

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.

TABLE OF LAND USE - LOT 1			
EXISTING ZONE: RAAA PROPOSED ZONE: C - RESIDENCE C PROPOSED USE: ASSISTED LIVING			
DESCRIPTION		REQUIRED/ PERMITTED ( RESIDENCE C )	PROPOSED LOT 1 CONDITIONS
SIZE OF LOT			
LOT AREA	(SQUARE FEET)	80,000	326,905 S.F. 7.50 Acres
LOT WIDTH	(FEET)	200 <sup>(1)</sup>	587
GROSS FLOOR AREA	(FEET)	-	90,000
FLOOR AREA RATIO	(FEET)	0.40	0.28
BUILDING HEIGHT			
STORIES	(NUMBER)	2	2
FEET	(FEET)	35	35
MINIMUM YARD DIMENSIONS			
FRONT BUILDING SETBACK	(FEET)	75 <sup>(1)</sup>	105
REAR BUILDING SETBACK	(FEET)	50 <sup>(1)</sup>	159
SIDE BUILDING SETBACK (MIN/SUM)	(FEET)	25 / 50 <sup>(1)</sup>	59 / 226

(1) *Requirement for Senior Citizen Apartments. Dimensional requirements for Assisted Living are not specifically mentioned in code.*

PARKING SUMMARY - LOT 1		
DESCRIPTION	REQUIRED/ PERMITTED ( RESIDENCE C )	PROPOSED LOT 1 CONDITIONS
<b>PROPOSED PARKING REQUIREMENT</b>		
PARKING SPACES PER UNIT (0.5 / UNIT) <sup>(1)</sup>	45 <sup>(1)</sup>	-
<b>PROPOSED PARKING</b>		
PROPOSED STANDARD SPACES	-	60
PROPOSED HANDICAP SPACES	-	5
TOTAL PROPOSED SPACES (0.72 / UNIT)	-	65

(3) The parking requirements for the proposed Assisted Living use are not indicated in the Town of Islip subdivision and land development regulations, amended 2019, appendix E: "Table of Minimum Required Parking Spaces". Item 36 in the Table indicates that the requirements for "Any use not listed above as the Planning Board shall deem adequate." The proposed project provides a parking ratio of 0.72 spaces per unit, which exceeds the operational requirements of a typical Sunrise Assisted Living Community (0.57 Unit) and also exceeds industry standards for similar uses. Refer to analysis prepared by Stonefield Associates for additional information regarding parking.

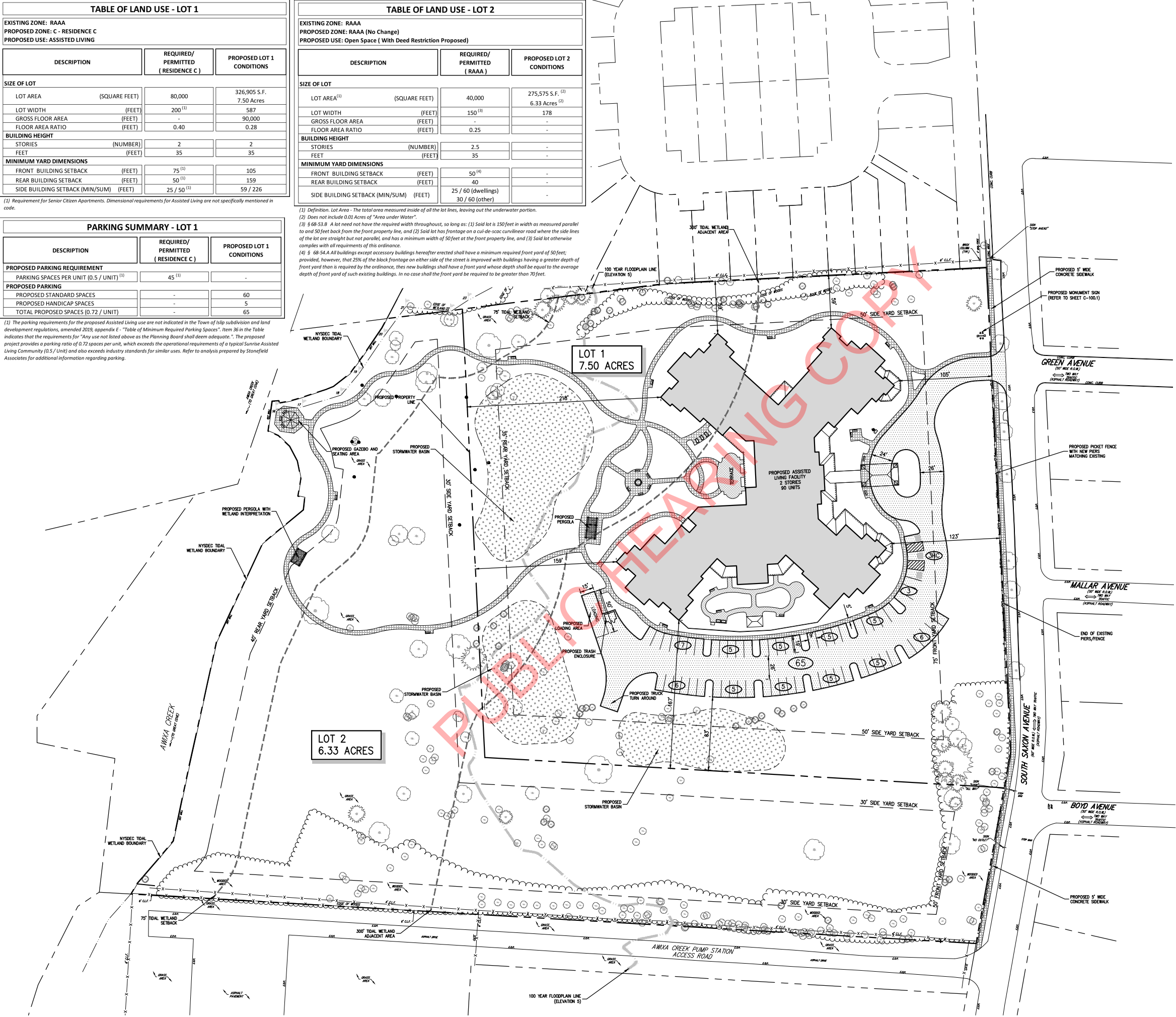
TABLE OF LAND USE - LOT 2		
EXISTING ZONE: RAAA		
PROPOSED ZONE: RAAA (No Change)		
PROPOSED USE: Open Space ( With Deed Restriction Proposed)		
DESCRIPTION	REQUIRED/ PERMITTED ( RAAA )	PROPOSED LOT 2 CONDITIONS
<b>SIZE OF LOT</b>		
LOT AREA <sup>(1)</sup> (SQUARE FEET)	40,000	275,575 S.F. <sup>(2)</sup> 6.33 Acres <sup>(2)</sup>
LOT WIDTH (FEET)	150 <sup>(3)</sup>	178
GROSS FLOOR AREA (FEET)	-	-
FLOOR AREA RATIO (FEET)	0.25	-
<b>BUILDING HEIGHT</b>		
STORIES (NUMBER)	2.5	-
FEET (FEET)	35	-
<b>MINIMUM YARD DIMENSIONS</b>		
FRONT BUILDING SETBACK (FEET)	50 <sup>(4)</sup>	-
REAR BUILDING SETBACK (FEET)	40	-
SIDE BUILDING SETBACK (MIN/SUM) (FEET)	25 / 60 (dwellings)	-

