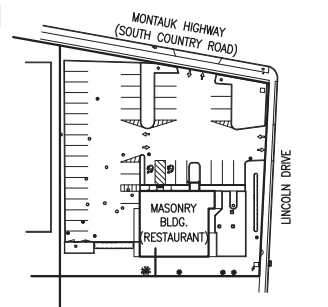
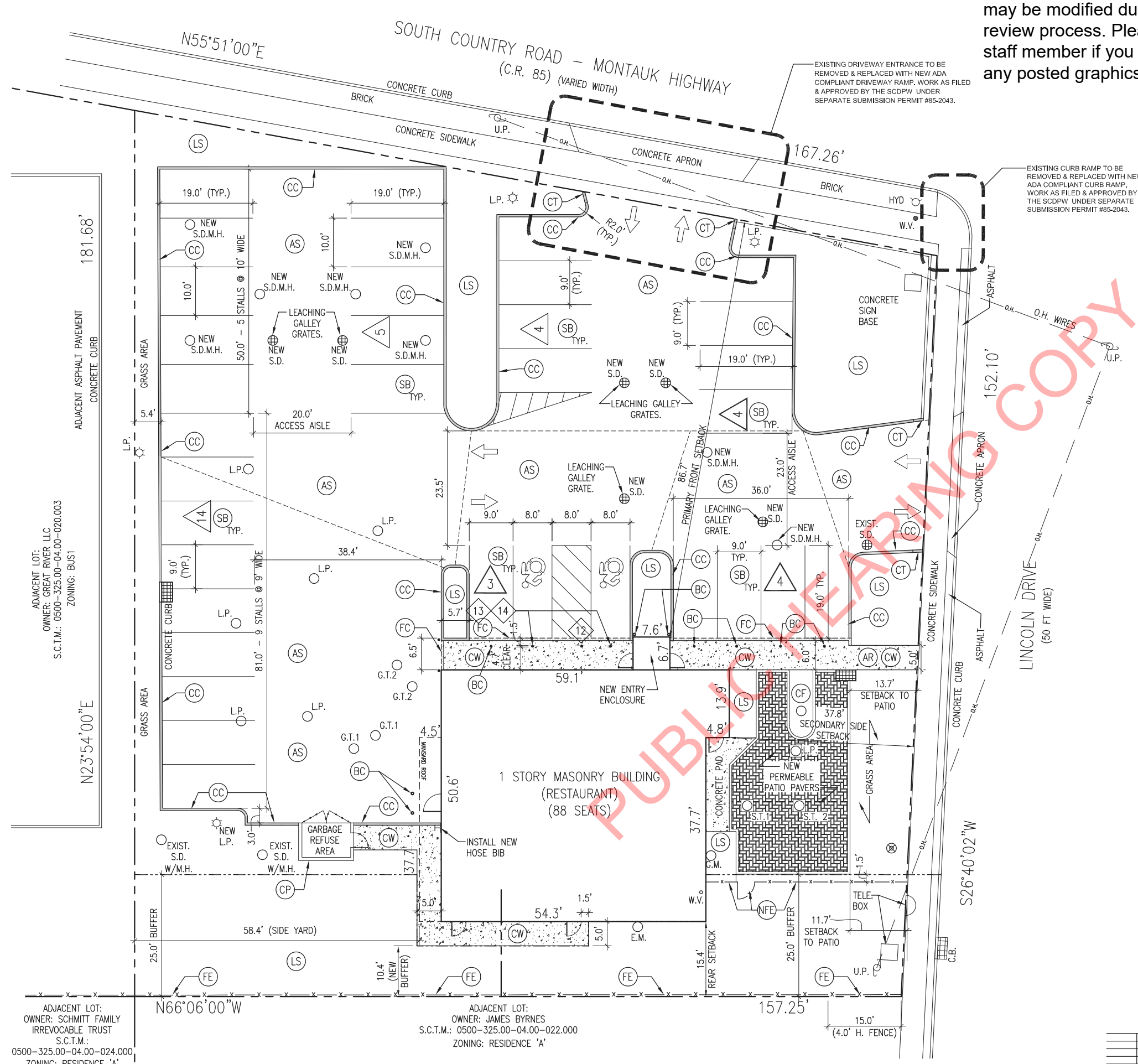


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY PLAN
SCALE: N.T.S.



