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.

Parking Summary Chart **Landscape Areas** Site Data DIST. 0500 - SECT. 187.10 - BLK. 01.00 - LOT 4.002 (3,632.922 SF OR 83.40 ACRES) DIST. 0500 - SECT. 165.00 - BLK. 13.00 - LOT 2.005 (177,862 SF OR 4.08 ACRES) 3,810,784 SF (87.48 ACRES) RESIDENTIAL, MEDICAL OFFICE, RETAIL & RESTAURANTS Parking Requirements THIS PLAN WAS PREPARED FOR THE CHANGE OF ZONE APPLICATION TO THE TOWN OF ISLIP FOR THE PROPOSED BELMONT AT EASTVIEW PHASE II. Front Yard Percentage Of Total Site Designation SITE 1 Of Total BASE PLANT, THE PHYSICAL PEATURES SHOWN ARE BASED ON AN ACTUAL H SURVEY PERFORMED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED JANUARY 10, 2018, PROPERTY LINE AND COVENANT INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAI 120 420 5 102 701 56 **Zoning Summary Chart** Owner: Steel Campus LLC And Marcus ISP Apts Holdings LLC As Tenants In Common 999 South Oyster Bay Road Bethpage, NY 11714 Phone: (516) 465-0000 14,295 SF 19,750 SF AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. Applicant: Steel Campus LLC and Marcus ISP Apts Holdings LLC as Tenants in Common 999 South Oyster Bay Road Bethpage, NY 11714 Phone: (516) 465-0000 SITE 2 1.033,833.50 127 120 SE 3. EASEMENTS SHOWN REFERENCE ALTA SURVEYS (LOT 2.5 AND P/O LOT RETAIL (BUILDING D)\*\*\* 1 SPACES 182 SPACES PREPARED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED MAY 27, 2021 AND LAST REVISED SEPTEMBER 9, 2021. FOOD SERVICE (BUILDING E)\*\*\* 1. AREAS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING OF SITE TOTAL LANDSCAPED AREAS LESS THAN 20% OF SITE AREA REQUIRE A VARIANCE. PROPOSED MULTI-FAMILY BUILDINGS BASED ON FLOOR PLANS PREPARED BY INNSERSITE INC. DATED JULY 28, 2022. Site 1 (4.08 AC) - DIST. 0500-SECT.165.00-BLK. 13.00-LOT 2.50 EXISTING ZONING: PDD-EC SITE 4 ANY TRAFFIC MITIGATION OUTLINED IN THE TRAFFIC IMPACT STUDY TO B Proposed Use: Retail (Market) <sup>1</sup>/Medical Office REVIEWED AND APPROVED BY SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION. 492 SPACES 4. AREAS WITHIN RESIDENTIAL BUFFER ARE NOT COUNTED TOWARD LANDSCAPE CALCULATION RENTAL APARTMENTS 100 Motor Parkway Proposed Zoning District: Subdistrict PDD-RS (Retail/Se Suite 350 Zoning Regulation Requirements BASEMENT AREA FOR BUILDING C TO BE UNFINISHED AND USED FOR STORAG PER \$68-3 B, OF THE TOWN OF ISLIP CODE, BASMENTS THAT ARE UNDER SO ABOVE AVERAGE GRADE SHALL NOT BE INCLUDED IN GROSS FLOOR AREA. Hauppauge, NY 11788 SITE 4a MAXIMUM BUILDING HEIGHT 631.787.3400 CONDOMINIUMS 162 SPACES 14.89% | SITE 4to = POD-SC (2.17 Ac.) | SEMOR HOUSING (35+) | - BT PROPOSED CONDOMINIUMS EXCLUSIVELY FOR PERSONS 55 | - (3) NEW 3 STORY UNITS - 27 UNITS EACH MAXIMUM FLOOR AREA RATIO (F.A.R.) 0.40 0.18 Parking Provided (Site 1) SETBACK FROM ALL PUBLIC ROADS 83.3 ft. (To Carleton Ave.) MINIMUM RESIDENTIAL BUFFER 8 ft. 5 Spaces PHASE II: PROPOSED - 281 UNITS - 38 UNITS - EXISTING BUILDINGS 10 & 11 (19 UNIT SUBDISTRICT BUFFER FROM CARLETON Description Required Provided Required Existing Provided Site 2 (10.31 AC) - DIST, 0500-SECT, 187, 10-BLK, 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-M LAND BANKED SPACES Proposed Use: Restaurant 1 / Food Service 1 / Retail Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# TBD EFFECTIVE TBD) R=1217.13' L=177.20' CHORD=S 06'49'17" E Parking Provided (Site 2) SEC 207 BLK 1 LOT 3.43 MAXIMUM PERCENTAGE OF LOT OCCUPANCY 25% 13.17% Eastview Drive Required Provided Required Existing Provided MAXIMUM FLOOR AREA RATIO (F.A.R.) 0.17 Rm1277.13' Lm320.47' CHORDES 02"33'47" W 516.8m' SETRACK FROM CARLETON AVENUE 4 an fr 83.3 ft LAND BANKED SPACES SETBACK FROM ALL PUBLIC ROADS 20 ft. min N/A TANDARD ACCESSIBLE SPACE Site 3 (3.76 AC) - DIST, 0500-SEC Parking Provided (Site 3) Proposed Use: Medical Office Proposed Zoning District: Subdistrict PDD-OFF (Office) (TC# TBD EFFECTIVE TBD) Required Provided Required Existing Provided Description Zoning Regulation Requirements 3.76 Acres LAND BANKED SPACES 9 X 19 9 X 19 MINIMUM LOT WIDTH 150 ft 371.97 ft DARD ACCESSIBLE SPA MAXIMUM BUILDING HEIGHT 50 ft. 47 ft MAXIMUM PERCENTAGE OF LOT OCCUPANCY Parking Provided (Site 4) MAXIMUM FLOOR AREA RATIO (E.A.R.)<sup>10</sup> 0.20 0.255 Spaces SETBACK FROM CARLETON AVENUE 100 ft. 162.9 ft. MIN. RES. SUBDISTRICT BOUNDARY LINE 1 STANDARD ACCESSIBLE SPACES (PHASE 1) Site 4 (62.16 AC) - DIST, 0500-SECT, 187, 10-BLK, 1,00-LOT P/O 4.00 STANDARD SPACES (PHASE 2) Proposed Use: Rental Apartments STANDARD ACCESSIBLE SPACES (PH Parking Provided (Site 4a) Zoning Regulation Requirement 10.38 Units/Acre (364 Exist. + 281 Prop. Rental Apartments) MAXIMUM DENSITY 12 Units/Acre Required Provided Required Description 3 LAND BANKED SPACES 9 x 19 9 X 19 MAXIMUM PERCENTAGE OF LOT 25% 13.49% Belmont at Eastview MAXIMUM FLOOR AREA RATIO (F.A.R.) SETBACK FROM CARLETON AVENUE 100 ft min 55.8 ft. <sup>8</sup> (Exist. "Welcome Center" Building No. 68) Phase II ASSUMES ONE (1) AND TWO (2) EDROOM UNITS ALL UNITS ABOVE 2 EEDROCAS WILL REQUIRE ONE (1) ADDITIONAL SPACE PER BERROOM, GLER APPENDIG E).