(1) *Definition. Lot Area* - The total area measured inside of all the lot lines, leaving out the underwater portion.

(3) § 68-53.B A lot need not have the required width throughout, so long as: (1) Said lot is 150 feet in width as measured parallel

to and 50 feet back from the front property line, and (2) Said lot has frontage on a cul-de-sac curvilinear road where the side lines of the lot are straight but not parallel, and has a minimum width of 50 feet at the front property line, and (3) Said lot otherwise complies with all requirements of this ordinance.

(4) *§ 66-54A. All buildings except accessory buildings hereafter erected shall have a minimum required front yard of 50 feet; provided, however, that 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, then new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 70 feet.*



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING ROADWAY CENTER LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SUN
	100 YEAR FLOOD LINE (ELEVATION 5)
	300' TIDAL WETLAND ADJACENT AREA
	75' TIDAL WETLAND SETBACK
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED PAVEMENT
	PROPOSED PAVERS
	PROPOSED CONCRETE APRON
	PROPOSED STONEDUST ACCESS PATH
	PROPOSED FIRE ACCESS GRASS-PAVE
	PROPOSED ASTRO-TURF
	PROPOSED RUBBER MATTING
	PROPOSED DECK/WETLAND OBSERVATION AREA
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED CHAIN LINK FENCE
	PROPOSED VINYL FENCE
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED 12" WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING

**NOTES:**

1. EXISTING CONDITIONS DEPICED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "ALTA/NSPS LAND TITLE SURVEY," PREPARED BY CONTROL SURVEY ASSOCIATES, INC., DATED 02/28/2019, REVISED TO ADD WESTERLY BOUNDARY LINE, DATED 06/19/2019, REVISED PER UPDATED TITLE REPORT, DATED 06/19/2019, REVISED PER ATTORNEY COMMENT, DATED 06/20/2019, REVISED PER ATTORNEY COMMENT, DATED 06/28/2019, REVISED PER CLIENT COMMENTS, DATED 09/09/2019.
2. EXISTING TAX MAP NUMBER: 0500-39500-0100-001001
3. DISTRICTS SERVICING THE EXISTING SITE:
  - 3.1. FIRE DISTRICT: BAY SHIRE FIRE DEPARTMENT
  - 3.2. WATER DISTRICT: SUFFER COUNTY WATER AUTHORITY
  - 3.3. SCHOOL DISTRICT: ISLIP UNION FREE SCHOOL DISTRICT
  - 3.4. SEWER DISTRICT: SOUTHWEST CSO-03

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: JJ	Approved: RA
Scale: 1" = 40'	
Date: 03/11/2022	
Project No: 18172	
18172-SITE	C-100 LAY.scr
Drawing No:	

C-100