

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.

ZONING COMPLIANCE TABLE :
 Zoning: Town of Islip - Res B District
 SCTM: 0500-136.00-03.00-016.001,017.000,018.000,019.000

	Required / Permitted	Proposed
Min. Lot Area (Square Feet)	7,500	66,416
Min. Width of Lot (Feet)	75	307.45
Min. Front Yard Setback (Feet)	25	15.88 *
Min. One Side Yard Setback (Feet)	14	55.25
Min. Total Both Side Yards Setback (Feet)	28	144.33
Min. Rear Yard Setback (Feet)	25	45.25
Max. Floor Area Ratio (%)	25	48.05 *
Max. Building Height (Feet)	28	26
Total Landscaping (% / Square Feet)	20% / 13,287	4,386 *
Front Yard Landscaping (% / Square Feet)	50% of Required / 6,644	2,008 *

ACCESSORY STRUCTURE COMPLIANCE TABLE :
 Fueling Station Canopy (576 SF)

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (>500 sf) (Feet)	10	10.25
Setback Behind Front of Building (≥6'Height) (Feet)	20	36.75
Max. Height (Feet)	14	12
Max. Floor Area Ratio Rear Yard (%)	10	N/A
Max. Floor Area Ratio Total Lot Area (%)	25	0.86

ACCESSORY STRUCTURE COMPLIANCE TABLE :
 Generator Pad (367.92 SF) - Generac SG250 174.7"L x 57.5"W x 77.8"H Or Approved Alternative

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (<500 sf / ≥144 sf) (Feet)	4	6.33
Setback Behind Front of Building (≥6'Height) (Feet)	20	139.08
Max. Height (Feet)	14	6.50
Max. Floor Area Ratio Rear Yard (%)	10	1.53
Max. Floor Area Ratio Total Lot Area (%)	25	0.55

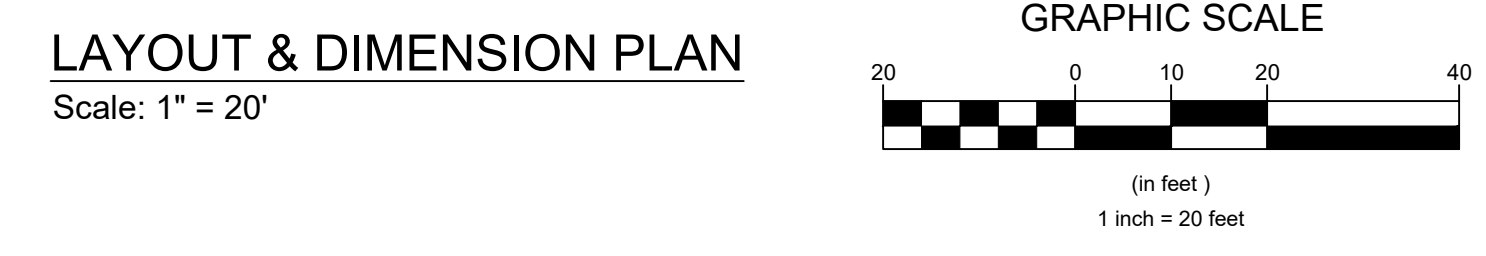
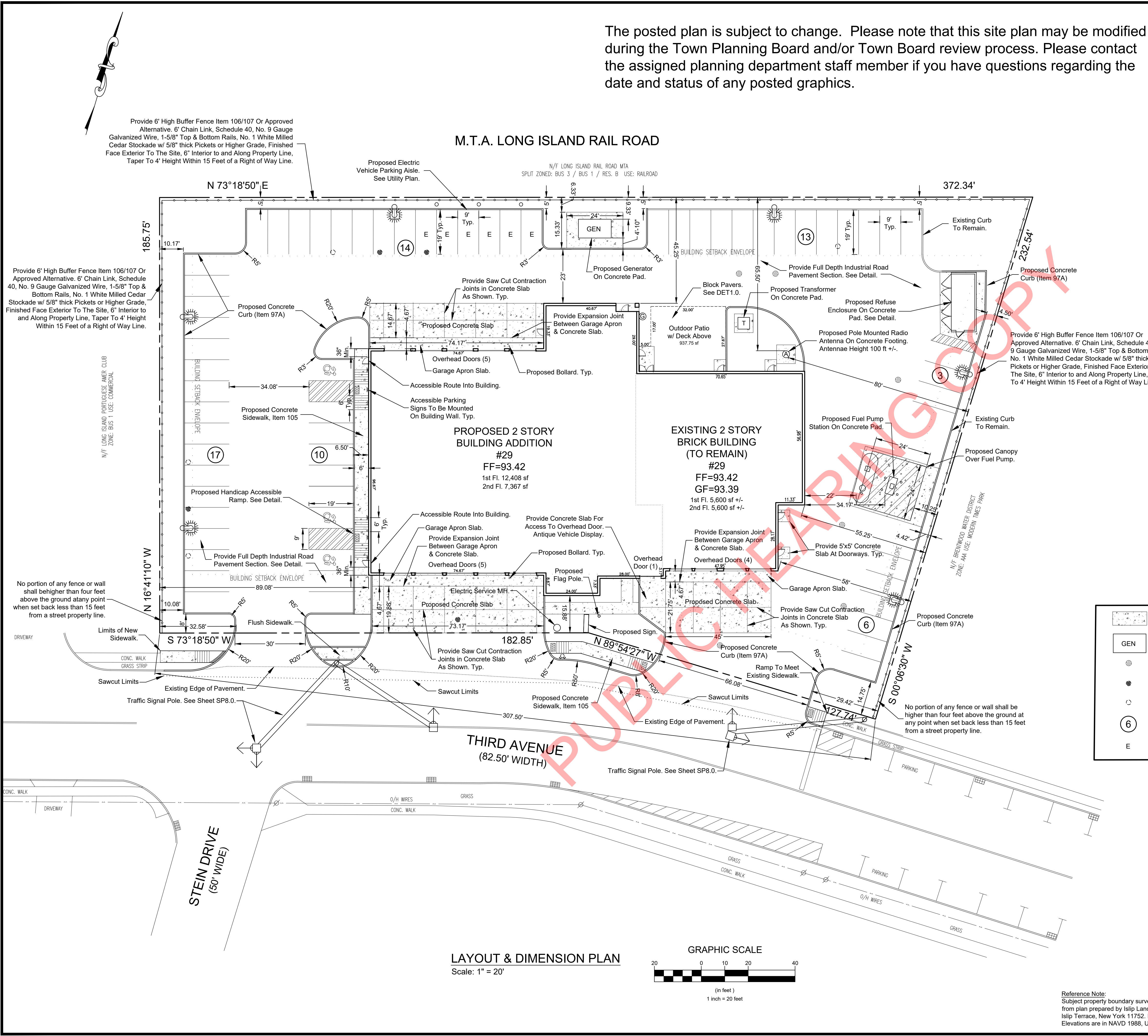
PARKING CALCULATIONS
 Proposed Building Use = Emergency Medical Services (Ambulance)
 Parking Requirements For Unlisted Use:
 Required Parking Count To Be Determined By The Town Of Islip Planning Board As Deemed Appropriate.
 Parking Provided = 63 spaces
 Per ADA Accessible Parking Requirements (51-75 Stalls)
 3 Accessible Spaces (Min.) Required. 3 Spaces Provided.

