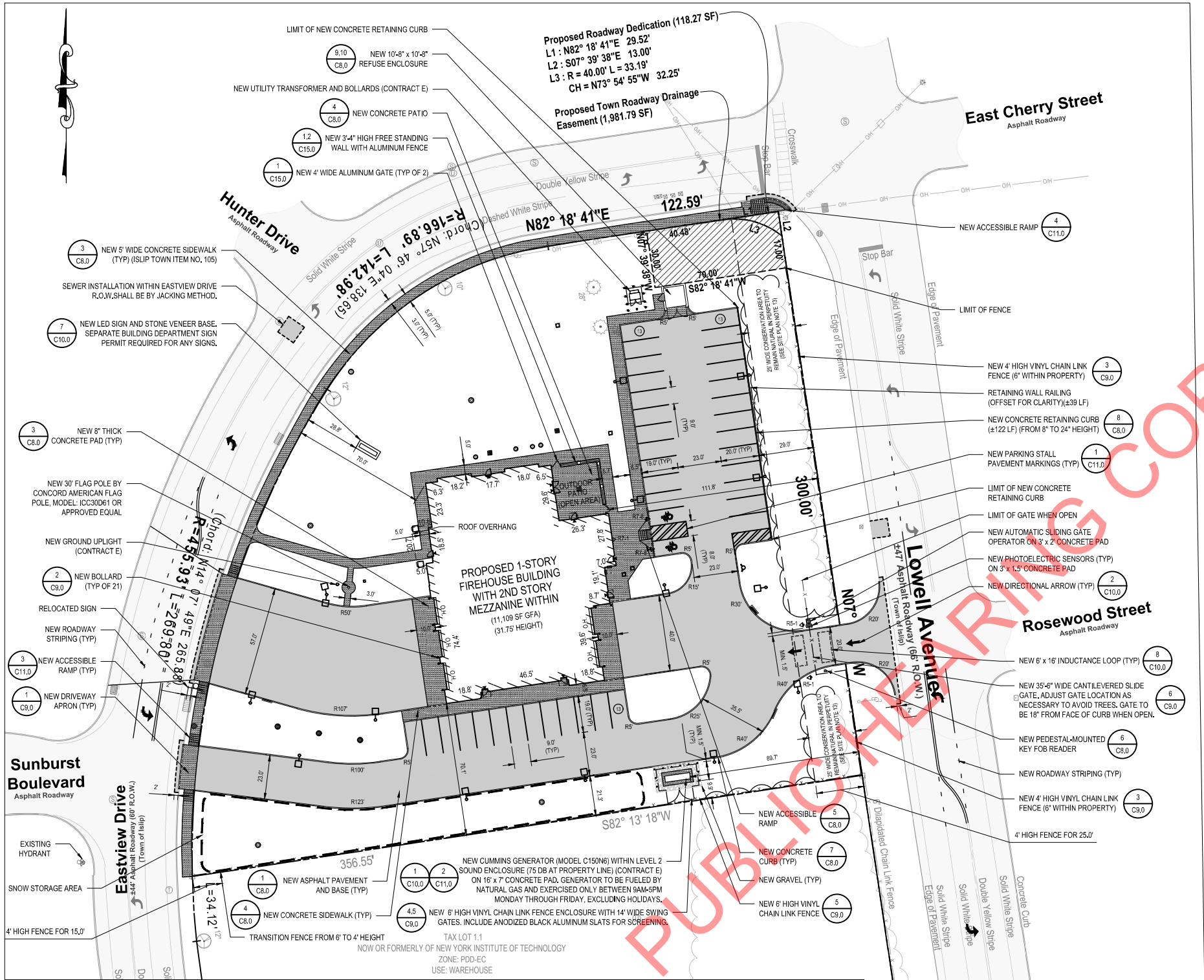


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



**LEGEND**

DESCRIPTION	SYMBOL
CURB	[Symbol]
ASPHALT PAVEMENT	[Symbol]
CONCRETE PAVEMENT	[Symbol]
SIDEWALK	[Symbol]
SIGN	[Symbol]
DOOR	[Symbol]
OVERHEAD DOOR	[Symbol]
CATCH BASIN	[Symbol]
INLET	[Symbol]
SANITARY CLEAN-OUT	[Symbol]
SANITARY COVER	[Symbol]
PARKING STALL COUNT	[Symbol]
CHAIN LINK FENCE	[Symbol]
SNOW STORAGE AREA LIMITS	[Symbol]
BOLLARD	[Symbol]
LIGHT POLE (CONTRACT E)	[Symbol]

**SIGN LEGEND**

DESCRIPTION	SYMBOL
R7-8 (12x18)	[Symbol]
R7-1 (12x18)	[Symbol]
R5-1 (24x24)	[Symbol]

**SITE DATA**

SCIM:	DISTRICT 500, SECTION 165, BLOCK 14, LOT 1.2
ZONE:	PDD-EC, PLANNED DEVELOPMENT DISTRICT - EDUCATIONAL CAMPUS
USE:	FIRE SUBSTATION
SITE AREA:	88,051 SF
GROSS FLOOR AREA BREAKDOWN:	FIRST FLOOR - 9,677 SF MEZZANINE - 1,194 SF ENTRY OVERHANG - 175 SF OTHER OVERHANGS (4 TOTAL) - 63 SF TOTAL GFA - 11,109 SF

**BULK REQUIREMENTS**

ITEM	REQUIRED	NEW
MAXIMUM BUILDING HEIGHT	45 FT	31.75 FT
MAXIMUM LOT OCCUPANCY	8.75%	2.98% (AGGREGATE)
MAXIMUM FLOOR AREA RATIO	0.36	0.063 (AGGREGATE)
MINIMUM PUBLIC ROAD SETBACK	70 FT	70 FT
MINIMUM PRIVATE ROAD SETBACK	20 FT	70 FT
MINIMUM LANDSCAPE AREA	N/A	38.19% (34,005.17 SF)
MINIMUM LANDSCAPING ALONG STREET FRONTAGE	8 FT	29.0 FT
MINIMUM BUFFER TO RESIDENTIAL	25 FT	29.0 FT

**TABLE OF MINIMUM REQUIRED PARKING SPACES**

CODE	USE OR USE CATEGORY	UNIT OF MEASURE	REQUIRED
SLDR-APPENDIX E-7	OFFICE (1 PER 200 SF)	2,365 SF	12
SLDR-APPENDIX E-9	ASSEMBLY AREAS (1 PER 4 PERSONS)	45 PEOPLE	12
