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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.

NOTE:
EXISTING UTILITIES SERVICING SUBJECT BUILDING ARE TO REMAIN UNALTERED (TYPICAL)

DUMPSTER WITHIN NEW ENCLOSURE. REFUSE ENCLOSURE TO BE CONSTRUCTED OF MASONRY MATERIAL TO MATCH BUILDING W/ 6" OPAQUE METAL PANEL GATES. A METAL OPAQUE PANEL PEDESTRIAN GATE SHALL BE PROVIDED AND SHALL BE INSTALLED WITH A SELF-CLOSING MECHANISM.

DUMPSTER NOTE:
APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER'S.

REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES

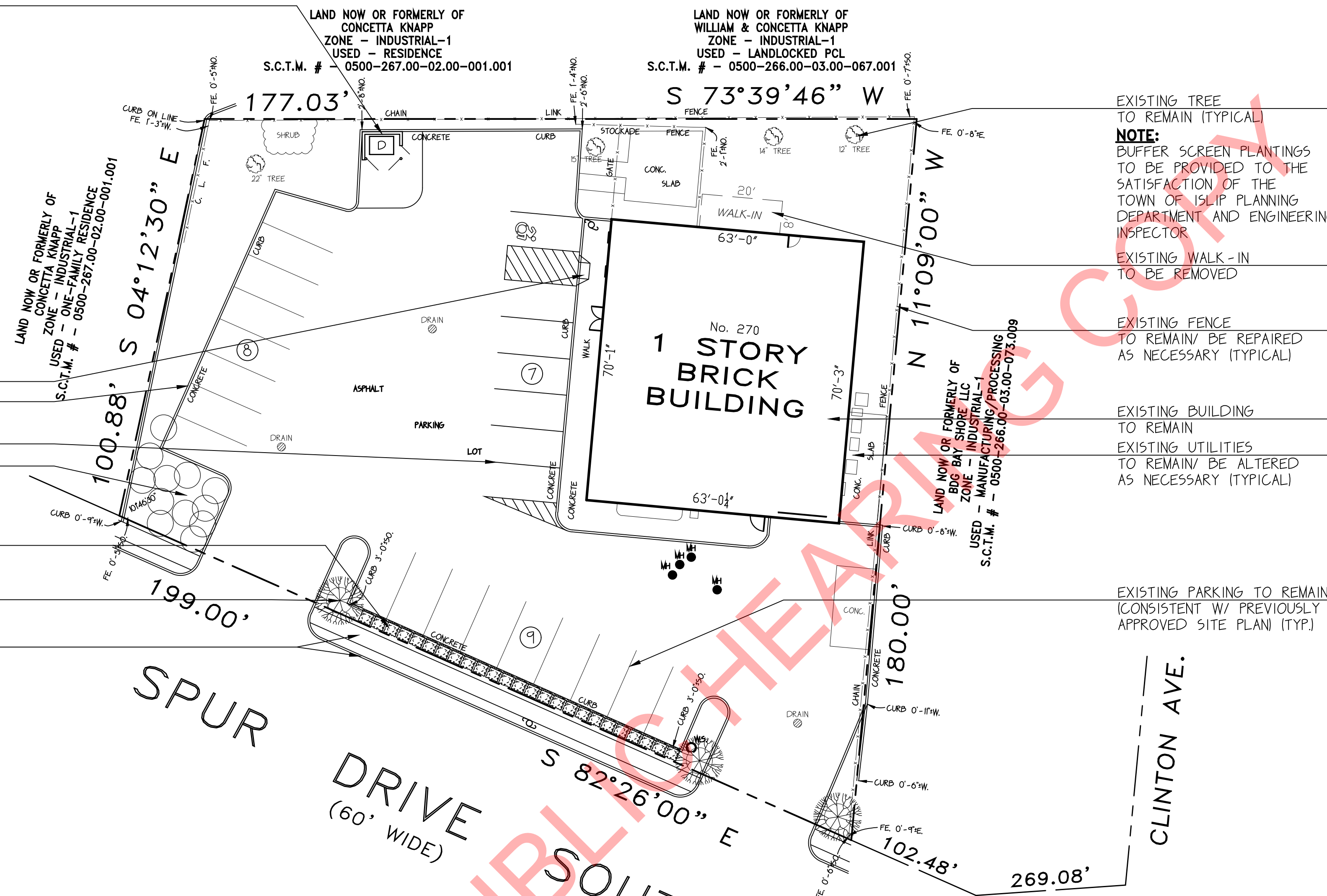
EXISTING H.C. RAMP
EXISTING CURBING
TO REMAIN UNALTERED (TYP.)

NEW PARKING STRIPING
PROVIDE LANDSCAPING TREATMENT AS PER PREVIOUSLY APPROVED PLANS

NEW YEW HEDGES TO SCREEN PARKING AREA (TYPICAL)

NEW STREET TREE, 3' BEHIND PROPERTY LINE 2 1/2" CALIPER

EXISTING SIDEWALK AND CURBING TO BE REPAIRED TO THE SATISFACTION OF THE TOWN OF ISLIP ENGINEERING INSPECTOR



EXISTING TREE TO REMAIN (TYPICAL)

NOTE:
BUFFER SCREEN PLANTINGS TO BE PROVIDED TO THE SATISFACTION OF THE TOWN OF ISLIP PLANNING DEPARTMENT AND ENGINEERING INSPECTOR

