



MUNCEY RD

SITE DATA

S.C.T.M. PROPERTY ADDRESS: MUNCEY RD, WEST ISLIP, NY 11706
 LOT AREA: 60,543.0 SF (1.4 Ac)
 EXISTING ZONE: RESIDENCE A
 PROPOSED ZONE: RESIDENCE CA
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: MULTIFAMILY RESIDENTIAL
 SCHOOL DISTRICT: WEST ISLIP UFSD
 POST OFFICE DISTRICT: WEST ISLIP, 11795
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: WEST ISLIP

ZONING COMPLIANCE TABLE

	REQUIRED	PROPOSED
BUILDING HEIGHT (MAX.)	2 STY/35'	<35'
FLOOR AREA RATIO (MAX.)	0.20	0.19
LOT AREA (MIN.)	80,000.0 SF	60,543.0 SF*
DENSITY (MAX.)	9 UNITS/AC	6.4 UNITS/AC
LOT WIDTH (MIN.)	200.0'	54.0'*
FRONT YARD SETBACK (MIN.)	50.0'	71.5'
SIDE YARD SETBACK (MIN.)	50.0'	26.4'
REAR YARD SETBACK (MIN.)	50.0'	86.6'
ARTERIAL HIGHWAY SETBACK (MIN.)	100.0'	86.6'*
RESIDENTIAL LANDSCAPE BUFFER (MIN.)	25.0'	25.0'
LANDSCAPED AREA - EXCLUDING BUFFER AREA (MIN.)	20%	22.1%

* VARIANCE REQUIRED

PARKING CALCULATIONS

PARKING REQUIRED:	
TOWNHOUSES	9 UNITS @ 2.0 STALLS/DWELLING UNIT = 18 STALLS
	TOTAL PARKING REQUIRED = 18 STALLS
PARKING PROVIDED:	
10' X 19' PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 18 STALLS
	TOTAL PARKING PROVIDED = 18 STALLS

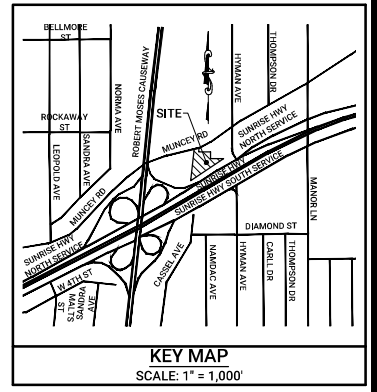
SCHEDULE OF VARIANCES

SECTION	DESCRIPTION	REQUIRED	PROVIDED
§68-172	MIN. LOT AREA	80,000.0 SF	60,543.0 SF
§68-174	MIN. LOT WIDTH	200.0 FT	54.0 FT
§68-176	MIN. SIDE YARD SETBACK	50.0 FT	26.4 FT
§68-411	MIN. ARTERIAL HIGHWAY SETBACK	100.0 FT	86.6 FT
§68-411	MIN. DRIVEWAY SETBACK	8.0 FT	5.0 FT

