SEE LANDSCAPE PLANS BY RDA LANDSCAPE ARCHITECTURE FOR ADDITIONAL INFORMATION.
4. CROSS ACCESS AND REFUSE COLLECTION AGREEMENTS WITH 16 WILLOW IS REQUIRED.



DRAINAGE CALCULATIONS
STORAGE PROVIDED FOR 2" RAINFALL
10" DRYWELLS PROVIDE 68.42 CF OF STORAGE PER VF
TRIBUTARY AREA (12,343 SF)
BUILDINGS = 3,217 SF X 1.0 X 2/12 FT = 536 CF
PAVEMENT = 5,185 SF X 1.0 X 2/12 FT = 864 CF
WALKS & DECKS = 1,836 SF X 1.0 X 2/12 FT = 306 CF
LANDSCAPE = 2,105 SF X 0.2 X 2/12 FT = 70 CF
TOTAL CF REQUIRED = 1,776 CF
1,776 CF / 68.42 CF/VF = 25.9 VF
USE 3 - 10" DRYWELLS AT 9' EFFECTIVE DEPTH (1,847 CF PROVIDED)

RESERVED	NO PARKING ANY TIME	DO NOT ENTER
R7-8	R7-4	R3-15



KEY MAP
SCALE: 1"=600'

SITE DATA		
OWNER/APPLICANT	584 MAIN STREET, LLC 584 MAIN STREET ISLIP, NY 11751	
SITE AREA	12,343 SF	
ZONING	GST - GENERAL SERVICE T	
USE	MIXED USE (RESIDENCE/OFFICE/PERSONAL SERVICE)	
NUMBER OF RESIDENTIAL UNITS	5	
	PER CODE (GST)	PROVIDED
MIN. LOT AREA	10,000 SF	12,343 SF
MIN. LOT WIDTH	100'	57.60'
MIN. FRONT YARD SETBACK	25'	44.3'/2.8'
MIN. REAR YARD SETBACK	35'	62.5'
MIN. SIDE YARD SETBACK	10'	11.0'/0.3'
LANDSCAPED AREA	20% (2,469 SF)	17.2% (2,118 SF)**
LANDSCAPED AREA IN FRONT YD	50% OF TOTAL (1,235 SF)	17.4% (430 SF)**
MAX. BUILDING HEIGHT	35'/2 STORIES	<35'
MAX. FLOOR AREA RATIO	0.25	0.44*
EXISTING BUILDING 584:	FIRST FLOOR 2,158 SF (INCL. 886 OFFICE SPACE)	
	SECOND FLOOR 1,320 SF	
EXISTING BUILDING 590/592:	THIRD FLOOR 993 SF	
	FIRST FLOOR 848 SF	
	TOTAL 5,419 SF	
NOTE: PARTIAL BASEMENT LESS THAN 7'-6" (MECHANICAL ONLY)		
*EXISTING CONDITION		
**RELAXATION REQUIRED		

3/31/22	SS/MM	TOWN COMMENTS
3/22/22	SS/MM	TOWN COMMENTS (3/4/22)
10/19/21	LZ	SITE PLAN REVISIONS
10/1/21	LZ	ENGINEERING COMMENTS (8/25/21)
7/16/21	SS	EVERGREEN BUFFER PLANTING
Date	By	Revision
Designed by:	MM	Drafted by: SS Checked by: MM
 Barrett Bonacci & Van Weele, PC Engineers • Surveyors • Planners 175A Commerce Drive Hauppauge, NY 11788 t 631.435.1111 f 631.435.1022 www.bbvpc.com		
Tax Map No.: DISTRICT 500 SECTION 370 BLOCK 4 LOT 47		
	THE COTTAGE SUITES 584,590/592 MAIN STREET TOWN OF ISLIP SUFFOLK COUNTY, NY	
	SITE PLAN	
	SP 2022-010 Scale: 1"=20' Project No: A210233 Sheet No: 1 of 1	
ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL. Date: JULY 2, 2021		