EXISTING WALK-IN TO BE REMOVED

EXISTING FENCE TO REMAIN/BE REPAIRED AS NECESSARY (TYPICAL)

EXISTING BUILDING TO REMAIN

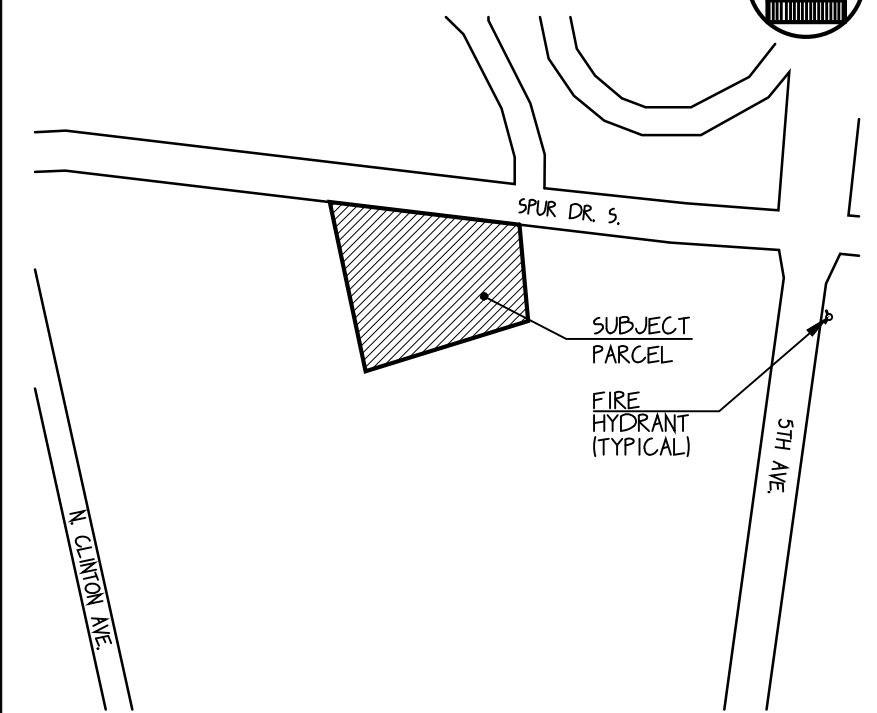
EXISTING UTILITIES TO REMAIN/BE ALTERED AS NECESSARY (TYPICAL)

EXISTING PARKING TO REMAIN (CONSISTENT W/ PREVIOUSLY APPROVED SITE PLAN) (TYP.)

PROPERTY OWNER/APPLICANT

BAYSHORE 270 LLC
270 SPUR DR. S.,
BAY SHORE, NEW YORK 11706
CONTACT: MUHAMMED LATIF
PHONE: (631) 445-3000
EMAIL: MLATIF3000@GMAIL.COM

KEY MAP



SITE DATA

AREA OF SITE	0.590 ACRES (25,695 SQFT.)
EXISTING ZONING	INDUSTRIAL-1
USE	RESTAURANT
EXISTING BUILDING AREA	4,420 SQFT. (17.2%)
PAVING AREA	15,990 SQFT. (62.2%)
TOTAL LANDSCAPE AREA	
REQUIRED	5,139 SQFT. (20.0%)
PROVIDED	5,285 SQFT. (20.6%)
FRONT YARD LANDSCAPE AREA	
REQUIRED	2,570 SQFT. (10.0%)
PROVIDED	1,146 SQFT. (4.5%)

PARKING

PARKING REQUIRED	
RESTAURANT	8.0 SPACES
RESTAURANT	44.2 SPACES
4,420 SQFT. / 100 =	23.3 SPACES
93 PERSONS / 4 =	
PARKING REQUIRED :	45 SPACES
PARKING PROVIDED :	24 CAR SPACES
	(INCLUDING 1 H.C. SPACES)
	(REQUIRES 46.7% RELAXATION)

ZONING DATA

SECTION 68-337 - INDUSTRIAL-1 DISTRICT

SECTION	TITLE	REQUIRED	PROPOSED
68-340.1	USES PERMITTED (W/ PLANNING BD. SPECIAL PERMIT)	K. RESTAURANT	EXISTING RESTAURANT
68-275	HEIGHT	60 FT.	± 16'-8" FT.
68-276	PERCENTAGE OF LOT	FAR NOT TO EXCEED 0.35 (35%)	FAR = 17.2%
68-277	AREA DENSITY	MIN LOT = 20,000 SQFT.	SITE AREA = ± 25,695 SQFT.
68-279	WIDTH OF LOT	MIN WIDTH = 100 FT.	WIDTH = ± 177.03 FT.
68-280	FRONT YARD	50 FT.	50'-7" FT. / SEE PLAN
68-281	SIDE YARDS	MIN 10 FT.	MIN 10 FT. / SEE PLAN
68-282	REAR YARD	MIN 25 FT.	24'-11" FT. / SEE PLAN

PRELIMINARY SITE PLAN

SCALE: 1"=20'-0"

BASED ON A SURVEY BY ISLAND WIDE LAND SURVEYORS, PROFESSIONAL SURVEYORS, DATED NOVEMBER 09, 2022 + PER THE TOWN OF ISLIP APPROVED SITE PLAN AS PREPARED BY ALDEN + MORAN DATED 03/19/25.
FIRE HYDRANT LOCATIONS SHOWN ON KEY MAP PLAN ABOVE.

REVISION	DATE

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DATE 06/27/23
DRAWN DEC
CHKD JMC
SK1B