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Zoning Data

Lot 1 (38.74 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.002

Proposed Use: Condominiums

Zoning District: Subdistrict PDD-MF (Multi-Family) (TC# 5431)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	9.4 units/acre
MAXIMUM BUILDING HEIGHT	35 ft. [7]	65.4' to highest peak of roof (Ex. Building 66)[8] Existing Community Center 33 feet
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	15.5% (261,688 sf)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.25 (430,299 sf)
SETBACK FROM CARLETON AVENUE	100 ft. min.	56 ft.**(Existing "Welcome Center" Building No. 69)
SETBACK FROM PUBLIC ROADS	25 ft. min.	56 ft. ("Welcome Center" Building No. 68)
SETBACK FROM PRIVATE ROADS	12 ft. min.	12.0 ft. ("Welcome Center" Building No. 68)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	117.5 ft. (Buildings 3 and 4)

Lot 2 (10.31 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Restaurant ' / Food Service ' / Retail

Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# 5431)

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	40 ft.	Proposed 1 Story (<40 ft) ±36'-6" ft. (Exist. Building Robbins Hall) [4]
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	10.7% (47,834 sf)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.11 (51,142 sf)
SETBACK FROM CARLETON AVENUE [4]	80 ft.	87 ft.
SETBACK FROM ALL OTHER PUBLIC ROADS	20 ft. min.	87 ft. (To Carleton Ave.)
MINIMUM RESIDENTIAL BUFFER	25 ft.	25 ft.

Lot 3 (3.76 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Medical Office

Proposed Zoning District: Subdistrict PDD OFF (Office) (TC# 5431)

Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	20,000 sf	3.76 Acres
MINIMUM LOT WIDTH	150 ft.	371.97 ft.
MAXIMUM BUILDING HEIGHT	50 ft.	50 ft.
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	15%	8.2% (13,393 sf)
MAXIMUM FLOOR AREA RATIO (F.A.R.)[10]	0.20	0.16 (26,786 sf)
SETBACK FROM CARLETON AVENUE	100 ft.	163.0 ft.
SETBACK FROM ALL OTHER PUBLIC ROADS	20 ft. min.	163.0 ft. (to Carleton Ave.)
MIN. RES. SUBDISTRICT BOUNDARY LINE [11]	50 ft.	8 ft. [5]

Lot 4 (25.42 AC.) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed use: Rental Apartments

Zoning District: Subdistrict PDD-MF (Residential Multi-Family) (TC#5431 EFFECTIVE JUNE 06, 2021)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	12 Units/Acre (281 Prop. Rental Apartments)
MAXIMUM BUILDING HEIGHT	35 ft. [7]	35 ft. - 3 Stories (Prop. Apartment Buildings) > 35 ft. - Existing Buildings 10 and 11[8]
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	8.4% (85,652 sf)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.25 (258,974 sf)
SETBACK FROM CARLETON AVENUE	100 ft min.	1,418 ft. (exist. Building 10)
SETBACK FROM ALL OTHER PUBLIC ROADS	25 ft. min.	69 ft. (Prop. apartment building to eastview Dr.)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	40 ft. (Prop. Apartment Buildings)
SETBACK FROM PRIVATE ROADS	12 ft. min.	27.9 ft.

Lot 5 (7.17 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed Use: Condominiums

Zoning District: Subdistrict PDD-SC (Senior Citizen Units) (TC# 968-324)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	11.3 units/acre (81 Condominiums)
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft. - 3 Stories (Prop. Apartment Buildings)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	11.2% (34,860 sf)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.32 (99,398 sf)
SETBACK FROM CARLETON AVENUE	75 ft min.	1,574 ft. (Prop. Condominium)
SETBACK FROM PUBLIC ROADS	40 ft min.	100 ft. (Prop. Condominium to Eastview Dr.)
SETBACK FROM PRIVATE ROADS	25 ft. min.	1,167 ft. (Prop. Condominium to Road B)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	83.3 ft. (Prop. Condominiums)

