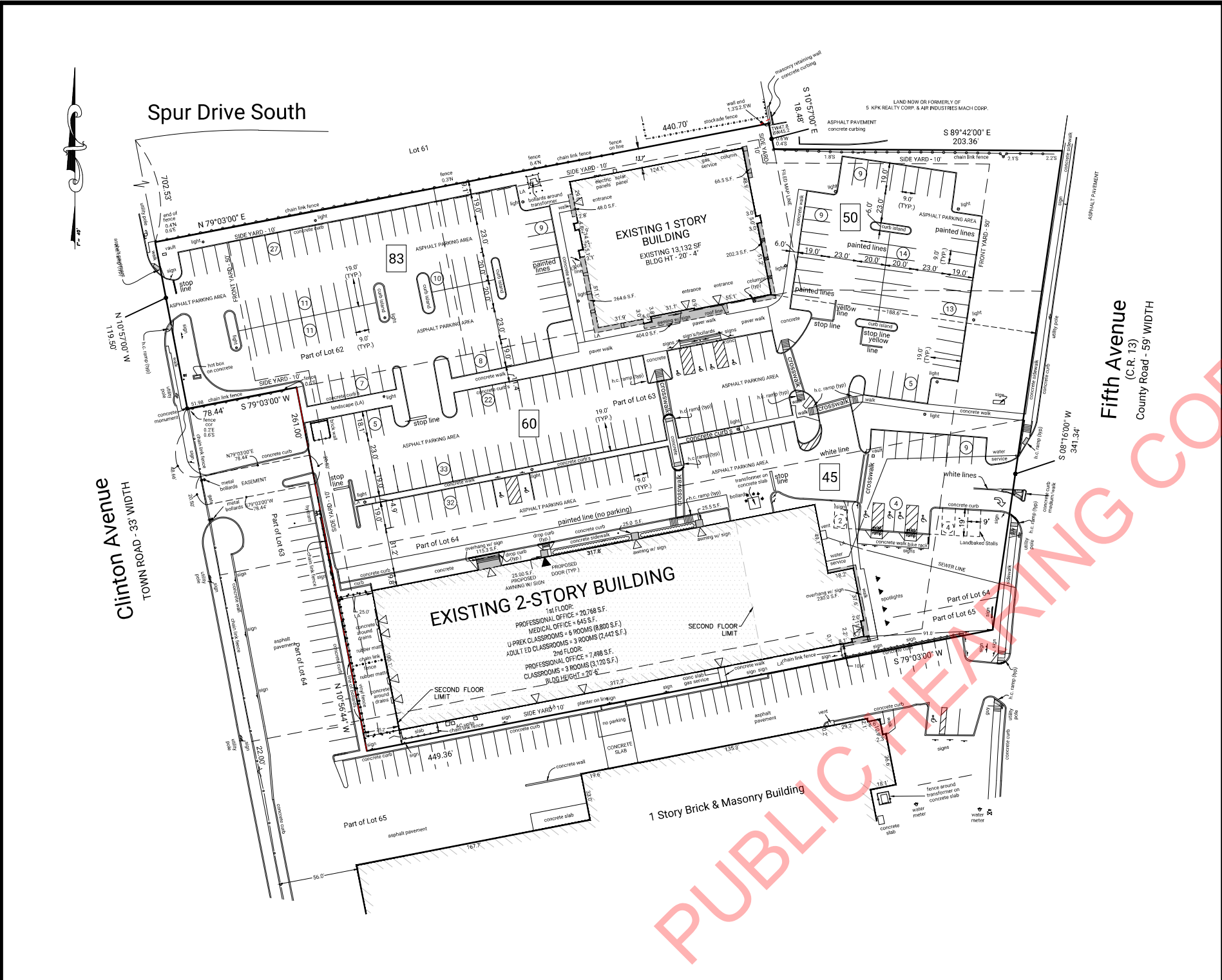


Drawing Name: P:\2025 Projects\2025-01\18\04\0000\2024-03-05 (2015-18) SitePlan.dwg Last Modified: May 01, 2024 - 5:23pm Plotted on: Jun 17, 2024 - 10:39am by: Gfaleoso