WHERE VINICIA'S PAR PERPODICULAR OR AT A RIGHT ANGLE TO BACHER CURE, WARRING SPACES SHALL BE NINE BY AINSTEIN (9) A 19) HET WITH ARM ARM WIDTH O' TWINTT-HERE (2) HET (3.10 - 10) HERE VINICIA'S PROFESSIONAL SHALL BE NINE BY AINSTEIN OF WARRING SPACE STRENGLICULARS TO O'NHIS VINICIA'S PROFESSIONAL SHALL BE NEW TO SHALL REPORT OF STRENGLICULARS TO O'NHIS VINICIA'S PROFESSIONAL SHALL BE NEW TO SHALL REPORT OF STRENGLICULARS TO O'NHIS VINICIA'S PROFESSIONAL SHALL BE NEW TO SHALL REPORT OF SHALL REPOR SETBACK FROM ALL PUBLIC ROADS 25 ft. min. 92.5 ft. (Prop. Apartment Building to Eastview Dr.) Former NYIT Campus PHASE 1 Central Islip, New York Site 4a (7.17 AC) - DIST, 0500-SECT, 187 .10-BLK. 1.00-LOT P/O 4 WORK CHICK THREE FORM TO SEE THE SECOND TO SEE THE SECOND SERVICE OF OVERALL SQ. FT. PROVIDED QUANTITIES ARE A COMBINED TOTAL OF PHASE 1 AND PHASE 2 PARKING STALLS. Zoning District: Subdistrict PDD-SC (S ior Citizen Units) (TC#TBD EFFECTIVE TBD) Zoning Regulation Requirements MAXIMUM BUILDING HEIGHT 35 ft. <sup>7</sup> 43.5 ft. - 3 Stories (Prop. Apartment Buildings) MAXIMUM PERCENTAGE OF LOT 25% 11.92% MAXIMUM FLOOR AREA RATIO (F.A.R.) 0.40 0.34 SETRACK FROM CARLETON AVENUE 75 ft min 1.574 ft. (Prop. Condominium) 101.3 ft. (Prop. Condominium to Eastview Dr.) SETBACK FROM PUBLIC ROADS June 26, 2023 40 ft min. Change of Zone 1,167 ft. (Prop. Condominium to Road B) SETBACK BETWEEN APARTMENT BLDGS. 40 ft. min Not For Construction NADD SPECIAL, PERMIT REQUIRED (668-324-C-2)(d)).

AND MAY REDUCE OR MODIPY STEMACE REQUIREMENTS BY UP TO 25%.

THE SAME BOOKSTERN WITH THE MASTER PLAN AND REASONABLY
PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-C-155 MORTH OF ROOTH RESEARCH FORCE OR SOUTH OF SOUTH RESEARCH.) Overall Conceptual S 07"23"31" E 1152.15" Site Plan THE OFFICE AND THE SALE IN THE A THE SALE IN THE SALE S 07'41'31" E 511.2

TOI Change of Zone Plan #: CZ2023-014

- 18,909 SQ. FT. - BUILDING B (ADAPTIVE RE-USE) - STORY MEDICAL OFFICE