LEGEND	
EXISTING	PROPOSED
[Symbol]	BUILDING
[Symbol]	MANSARD OVERHANG ROOF
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	SAW CUT LINE/LIMIT OF DISTURBANCE
[Symbol]	BUFFER FENCE (SLIP ITEM 106/107)
[Symbol]	CONCRETE CURB
[Symbol]	DEPRESSED CONCRETE CURB
[Symbol]	UTILITY POLE
[Symbol]	L.P. LIGHT POLE
[Symbol]	PAINTED ARROW
[Symbol]	ACCESSIBLE SYMBOL
[Symbol]	BOLLARD
[Symbol]	INLET STORM DRAIN
[Symbol]	MANHOLE
[Symbol]	SEPTIC TANK
[Symbol]	LEACHING POOL
[Symbol]	UTILITY VALVE
[Symbol]	WATER METER
[Symbol]	GAS METER
[Symbol]	UTILITY METER
[Symbol]	SIGNAGE
[Symbol]	AREA LIGHT
[Symbol]	OVERHEAD WIRE
[Symbol]	UNDERGROUND GAS SERVICE (U.G. G.S.)
[Symbol]	UNDERGROUND ELECTRIC SERVICE (U.G. E.S.)
[Symbol]	UNDERGROUND WATER SERVICE (U.G. W.S.)
[Symbol]	CONNECTION POINT TO UTILITY SERVICE
[Symbol]	PARKING COUNT
[Symbol]	HATCHED AREA INDICATES SITE REMOVAL (E. CONCRETE CURBS, ASPHALT PAVEMENT, FENCES & ETC.). PAVEMENT SWI-CUTS TO BE MINIMUM 2' FROM PROPOSED CONCRETE CURBING (TYP.)
[Symbol]	PROPOSED PERMEABLE PATIO FINISHES (SEE DETAIL ON SHEET C-4)
[Symbol]	PROPOSED ON-SITE CONCRETE
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT (SEE DETAIL C-4)

PROPOSED KEY DESCRIPTIONS	
AS	ON-SITE ASPHALT PAVING TO BE COMPLETELY REMOVED AND RE-GRADED FOR NEW PAVING PER DRAINAGE PLAN PER DWG. C-3.
AR	ACCESSIBLE ROUTE
BC	NEW CONCRETE FILLED BOLLARD
EC	EXIST. CONCRETE PIER FOOTING FOR STATUE
CP	CONCRETE PAD FOR REFUSE ENCLOSURE
CW	CONCRETE SIDEWALK
CC	NEW CONCRETE CURB
CR	EXISTING CONCRETE CURB TO BE REMOVED. COORD. ON DWG. C-3.
CT	NEW TAPERED CONCRETE CURB SEE DETAIL 3, DWG. C-4.
FC	NEW FLUSH CONCRETE CURB TO BE ALIGN WITH ASPHALT PAVING.
FE	INSTALL NEW AND, OR MODIFY FENCE TO BE 6" CHAIN LINK FENCE WITH NO. 1 WHITE GALVANIZED CEILING STOCKING. SEE DETAIL 6, DWG. C-4.
NFE	INSTALL NEW 6" PVC FENCE WITH 42"W. GATE. POSTS IN FOOTING SIMILAR TO DETAIL 6, DWG. C-4.
LS	LANDSCAPED AREA
SB	PAINTED STOP BAR
CCW	NEW UNDER GROUND WATER MAN. MIN. 10' SEPARATION BETWEEN WATER SERVICE LINE AND EDGE OF STORM WATER DRAINAGE LEACHING STRUCTURE.

SIGNAGE KEY DESCRIPTIONS	
D0	'STOP' SIGN MUTCD R1-1
D1	'DO NOT ENTER' SIGN MUTCD R5-1
D2	'STOP' SIGN MUTCD R1-1
D3	'ONE WAY' SIGN (RIGHT) MUTCD R6-1R
D4	'ONE WAY' SIGN (LEFT) MUTCD R6-1L
D5	'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R7-1 (MOD.)
D6	'RESERVED PARKING' SIGN (WITHOUT ARROW) MUTCD R7-8 (MOD.)
D7	'VAN ACCESSIBLE' SIGN MUTCD R7-8a

PARKING SPACE CALCULATIONS

1 PER 2 SEATS OF PERMANENT SEATING:
88 PERSONS / 2 = 44 SPACES

REQUIRED PARKING SPACES: 44 SPACES
PROPOSED PARKING SPACES: 34 SPACES
(10 STALL DEFICIT (22.7%) RELAXATION REQUIRED FROM PLANNING BOARD)

LANDSCAPING REQUIREMENTS

TOTAL LOT AREA: 26,987 SQ. FT. (0.62 ACRES)	
TOTAL LANDSCAPE AREA	
REQUIREMENT	PROVIDED
5,937.4 SQ. FT. (20% OF LOT)	4,433.73 SQ. FT (16.43%) (RELAXATION REQUIRED)
FRONT YARD LANDSCAPE AREA	
REQUIREMENT	PROVIDED
2,698.7 SQ. FT. (50% OF REQUIRED)	3,050.62 SQ. FT

ZONING CALCULATIONS

ALL ZONING CALCULATIONS & REQUIREMENTS ARE AS PER THE ZONING CODE OF THE TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK.

