

KEY MAP  
N.T.S.

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

(ALL ITEMS EXISTING TO REMAIN UNLESS OTHERWISE NOTED)

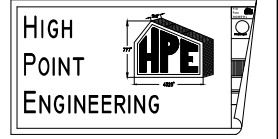
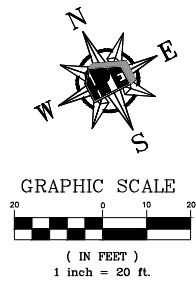
PROPERTY LINE	
UTILITY POLE W/ STREET LIGHT ATTACHED	
UTILITY POLE	
CURB INLET	
SIGN	
SOLID MANHOLE COVER	
WATER VALVE	
TREE	
DECORATIVE STREET LAMP	
OVERHEAD WIRE	
PVC FENCE	
PROPOSED STOCKADE PVC FENCE	
CONCRETE CURB	
FLUSH CURB	
PROPOSED WALL MOUNTED AREA LIGHT	
PROPOSED AREA LIGHT	
PROPOSED SIGN	
PROPOSED PARKING STALL COUNT	
PROPOSED CURB RADII	
PROPOSED CONCRETE CURB	
PROPOSED FLUSH CURB	
PROPOSED SOLID MANHOLE COVER	
PROPOSED INLET GRATE	
PROPOSED CONCRETE MAT/ PAVEMENT	
PROPOSED ASPHALT REPLACEMENT IN R.O.W. PER NYS DOT STANDARDS	
PROPOSED TREE	

### GENERAL NOTES

- THIS PLAN REFERENCE:
  - A SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED: 5/14/18
  - A FLOOR PLAN PREPARED BY THIS FIRM DATED: 4/6/22
- APPLICANT: BOLA EM REALTY, LLC 809 STEWART AVENUE GARDEN CITY, NY 11530  
 PROPERTY OWNER: PMG NORTHEAST, LLC C/O BLUE HILLS FUELS, LLC 2359 RESEARCH COURT WOODBRIDGE, VA 22192
- SITE IS ZONED: BUSINESS 3
- PROPOSED USE: GASOLINE SERVICE STATION W/ CONVENIENCE STORE (TOWN BOARD AND PLANNING BOARD SPECIAL PERMITS REQUIRED).
- BULK REQUIREMENTS:
 

CODE SECTION	PERMITTED/REQUIRED	PROVIDED
MIN. LOT AREA 68-375	40,000 SF	33,057 SF / 0.75 ACRES*
MIN. LOT WIDTH 68-376	100'	120.76'
MAX. LOT OCCUPANCY (F.A.R.) 68-374.A	25% (8,264.25 SF)	8% (2,841 SF) - (BLDG. INCL. PORTICO)
GROSS FLOOR AREA (G.F.A.) ---	---	8% (2,841 SF) - (BLDG. INCL. PORTICO)
MIN. FRONT YARD (MAIN BUILDING) 68-311	25'	BAY SHORE ROAD 25' (BLDG.)
MIN. FRONT YARD (ACCESSORY STRUCTURES) 68-311.E	35'	BAY SHORE ROAD 22.5' (CANOPY)*
MIN. SIDE YARD SETBACK 68-312	10'	25.7' (BLDG.) 109.4' (CANOPY)
MIN. REAR YARD SETBACK 68-313	10'	N/A
MAX. STRUCTURE HEIGHT 68-373	35'	26'-5" (BLDG.)
MAX. ACCESSORY STRUCTURE HEIGHT 68-306.C(1)	18'	23'-0" (CANOPY)*
MIN. WIDTH OF CURB CUT 68-362.C	10'	24'
MAX. NUMBER OF DISPENSERS 68-381	1 PER 75' OF FRONTAGE (643.96' / 75' = 8.5)	6 DISPENSERS
MIN. TOTAL LANDSCAPE AREA SLDR VI 0.3.1**	20% (6,614 SF)	37.3% (12,339.1 SF)
MIN. LANDSCAPE AREA IN FRONT YARD SLDR VI 0.3.1**	50% (3,302.7 SF)	135.9% (8,989 SF)
MIN. LANDSCAPE WIDTH @ R.O.W. LINE SLDR VI 0.3.1**	8'	8'
MIN. LANDSCAPE WIDTH @ ADJACENT RESIDENTIAL PROPERTY BOUNDARY SLDR VI 0.3.2 c**	25'	25.7' (EAST) 15' (SOUTH*)
STREET TREES SLDR VI 0.3.5 e**	1/20' OF FRONTAGE (LESS DRIVEWAYS) (643.96-441)/20=8	14 (EXIST.)
- PARKING REQUIREMENTS:
 

