

GENERAL NOTES

- THE CONTRACTOR SHALL CONTACT THE ENGINEERING INSPECTOR (631–224–5380) AT LEAST 48 HOURS PRIOR TO STARTING ANY BORK, WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT THE APPLICANTS EXPERIENCE.
- CONTRACTOR SHALL COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS
- 3. ALL EXISTING DAMAGED CURB AND SIDEWALKS ON THE SITE AND FRONTAGE SHALL BE REMOVED AND REPLACED, TO THE SATISFACTION OF THE TOWN ENGINEERING INSPECTOR. BOUNDARY AND TOPOGRAPHIC INFORMATION BY BARRETT, BONACCI & VAN WEELE, P.C. SURVEY DATED APRIL 13, 2018.

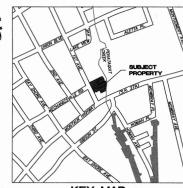
- 8. PROPERTY ALONG EAST MAIN STREET WAS DEDICATED TO THE TOWN OF ISLIE

TOWN OF ISLIP STANDARD NOTES

- CONTACT THE ENGINEERING INSPECTOR (631–224–5360) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. WORK PERFORMED MITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- 2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- 3. OBTAIN A TOWN RIGHT OF WAY PERMIT (631-224-5610).

- ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE RECYCLED POPTLAND CEMENT CONCRETE ACREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWNED THAT THE AMERICAL ORTANICD IS FROM A NYSIGE REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360—16.1 OF ENVIORE PART 360, "SCALD 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 ISUP ITEM 28F OR ITEM 259.
- ALL CALD 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 OF RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.

- 15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING



KEY MAP

APPLICANT	161 EAST MAIN STREE 1 ANCHOR STREET BAY SHORE, NEW YOR (631) 665—7559	•
SITE LOCATION	161 E. MAIN STREET (BAY SHORE, NEW YOR	(AKA 11 1ST AVENUE) RK 11706
LOT AREA	28,186 SF (0.65 ACRE	TS)
SITE AREA	35,338 SF (0.81 ACRE	S) (WITH EASEMENT)
ZONING	DDD - DOWNTOWN DE	VELOPMENT DISTRICT
USE	APARTMENT BUILDING	(20 UNITS)
SCTM	0500-393-03-140.1	
SECTION 68-180.6.C	REQUIRED*	PROPOSED
LOT AREA	20,000 SF MIN.	28,186 S.F. (0.65 ACRES) 35,338 S.F. (0.81 ACRES)***
FRONT SETBACK	N/A**	107.76' (EXISTING) 99.4' (PROPOSED)
SIDE SETBACK	N/A**	0.06'/12.92 (EXISTING)
REAR SETBACK	N/A**	15.40' (EXISTING)
LOT WIDTH	N/A**	151.59' (EXISTING)
BUILDING HEIGHT	65' (5 STORIES)	49' (4 STORIES)
FLOOR AREA RATIO	2.5 MAX.	0.725 (20,427 SF) 0.578 (20,427 SF)***
MAXIMUM DENSITY	38 UNITS PER ACRE	30.9 UNITS PER ACRE 24.7 UNITS PER ACRE***
LANDSCAPE AREA(NOT INCLUDING DEC AREAS)	20% MIN.	24.5% (6,913 SF/ 28,186 SF) 30.7% (12,056 SF/ 35,338 SF)***
LANDSCAPE PROVIDED IN FRONT YARD(EXCLUDES RESIDENTIAL BUFFERS)	50% MIN.	48.6% (3,360 SF/ 6,913 SF) 27.9% (3,360 SF/ 12,056 SF)***

SITE DATA

*SEE GENERAL NOTE 6
**AS MAY BE REQUIRED BY THE PLANNING BOARD,
BASED UPON THE SITE PLAN REVIEW PROCESS.
**MICLUDES AREA OWNED BY THE TOWN USED FOR AN EASEMENT.

PARKING DATA

PARKING REQUIRED (SECTION 68-180.6.C):

APARTMENT HOUSE: 2 SPACES PER UNIT

20 UNITS x 2 SPACES PER UNITS = 40 SPACES

TOTAL REQUIRED = 40 SPACES

NOTE: PARKING RELAXATION GRANTED (SEE T.C. #5258-6-C.-i, 31 STALLS REQUIRED)

PARKING PROVIDED: 25 STANDARD STALLS 7 LANDBANKED STALLS 2 HANDICAP STALLS 34 TOTAL STALLS

Date By Designed by: FG		Revision Drafted by: FG/MW Checked by: MM		
5/11/18	MM/SK	PER ARCHITECT		
7/23/18	MM/SK	SITE PLAN SUBMISSION SET (SCDHS)		
7/27/18	MM/SK	SITE PLAN SUBMISSION SET (TOWN)		
6/20/19	MM/SK	SITE PLAN RESUBMISSION SET (TOWN, SCDHS, & SCDPW,		
8/5/19	MM/SK	LANDBANKED PARKING		
2/4/20	MM/SK	DRAFT REVISIONS		
5/4/21	MM/SK	SCDPW & SCDHS REVISIONS		
7/22/21	MM/SS	NYSDEC WETLANDS LINE ADDED		
1/26/22	MM/SK	SCDHS & SCDPW COMMENTS		



Barrett Bonacci & Van Weele, PC

 Surveyors • Planners 175A Commerce Drive Hauppauge, NY 11788 ±631.435.1111 = 631.435.1022

Tax Map No.: DIST. 500, SECT. 393, BLK. 3, LOT 140.1

www.bbvpc.com



161 E. MAIN STREET, LLC **BAY SHORE**

TOWN OF ISLIP SUFFOLK COUNTY, NY

> DIMENSIONAL PLAN

1 of 7 1"=20' A000652 **SEPTEMBER 28, 2016**

SITE PLAN #: SP2018-061