[1] PLANNING BOARD SPECIAL PERMIT REQUIRED (868-324-C-2-(B))
[2] PLANNING BOARD MAY REDUCE OR MODIFY SETBACK REQUIREMENTS BY UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDIVISION. (868-324-C-1(D))
[3] ALL BUILDINGS WITHIN 150' NORTH OF NORTH RESEARCH DRIVE OR SOUTH OF SOUTH RESEARCH DRIVE (WITHIN POD-RS) SHALL HAVE A MINIMUM BUFFER OF 67 FT FROM CARLETON AVENUE, FROM NORTH RESEARCH DRIVE AND FROM SOUTH RESEARCH DRIVE, THE ENTIRE EXTENT OF WHICH SHALL BE LANDSCAPED (868-324-C-1(B)).
[4] ALL BUILDINGS ON THE EAST SIDE OF CARLETON AVENUE BETWEEN NORTH RESEARCH DRIVE AND SOUTH RESEARCH DRIVE SHALL HAVE A MINIMUM SETBACK FROM CARLETON AVENUE OF 80 FEET OF WHICH 67 FEET SHALL BE LANDSCAPED (868-324-C-1(a)).
[5] PLANNING BOARD MAY BE DIRECTED TO A HEIGHT OF 50 FEET, PROVIDED THAT ANY PORTION OF ANY BUILDING IN EXCESS OF 40 FEET IS SET BACK ONE ADDITIONAL FOOT FOR EACH ONE FOOT OF ADDITIONAL HEIGHT BEYOND THE REQUIRED SETBACKS FROM PUBLIC STREETS, PLANNED PUBLIC STREETS OR DISTRICT BOUNDARY LINES (868-324-D-3(b)(1)).
[6] MAXIMUM HEIGHT PERMITTED WITHIN POD SUBDISTRICT MAY BE INCREASED IN ORDER TO ALLOW FOR THE ADAPTIVE REUSE OF EXISTING STRUCTURES ERECTED PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD. (868-324-D-3(b)(2))
[7] EXISTING NONCONFORMANCE TO REMAIN.
[8] THE PLANNING BOARD MAY REDUCE OR MODIFY THE WIDTH OF LOT UP TO 25%, PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (868-324-D-5(B)).
[9] THE PLANNING BOARD MAY MODIFY THE LOT AREA AND FAR FOR INDIVIDUAL SITES, PROVIDED THAT NO F.A.R. SHALL BE INCREASED BEYOND 0.35 AND FURTHER PROVIDED THE PROPOSAL IS DEEMED CONSISTENT WITH THE MASTER PLAN. (868-324-D-6(C)).
[10] THE PLANNING BOARD MAY MODIFY OR REDUCE THE SETBACK REQUIREMENTS OF SUBSECTION 207(A)(4) AND (5) ABOVE AND THE MINIMUM BUILDING SEPARATION DISTANCE IN SUBSECTION 207(A)(6) OF THIS SUBDIVISION UP TO 25%, PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (868-324-D-7(B)).

GFA Table - Commercial

LOT 2- (BUILDINGS 'C', 'D' & 'E') Total: 51,477 sf

PROPOSED BUILDING 'C' = FIRST FLOOR= 15,230 SF
SECOND FLOOR= 3,238 SF
TOTAL= 18,868 SF (2 STORIES INCL. OVERHANGS)

PROPOSED BUILDING 'D': =15,374 SF (1 STORY INCL. OVERHANGS)
PROPOSED BUILDING 'E': =17,230 SF (1 STORY INCL. OVERHANGS)

LOT 3: (BUILDING 'F')

PROPOSED BUILDING 'F' = FIRST FLOOR= 13,393 SF
SECOND FLOOR= 13,393 SF
TOTAL= 26,786 SF (2 STORIES INCL. OVERHANGS)

GFA Table - Residential

LOT 4: (RESIDENTIAL APARTMENTS) Total: 303,148 sf

FIRST FLOOR= 8,611 SF
SECOND FLOOR= 8,611 SF
THIRD FLOOR= 8,611 SF
TOTAL= 25,835 SF (3 STORIES INCL. OVERHANGS)

EXISTING BUILDINGS '10 AND 11: 50,294 sf

BUILDING 10:
FIRST FLOOR= 8,386 SF
SECOND FLOOR= 8,386 SF
THIRD FLOOR= 8,386 SF
TOTAL= 25,159 SF

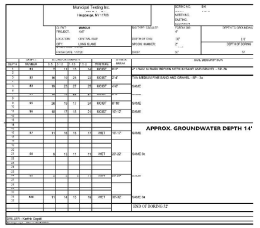
BUILDING 11:
FIRST FLOOR= 8,378SF
SECOND FLOOR= 8,378 SF
THIRD FLOOR= 8,378 SF
TOTAL= 25,135 SF