**SITE DATA**

INTERIM S.C.T.M.: 0500-266-03-072.011  
 TOTAL AREA: 197,352 S.F. (4.53 AC.)  
 EXISTING ZONE: INDUSTRIAL 1 DISTRICT  
 EXISTING USE: PRESCHOOL & OFFICE  
 PROPOSED USE: PRESCHOOL ADULT ED. OFFICE & MEDICAL OFFICE  
 GROSS FLOOR AREA (GFA): 56,405 S.F.

**ZONING COMPLIANCE: INDUSTRIAL 1 DISTRICT**

|                           | CODE      | REQUIRED          | EXISTING AGGREGATE      |
|---------------------------|-----------|-------------------|-------------------------|
| LOT AREA                  | § 68-345  | 20,000 S.F. MIN.  | 197,352 S.F.            |
| LOT WIDTH                 | § 68-346  | 100 MIN.          | 341.34'                 |
| BUILDING HEIGHT           | § 68-343  | 60' MAX.          | 20'-6"                  |
| FRONT YARD                | § 68-347  | 50 MIN.           | 91.0'                   |
| SIDE YARD                 | § 68-348  | 10 MIN.           | 10.2'                   |
| TOTAL SIDE YARDS          | VI. N.7   | 20 MIN.           | 21.9'                   |
| REAR YARD                 | § 68-349  | 25 MIN.           | 25.0'                   |
| FLOOR AREA RATIO          | § 68-344  | 35% MAX.          | 29.29% (INCL. CANOPIES) |
| TOTAL LANDSCAPE AREA      | VI. Q.3.1 | 20% MIN.          | 24.28% (47,919.87 SF)   |
| FRONT YARD LANDSCAPE AREA | VI. Q.3.1 | 10% OF TOTAL AREA | 14.80% (29,207.01 SF)   |

**LOT COVERAGE**

|                              |                   |         |
|------------------------------|-------------------|---------|
| BUILDING FLOOR AREA:         | 45,787.00 S.F. =  | 23.20%  |
| BUILDING OVERHANG AREA:      | 1,405.7 S.F. =    | 0.71%   |
| IMPERVIOUS AREA:             | 102,239.43 S.F. = | 51.81%  |
| LANDSCAPED AREA:             | 47,919.87 S.F. =  | 24.28%  |
| TOTAL EXISTING LOT COVERAGE: | 197,352.0 S.F. =  | 100.00% |

**PARKING CALCULATIONS**

| USE                            | AREA (S.F.) | PARKING CONV.       | STALLS REQ'D          |
|--------------------------------|-------------|---------------------|-----------------------|
| EXISTING ONE STORY             |             |                     |                       |
| MEDICAL OFFICE                 | 13,132 S.F. | 1 STALL/150 S.F.    | = 87.50 STALLS        |
| EXISTING TWO STORY - 1ST FLOOR |             |                     |                       |
| PROFESSIONAL OFFICE            | 20,768 S.F. | 1 STALL/200 S.F.    | = 103.84 STALLS       |
| MEDICAL OFFICE                 | 645 S.F.    | 1 STALL/150 S.F.    | = 4.30 STALLS         |
| U-PREK CLASSROOMS (6)          | 8,800 S.F.  | 1 STALL/1 CLASSROOM | = 6.00 STALLS         |
| ADULT ED CLASSROOMS (3)        | 2,442 S.F.  | 1 STALL/200 S.F.    | = 12.21 STALLS        |
| EXISTING TWO STORY - 2ND FLOOR |             |                     |                       |
| PROFESSIONAL OFFICE            | 7,498 S.F.  | 1 STALL/200 S.F.    | = 37.49 STALLS        |
| U-PREK CLASSROOMS (3)          | 3,120 S.F.  | 1 STALL/1 CLASSROOM | = 3.00 STALLS         |
| EXISTING STALLS PROVIDED       |             |                     | = 254.34 (255 STALLS) |