LEGEND

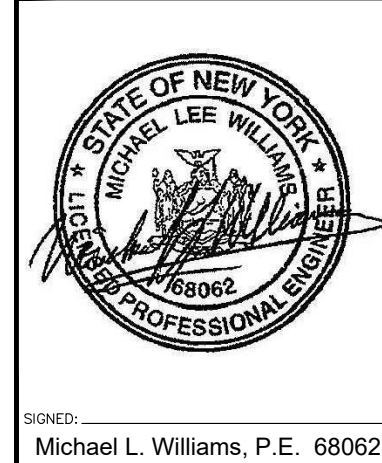
	Proposed Concrete Slab / Sidewalk
	Proposed Generator
	Existing Drainage Structure Inlet Casting
	Proposed Drainage Structure Inlet Casting
	Proposed Drainage Structure Solid Casting
	Proposed Parking Stall Count
	Proposed Electric Vehicle Parking Stall

Proposed Gross Floor Area (GFA) Table

Structure	Proposed GFA
Main Building (Incl. Rear Deck)	31,912.75 SF
Fueling Station Canopy	576 SF



Reference Note:
 Subject property boundary survey and topographic information from plan prepared by Islip Land Surveying, P.C., P.O. Box 61, Islip Terrace, New York 11752. Dated August 6, 2021. Elevations are in NAVD 1988, USC & GS datum.



SP2022-059

REV. NO.	DATE	DESCRIPTION
1	9/27/23	PER TOWN OF ISLIP COMMENT LETTER AND PLAN MARKUPS DATED JULY 13, 2023.

DRAWING
 Layout & Dimension Plan

PROJECT
 Brentwood Legion Ambulance
 23, 25 & 29 Third Ave, Brentwood, NY 11717
 SCTM: 500-136-03-16.1,17,18,19

APPLICANT
 Brentwood Legion Ambulance
 29 Third Ave, Brentwood, NY 11717
 Contact: Francisco Martinez
 P: (631) 273-3701 E: francisco.martinez@brentwoodambulance.com

PREPARED BY
 R & W / Engineers, P.C.
 380 Townline Road, Ste. 150
 Hauppauge, New York 11788
 (631) 969-8535

DWG. SCALE:	DESIGN BY:	PROJECT NO.	DWG. NO.
As Noted	MLW	BLA101	SP2.0
DRAWN BY:	CHECKED BY:	DATE:	
MCO	LAR	DEC. 2022	