MIN. PARKING SPACE SIZE	SLDR VI L.7.1**	9'x19'
MIN. NUMBER OF PARKING STALLS (CONV. MARKET: 1 STALL PER 100 GFA)	TABLE OF MIN. REQUIRED PARKING SPACES	15 (INCLUDING 1 ADA)*
- \*PROPOSED NON-CONFORMING CONDITION REQUIRING VARIANCE  
 \*\*SLDR REFERS TO TOWN OF ISLIP SUBDIVISION/LAND DEVELOPMENT REGULATIONS
- PER SECTION 68-405(A) OF ZONING CODE, INTERSECTING STREETS SHALL HAVE A SIGHT TRIANGLE AT EVERY CORNER. EACH SIGHT TRIANGLE SHALL BE BOUNDED BY THE PAVEMENT EDGES AND A DIAGONAL LINE EDGES WHICH ARE LOCATED 30 FEET FROM THE POINT OF THE ACTUAL OR PROJECTED INTERSECTION OF THE PAVEMENT EDGES.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ALL DRYWELLS AND CATCH BASINS SHALL HAVE PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN OF ISLIP STANDARDS.
- ALL GRADES SHALL BE 1% MINIMUM ON CONCRETE, 1-1/2% ON ASPHALT. CONTRACTOR MAY ADJUST GRADES, AS FIELD CONDITIONS DICTATE, ONLY AFTER ENGINEER'S WRITTEN APPROVAL.
- ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR ACKNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH HIMSELF AND THOSE PARTIES UNDER HIS DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES (WHETHER DEPICTED ON THESE PLANS OR NOT) PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY LOCATED PRIOR TO PERFORMING ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS MUST BE VERIFIED BY THE CONTRACTOR. ANY DAMAGE OR STRUCTURE DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) 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.
- CONTRACTOR SHALL OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5810).
- 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.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FREE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- 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 APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- 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 NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENYCR 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 28B OR ITEM 28B.
- ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COMES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE 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 WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND PAGES 54.75 AND 54.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- ANY PROPOSED GARBAGE DUMPSTER SHALL BE LOCATED IN THE DIRECTION OF THE TOWN ENGINEER AND SHALL BE ENCLOSED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS. DUMPSTERS SHALL BE EMPTIED ON A REGULAR BASIS TO PREVENT OVERFLOW. GARBAGE CANS FOR CUSTOMERS SHALL BE PROVIDED INSIDE AS WELL AS OUTSIDE OF THE PROPOSED BUILDINGS AND SHALL BE EMPTIED ON A REGULAR BASIS. THE SUBJECT SITE SHALL BE MAINTAINED IN A NEAT, CLEAN, AND LITTER FREE CONDITION.
- ALL PLANTINGS SHALL BE MAINTAINED TO THE SATISFACTION OF THE PLANNING BOARD AND ALL PLANT MATERIAL SHALL BE KEPT IN A HEALTHY, WELL MAINTAINED CONDITION. THE SUBJECT PROPERTY SHALL ALSO BE KEPT CLEAN OF LITTER, GRAFFITI AND DEBRIS AT ALL TIMES.
- ALL LIGHTING SHALL BE POSITIONED OR SHIELDED SO AS TO ILLUMINATE ONLY THE SUBJECT PARCEL.
- ALL SIGNAGE SHOWN FOR INFORMATION PURPOSES ONLY. SEE PLANS AND APPLICATIONS BY OTHERS FOR ADDITIONAL INFORMATION.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFIED AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
- PRIOR TO THE ASSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEMAND(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SURVEYING COMPANY/CLERK.
- NO SPEAKER SYSTEM WILL BE OPERATED OUTDOORS.
- MONUMENT ID SIGN DESIGNED TO WITHSTAND WINDS UP TO 100 MPH.
- IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO ENSURE ALL REQUIREMENTS STIPULATED WITHIN THE 2020 EXISTING BUILDING CODE OF NYS CHAPTER 15 CODE §1502.1 & THE 2020 BUILDING CODE OF NYS CODE §3307.1 ARE ADHERED TO.
- CONTRACTOR IS RESPONSIBLE FOR SECURING FIRE ALARM APPROVALS AND PERMITS. THIS INCLUDES PREPARATION AND SUBMISSION OF PLANS, APPLICATIONS, FEES AND ANY OTHER REQUIRED DOCUMENTS TO ALL AGENCIES NECESSARY TO PERFORM FIRE ALARM INSTALLATION WITHOUT DELAYING THE CONSTRUCTION PROJECT.



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UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED ON THESE PLANS OR OTHERWISE.

REV. NO.	DATE	REVISION
1	6/16/22	MSC. REVS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN AND SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



SITE ADDRESS:  
**BOLLA MARKET W/ MOBIL FILLING STATION**  
 236 BAY SHORE ROAD  
 BAY SHORE,  
 TOWN OF ISLIP  
 SUFFOLK COUNTY, NY

DISTRICT: 500 BLOCK: 2  
 SECTION: 338 LOT: 9

SCALE: 1"=20' HPE #: SING17-25  
 DATE: 5/17/18 DWG #: SING17-25E-R1.1  
 DRAWN BY: LD CHECKED BY: CT

TITLE:

SITE PLAN

SHEET NO:

SP-1

REV. 1 OF 1

