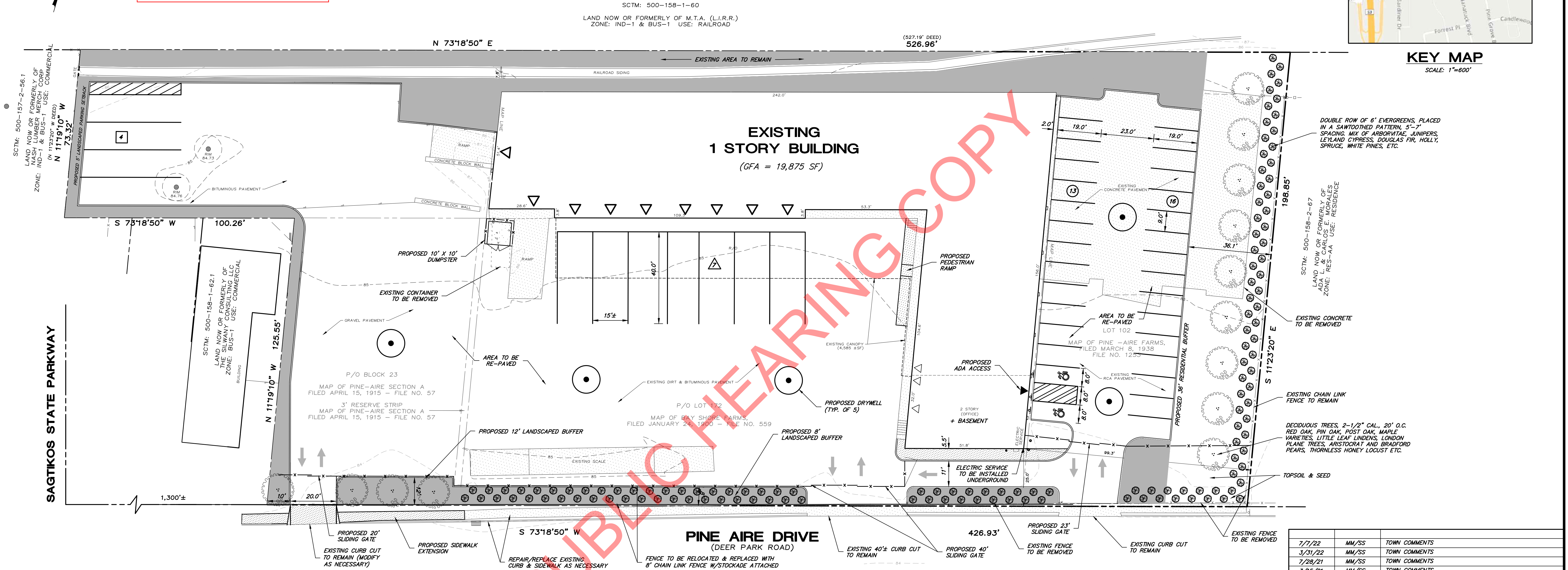


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP
SCALE: 1"=600'



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 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 PERMIT (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 THE COMPLETION OF FINAL 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 AN 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 RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 25B.
- ALL C&D 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.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. 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 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.

PARKING DATA

PARKING REQUIRED:
WAREHOUSE: 18,217 SF X 1 SPACE/1,000 SF = 18.2 SPACES
OFFICE: 3,272 SF X 1 SPACE/200 SF = 16.4 SPACES
TOTAL SPACES REQUIRED = 35 SPACES
PARKING PROVIDED: 29 STANDARD SPACES
4 TRUCK SPACES
2 HANDICAP SPACES
35 TOTAL SPACES

GENERAL NOTES

- THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 11/18/20.