SLDR-APPENDIX E-36	APPARATUS BAYS (2 PER BAY)*	5 BAYS	10
TOTAL PARKING SPACES REQUIRED			34

\*USE NOT LISTED. PARKING CALCULATION SUBJECT TO PLANNING BOARD APPROVAL.

FIRE COMMISSIONER TO PRESENT TO THE PLANNING BOARD, AT A HEARING, A CONFIRMATION THAT THE PROPOSED PARKING IS SATISFACTORY FOR THE FACILITY'S NEEDS.

PARKING PROVIDED: 39 SPACES (INCLUDING 2 HANDICAP SPACES)

**TABLE OF VARIANCES**

CODE	USE OR USE CATEGORY	REQUIRED	PROPOSED
SLDR-VI-N-13	OVERHEAD DOORS IN FRONT YARD	0	5

PLANNING BOARD DETERMINATION TO BE REQUESTED

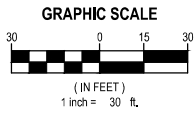
- TOWN OF ISLIP NOTES:**
- CONTACT THE ENGINEERING INSPECTOR (631-224-6360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
  - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES 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 MARSHALL'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 NYSDOC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 365-16.1 OF NYCRR 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 AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDOC 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 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 ODORS AND/OR FUMES. APPLICANT/OPERATOR 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.
  - PRIOR TO ISSUANCE OR MODIFICATION OF ANY CERTIFICATE OF OCCUPANCY, THE CENTRAL ISLIP FIRE DISTRICT SHALL SUBMIT PLANS FOR APPROVAL TO THE TOWN OF ISLIP, AND COMPLETE THE NECESSARY INSTALLATIONS AND MODIFICATIONS TO PROVIDE FOR APPROPRIATE TRAFFIC CONTROL AND SIGNAL EMERGENCY PREEMPTION FOR THE SITE EXIT POINTS.