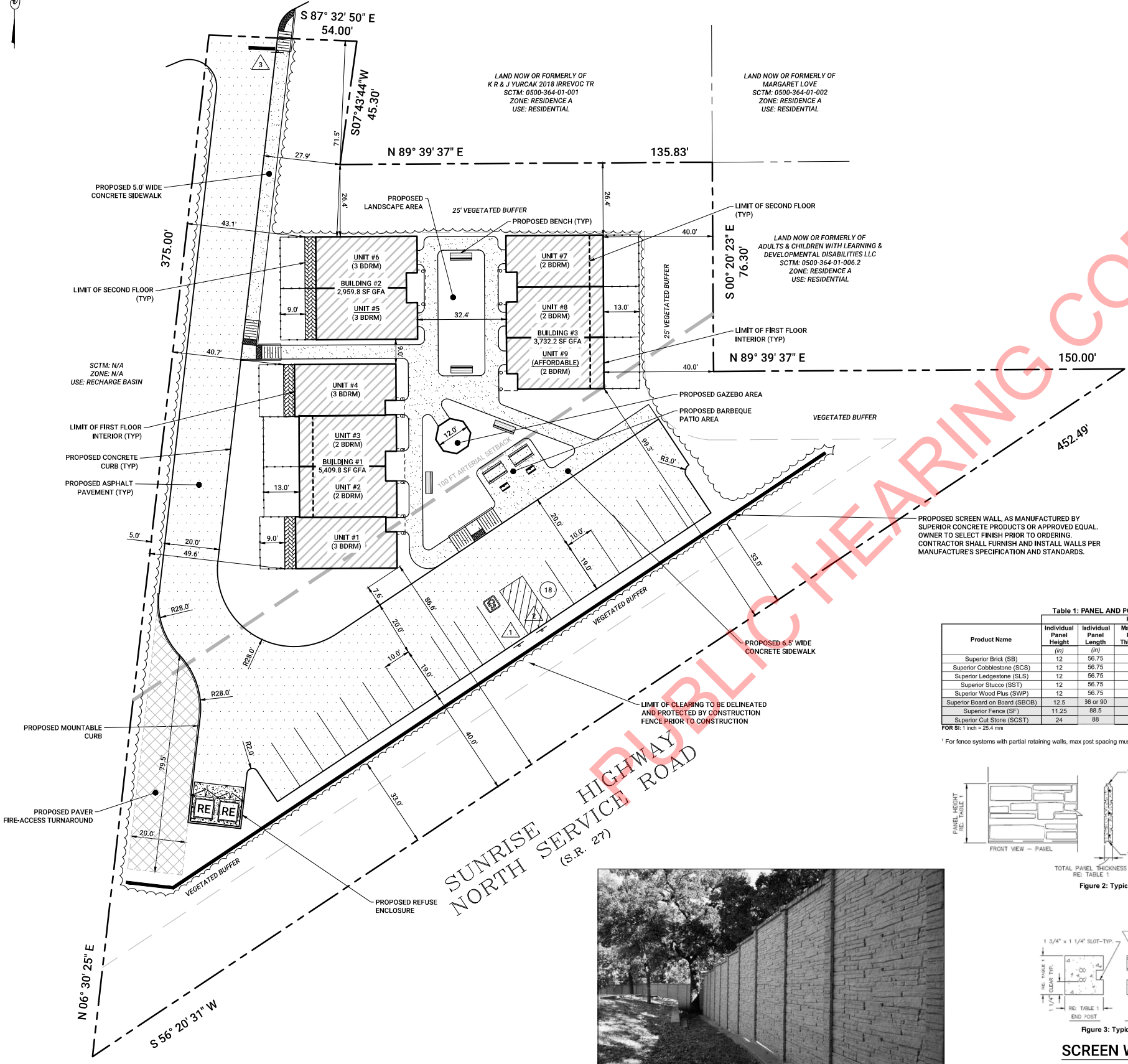
*(13.4% ENCROACHMENT) 220 SF

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	Handicap	R7-8 R7-8P	12' x 18' 12' x 6'
2	NO STOPPING ANYTIME	No Stopping	NYR7-4	12' x 18'
3	STOP SIGN	Stop	R1-1	30"



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.



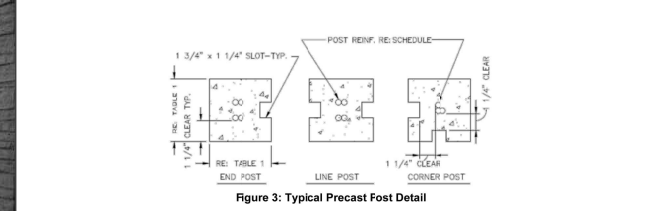
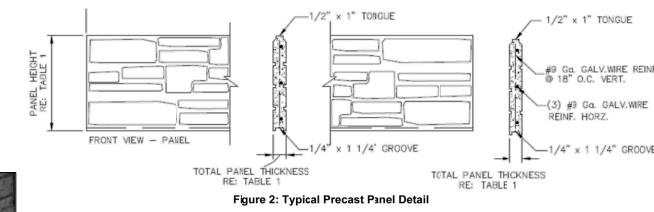
PROPOSED SCREEN WALL AS MANUFACTURED BY SUPERIOR CONCRETE PRODUCTS OR APPROVED EQUAL. OWNER TO SELECT FINISH PRIOR TO ORDERING. CONTRACTOR SHALL FURNISH AND INSTALL WALLS PER MANUFACTURER'S SPECIFICATION AND STANDARDS.

Table 1: PANEL AND POST AVAILABLE DIMENSIONS

Product Name	PANEL					POST	
	Individual Panel Height (in)	Individual Panel Length (in)	Maximum Panel Thickness (in)	Design Panel Thickness (in)	Design Panel Weight (pcf)	Max. Post Spacing ¹ (ft)	Post Size (in x in)
Superior Brick (SB)	12	56.75	1.75	1.50	18.75	1.17	5x5
Superior Cobblestone (SCS)	12	56.75	1.75	1.41	17.63	1.17	5x5
Superior LedgeStone (SLS)	12	56.75	1.75	1.49	18.63	1.17	5x5
Superior Stucco (SST)	12	56.75	1.75	1.75	21.88	1.17	5x5
Superior Wood Plus (SWP)	12	56.75	1.75	1.49	18.63	1.17	6x5.75
Superior Board on Board (SBOB)	12.5	36 or 90	2	1.77	22.13	1.33	6.25x6.125
Superior Fence (SF)	11.25	88.5	2	1.88	33.5	1.75	6.25x6.125
Superior Cut Stone (SCST)	24	88	6	5	32.5	8	12x14

FOR SL: 1 inch = 25.4 mm

¹ For fence systems with partial retaining walls, max post spacing must be reduced by 1/2.



SCREEN WALL DETAIL



NOTE: THIS CONCEPTUAL PLAN IS BASED UPON TAX MAP RECORDS AND AERIAL PHOTOGRAPHS OBTAINED FROM GOOGLE EARTH.

No.	REVISION DESCRIPTION	DATE	BY
3.	REVISED BUILDING FOOTPRINTS	06-21-24	JVC
2.	REVISED PER TOWN COMMENTS	02-29-24	JVC
1.	REVISED PER TOWN COMMENTS	02-08-24	JVC

OWNER / APPLICANT:
OPTIMUM GENERAL CONTRACTING
505 8TH AVE, SUITE 704
NEW YORK, NY 10018



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CONCEPTUAL PLAN
COMMONS AT CASAMENTO
 SITUATED IN
BAY SHORE
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
 SCTM: DISTRICT 0500, SECTION 364, BLOCK 01, LOT 6.1, 7, 9.1, 121



DWN. BY:	CHKD. BY:	SCALE:	SHEET:
JVC	MKA	1"=20'	1 of 1
DATE: 02-07-24	DATE: 02-08-24	JOB No.: 2021-044	