DRAINAGE CALCULATIONS

STORAGE PROVIDED FOR 2" RAINFALL
12" DRYWELLS PROVIDE 100.88 CF OF STORAGE PER VF
STORAGE REQUIRED:
BUILDING = 18,217 SF X 1.0 X 2/12 FT = 3,036 CF
PAVEMENT & WALKS = 53,848 SF X 1.0 X 2/12 FT = 8,975 CF
LANDSCAPE = 19,282 SF X 0.2 X 2/12 FT = 652 CF
TOTAL CF REQUIRED = 12,670 CF
12,670 CF / 100.88 CF/VF = 125.6 VF
USE 7 - 12" DRYWELLS AT 18' EFFECTIVE DEPTH
(12,710 CF PROPOSED)

SITE DATA

OWNER/APPLICANT 135 PINE AIRE DRIVE, BAY SHORE LLC
1120 GRINNELL PL.
BRONX, NY 10474
(718) 328-5807

SITE AREA 91,827 SF (2.1080 AC)
CURRENT ZONING INDUSTRIAL 1 & BUSINESS 1
PROPOSED ZONING INDUSTRIAL TRANSITION DISTRICT (ITD)
PROPOSED USE TRANSFER STATION/RECYCLING CENTER**
BUILDING FOOTPRINT 18,217 SF
PER CODE PROVIDED

MIN. LOT AREA 40,000 SF 91,827 SF (2.1080 AC)
MIN. LOT WIDTH 100' 427'
MIN. FRONT YARD SETBACK 25' (BLDG HT <35') 25.0' (EXISTING)
MIN. REAR YARD SETBACK 25' (L.I.R.R.) 17.8' (EXISTING)
MIN. SIDE YARD SETBACK 10' (50' TO RES.) 99.3' (EXISTING)
MAX. BUILDING HEIGHT 60'/4 STORIES 1 & 2 STORY

FLOOR AREA RATIO 0.30 0.22 (19,875 SF)
0.28 (26,117 SF INCL. BASEMENT & CANOPY)
LANDSCAPED AREA IN FRONT YARD 50% OF TOTAL 17.3% (3,180 SF)
(9,183 SF)

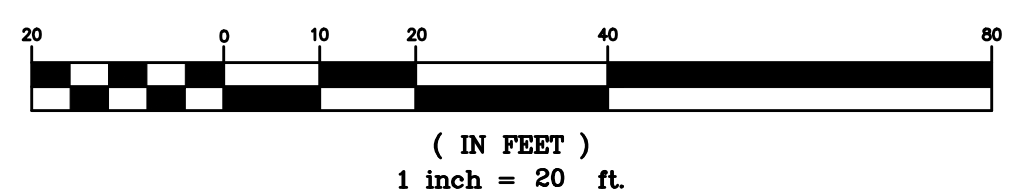
LANDSCAPED/NATURAL AREA NORTH 6,862 SF
LANDSCAPED EASTERN BUFFER 7,162 SF
LANDSCAPED AREA 20% (18,365 SF) 11.8% (10,844 SF)

*SPECIAL PERMIT REQUIRED

LEGEND

EXISTING	PROPOSED
EDGE OF PAVEMENT	
CONCRETE CURB	
DROP CURB	
CONCRETE	
LOADING	
STANDARD PARKING	
TRUCK PARKING	
HANDICAP PARKING	
CHAIN LINK FENCE	
SIGN	
LANDSCAPED AREA	
TREE	
DRYWELL	
CONTOUR	
DOOR	

GRAPHIC SCALE



7/7/22	MM/SS	TOWN COMMENTS
3/31/22	MM/SS	TOWN COMMENTS
7/28/21	MM/SS	TOWN COMMENTS
3/15/21	MM/SS	TOWN COMMENTS
Date	By	Revision
Designed by: NM	Drafted by: SS	Checked by: MM



Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
t 631.435.1111 • f 631.435.1022
www.bbvp.com

Tax Map No.: DIST. 500 SECT. 158 BLK. 1 LOTS 63,64.1, 66.1

135 PINE AIRE DRIVE BAY SHORE

TOWN OF ISLIP SUFFOLK COUNTY, NY

SITE PLAN

CZ-2021-005

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
Date
NOVEMBER 24, 2020

Scale
1"=20'

Project No.
A190659

Sheet No.
1 of 1

© 2022 BBV PC