**SITE PLAN NOTES:**

- INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
- NOTIFY THE OWNER AND HQM (TELEPHONE 631-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
- COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
- PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAY/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
- DURING ALL NONWORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
- ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
- ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
- RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 6 INCHES OF TOPSOIL AND SEED.
- REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
- SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.
- PER 09/25/19 EMAIL FROM TANNER GONZALEZ, TOWN OF ISLIP SITE PLAN REVIEWER, CURB CUT THROUGH CONSERVATION AREA IS PERMITTED.

**FAR / LOT OCCUPANCY CALCULTIONS**

Site	Central Islip Community Park	UCP Diagnostic & Treatment Center	Gull Haven Golf Course	Eastview Self Storage	Fire Department Substation (This Application)	Recharge Basin	NYIT Building	NYIT Building	Central Islip Little League Fields	NYIT Building	NYIT Building	NYIT Building	NYIT Building	NYIT Building	Touro College	Total
Approval Date	N/A	9/29/2008	N/A	11/1/2019	Pending	N/A	N/A	N/A	12/22/2011	N/A	N/A	N/A	N/A	N/A	2/19/2020	-
SCIM	500-121-4-4	500-164-4-8.4	500-165-13-3	500-165-14-1.1	500-187-1-1.2	500-187-1-1-1.1	500-187-1-1-2.1	500-187-1-1-4.1	500-207-1-1-8	500-207-1-4.7	500-207-1-4.10	500-207-1-4.11	500-207-1-4.12	500-207-1-4.13	500-230-3-1	-
Zone	PDD-REC	PDD-EC	PDD-REC	PDD-EC	PDD-EC	PDD-EC	PDD-EC	PDD-EC	PDD-REC	PDD-EC	PDD-EC	PDD-EC	PDD-EC	PDD-EC	PDD-EC	-
Site Area (SF)	1,362,600	460,534	2,927,537	268,793	89,051	30,928	140,786	326,395	645,653	68,868	71,090	71,656	209,262	32,060	673,846	7,379,059
Footprint (SF)	0	23,053	3,900	52,000	9,677	0	3,300	43,000	675	3,300	4,400	1,500	16,000	1,300	57,491	219,596
GFA (SF)	0	26,903	3,900	86,800	11,109	0	6,600	86,000	675	6,600	8,800	3,000	27,800	2,600	196,911	467,698
FAR	0.000	0.058	0.001	0.323	0.125	0.000	0.047	0.263	0.001	0.096	0.124	0.042	0.133	0.081	0.292	0.063
Lot Occupancy	0.00%	5.01%	0.13%	19.35%	10.87%	0.00%	2.34%	13.17%	0.10%	4.79%	6.19%	2.09%	7.65%	4.05%	8.53%	2.98%



**APPLICANT:**  
CENTRAL ISLIP FIRE DISTRICT  
97 CARLETON AVENUE  
CENTRAL ISLIP, NEW YORK 11722  
(631) 234-0321



**CENTRAL ISLIP FIRE DISTRICT**

**NEW 3-BAY SUBSTATION**



**EASTVIEW DRIVE, CENTRAL ISLIP, SUFFOLK COUNTY, NY- 11722**

**SCIM# 0500-16500-1400-001002**  
**SITE PLAN APP# SP2020-054**

**CONTRACT G**  
**GENERAL CONSTRUCTION**

**REGULATORY REVIEW**

**DIMENSIONAL SITE PLAN**

**C2.0**