ZONING DISTRICT: 'BUSINESS-1' (BUS-1)
LOT AREA: 26,987 SQUARE FEET (0.62± ACRES)

ALLOWABLE FLOOR AREA
MAXIMUM ALLOWABLE FLOOR AREA RATIO: 40% F.A.R.
26,987 SF @ 40% (.40) = 10,794.8 SF
ACTUAL F.A.R. - 11.4% (.114) = 3,089.3 SF

PROPOSED BUILDING AREA: 3,089.3 SF (INCLUDES MANSARD ROOF)

SETBACK REQUIREMENTS
PRIMARY FRONT YARD: 10'-0" MIN. - PROPOSED: 86.7'
SECONDARY FRONT YARD: 40' MIN. - EXISTING 37.8'
SIDE YARD: 10'-0" MIN. EACH: PROPOSED: 58.4'
REAR YARD: 10'-0" MIN. - EXISTING: 15.4'

BUILDING HEIGHT
MAX. ALLOWABLE BUILDING HEIGHT - 35'-0", 2-1/2 STORIES - PROPOSED: 21'-0" TO PARAPET

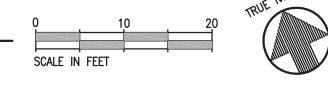
NO CHANGE OF EXCEEDING OCCUPANCY

- * EXISTING PUBLIC ASSEMBLY PERMIT ISSUED FOR "90 PERSONS" DATED SINCE JANUARY 31, 1987.
- * PROPOSED PUBLIC ASSEMBLY OCCUPANCY OF "89 PERSONS" INCLUDES THE EXTERIOR PATIO AREA; INTERIOR PUBLIC ASSEMBLY OF 61 PERSON + PROPOSED PATIO OF 28 PERSONS. DOES NOT EXCEED PREVIOUSLY CERTIFICATE OF OCCUPANCY APPROVED AND ISSUED BY THE TOWN OF ISLIP.
- * PROPOSED ADDITIONAL USE: RESTURANT WITH OUTSIDE SEATING.

ADJACENT LOT:
OWNER: SCHMITT FAMILY
IRREVOCABLE TRUST
S.C.T.M.: 0500-325.00-04.00-024.000
ZONING: RESIDENCE 'A'

ADJACENT LOT:
OWNER: JAMES BYRNES
S.C.T.M.: 0500-325.00-04.00-022.000
ZONING: RESIDENCE 'A'

P1 C-2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0" (1:10)



12.1.2023 TOWN OF ISLIP ENGINEERING DEPARTMENT
10.4.2023 TOWN OF ISLIP ENGINEERING DEPARTMENT
11.3.2021 TOWN OF ISLIP BUILDING DEPARTMENT

ISSUE DATE DESCRIPTION

SIGNATURE AND SEAL

SITE PLAN APPLICATION: SP2002-012
S.C.T.M.: 0500-325.00-04.00-021.00
OWNER: HIONAS ENTERPRISES LLC c/o PETER HIONAS
1352 MONTAUK HIGHWAY
OAKDALE, NY 11769

APPLICANT: MARATHON, INC. c/o PETER HIONAS
1352 MONTAUK HIGHWAY
OAKDALE, NEW YORK 11769
TEL: (631) 567-0909 EMAIL: samolp@yahoo.com

JAMES DELIMITROS, P.E.

DONATELLO'S PIZZERIA RESTAURANT
1352 MONTAUK HIGHWAY
OAKDALE, NY 11763
E: jdelimitros@gmail.com

PROJECT NUMBER: 07 - 2021
SCALE AS SHOWN DATE 12.3.2021 DRAWN BY AD

PROPOSED SITE PLAN

DRAWING TITLE

DRAWING NUMBER

PROJECT NUMBER: 07 - 2021
SCALE AS SHOWN DATE 12.3.2021 DRAWN BY AD

C-2

PAGE 3 OF 9