**PROVIDED**

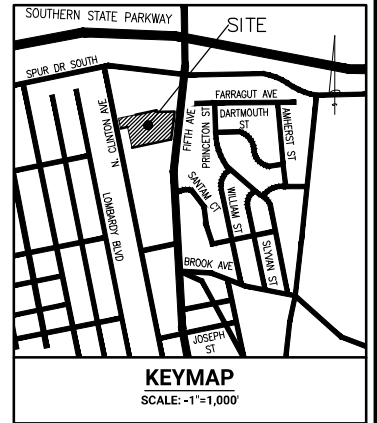
EXISTING STALLS = 238 STALLS \*  
 EXISTING LANDBANKED STALLS = 6 STALLS  
 TOTAL STALLS PROVIDED (INCLUDING 10 ACCESSIBLE) = 244 STALLS \*

\* PLANNING BOARD RELAXATION FOR 11 STALLS (4.3%) REQUIRED.  
 \* PLANNING BOARD RELIEF FOR 8 STALLS GRANTED MARCH 15<sup>TH</sup>, 2018 PER SP2017-008.  
 \* ADDITIONAL RELAXATION REQUIRED FOR 3 STALLS.

**LANDSCAPE CALCULATIONS**

| REQUIRED LANDSCAPING                                     |                                      |
|--|--------------------------------------|
| TOTAL AREA   | = 197,352.00 SF                      |
| TOTAL REQUIRED LANDSCAPING<br>(0.20 x 197,352.00 SF)     | = 39,470.40 SF                       |
| REQUIRED FRONT YARD LANDSCAPING<br>(0.50 x 39,470.40 SF) | = 19,735.20 SF                       |
| LANDSCAPING PROVIDED                                     |                                      |
| TOTAL LANDSCAPE AREA                                     | 47,919.87 SF (24.28%) > 39,470.40 SF |
| FRONT YARD LANDSCAPE                                     | 29,207.01 SF (14.80%) > 19,735.20 SF |

**NOTE:**  
 LANDSCAPE AREAS DO NOT INCLUDE AREAS RESERVED FOR LANDBANK PARKING AND DRIVEWAYS.



CIVIL ENGINEERING DRAWING LIST

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.



**CAUTION-NOTICE TO CONTRACTOR:**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

|   |   |
|---|---|
| TOI SP 2023-074   |   |
| 1   | REVISE PARKING RELAXATION NOTE 6/17/24 GT |
| No.   | REVISION DESCRIPTION DATE BY              |
| <b>APPROVAL STAMP</b>   |   |
| <b>OWNER:</b><br>FAMILY SERVICE LEAGUE<br>1444 5TH AVE.<br>BAY SHORE, NY 11706  |   |
| <b>APPLICANT:</b><br>FAMILY SERVICE LEAGUE<br>790 PARK AVE.<br>HUNTINGTON, NY 11706   |   |
| <b>ALIGNMENT PLAN</b><br><b>FAMILY SERVICE LEAGUE</b><br>SITUATED IN<br><b>BAY SHORE</b><br>TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK<br>SCTM: DISTRICT 0500, SECTION 266, BLOCK 03, LOTS 072.011 |   |
|   |   |
| Wayne A. Muller, P.E.<br>NY State License No. 071597  |   |
| DWN. BY: HAB  | CHKD. BY: GT                              |
| DATE: 03-28-24  | DATE: 03-28-24                            |
| SCALE: 1"=40'   | SHEET: SP-1                               |
| JOB No.: 2015-018   |   |

SURVEY NOTE: SITE PLAN BASED ON SURVEY PROVIDED BY A. AGUJO SURVEYING INC., DATED FEBRUARY 2024.