LOT 5: (CONDOMINIUMS) Total: 99,398 sf

FIRST FLOOR= 10,756 SF
SECOND FLOOR= 10,756 SF
THIRD FLOOR= 10,756 SF
TOTAL= 32,269 SF (3 STORIES INCL. OVERHANGS)

CLUBHOUSE= 2,490 SF (1 STORY)
GUARDHOUSE= 103 SF (1 STORY)
TOTAL= 2,591 SF

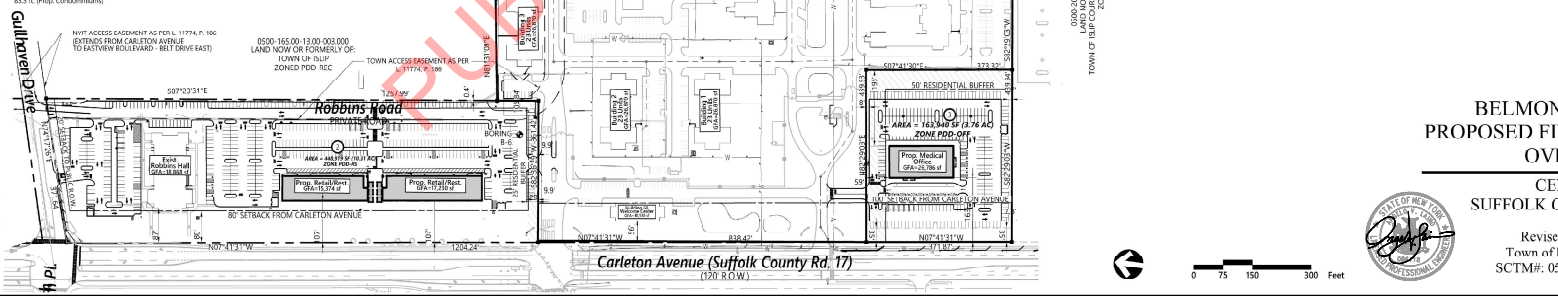
Soil Boring



Legend

PROPOSED LOT LINE
EXISTING LOT LINE
SETBACK LINE
N07°41'31"W 838.41' — PROPOSED LOT METES AND BOUNDS
PROPOSED MONUMENT
25' RESIDENTIAL BUFFER

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.


Gullnaven Drive
Robbins Road
PRIVATE ROAD
Carleton Avenue (Suffolk County Rd. 17)
(120' R.O.W.)
80' SETBACK FROM CARLETON AVENUE
50' RESIDENTIAL BUFFER
AREA = 448,379 SF (10.30 AC)
ZONE PDD-RS
AREA = 163,940 SF (3.76 AC)
ZONE PDD-OFF
Prop. Retail/Rest. GFA=15,374 sf
Prop. Retail/Rest. GFA=17,230 sf
Prop. Medical Office GFA=26,786 sf
Existing Robbins Hall GFA=11,966 sf
BORING B-6
0500-165.00-13.000-003.000
LAND NOW OR FORMERLY OF:
TOWN OF ISLIP
ZONED PDD-RCC
TOWN ACCESS EASEMENT AS PER L/F 11774, P. 100
NYIT ACCESS EASEMENT AS PER L. 11774, P. 100
(EXTENDS FROM CARLETON AVENUE TO EASTVIEW BOULEVARD - BELT DRIVE EAST)
S07°23'31"E
1204.24'
N07°41'31"W
838.42'
S07°41'30"E
373.32'
S82°29'02"E
S82°29'02"W
N82°29'02"E
S07°30'57"W
100.00'
N07°30'57"W
100.00'
S08°28'51"E
462.78'
N09°40'46"E
80.05'
S10°46'55"E
83.91'
N07°41'31"W
S07°41'31"E
254.00'
N82°18'29"W
N82°29'02"E
279.17'
S82°29'02"W
N07°41'31"W
S07°41'31"E
N07°41'31"W
S07°41'31"E
N07°41'31"W
S07°41'31"E