

HOLBROOK ASSOCIATES DEVELOPMENT CORP.

NEW TENANT: VIVID BEAUTY DESIGN

480-06 PATCHOGUE-HOLBROOK ROAD (UNIT #16 ON SITE PLAN)
 HOLBROOK, NEW YORK
 PROJECT NO. 2357

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.

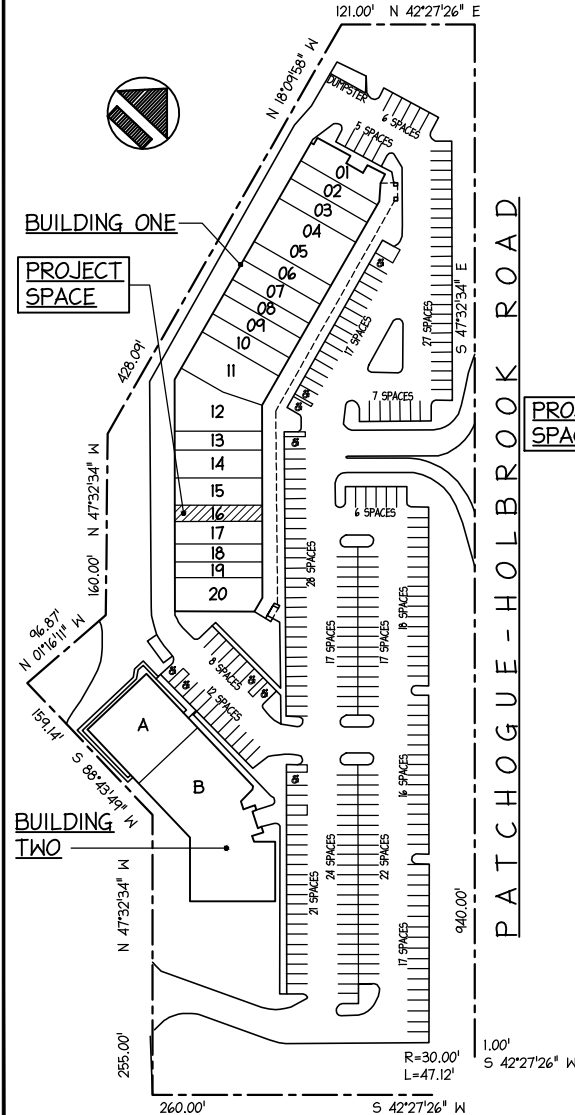
SITE INFORMATION:

SITE PLAN BASED ON PROPERTY SURVEY PREPARED BY ISLAND WIDE LAND SURVEYORS, DATED 02/27/2024

DISTRICT: 500
 SECTION: 130
 BLOCK: 6
 LOT: 1,109 & 1

ZONE: BUS3 (BUSINESS 3 DISTRICT - RETAIL)
 TOWN OF ISLIP

LOT AREA: 275,545 SF (1.5773 ACRES)



TENANT BREAKDOWNS						
BUILDING ONE						
SPACE	TENANT	FLOOR AREA	USE	UNIT OR MEASUREMENT	SPACES REQUIRED	COMMENTS
01	CARLO'S PIZZERIA # RESTAURANT	4,434 SF	RESTAURANT (70 SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF GFA	35.0	
02	CARLO'S PIZZERIA # RESTAURANT					
03	ENCORE DANCE ACADEMY	1,600 SF	GYM	1 PER 200 SF	16.0	DANCE STUDIO
04	ENCORE DANCE ACADEMY					
05	SEÑOR TACO	2,000 SF	RESTAURANT (30 SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF GFA	15.0	
06	THE COMMONS WINE & LIQUOR	1,600 SF	RETAIL	1 PER 175 SF GFA	9.2	
07	BAKERY GOODS	1,600 SF	RETAIL	1 PER 175 SF GFA	9.2	FORMER BARBER
08	LILY SPA	1,280 SF	PERSONAL SERVICE	1 PER 150 SF GFA	8.5	FOOT SPA
09	BAGEL CAFE	1,600 SF	FAST FOOD (29 SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF GFA	14.5	
10	CARVEL	1,600 SF	FAST FOOD (NO SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF GFA	8.0	TAKE-OUT ONLY
11	SPIN CYCLE LAUNDROMAT	2,880 SF	NON-RETAIL GEN SERVICE	1 PER 150 SF GFA	19.2	LAUNDROMAT
12	SNOW NAILS SPA, INC.	2,845 SF	NON-RETAIL GEN SERVICE	1 PER 150 SF GFA	19.0	NAIL SALON
13	NEW WING SHUN KITCHEN	1,400 SF	FAST FOOD (4 SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF GFA	7.0	
14	SHOP WITH US HOLBROOK, INC.	2,000 SF	RETAIL	1 PER 175 SF GFA	22.9	
15	SHOP WITH US HOLBROOK, INC.					
16	VIVID BEAUTY DESIGN (SALON)	1,200 SF	PERSONAL SERVICE	1 PER 150 SF GFA	8.0	PERMANENT MAKEUP
17	NATURES DESIGN GROUP	1,600 SF	RETAIL	1 PER 175 SF GFA	9.1	
18	HOLBROOK VILLAGE CLEANERS CORP.	1,200 SF	NON-RETAIL GEN SERVICE	1 PER 150 SF GFA	20.2	DRYCLEANERS
19	KARVER'S GRILLE	1,200 SF	RESTAURANT (188 SEATS)	1 PER 2 SEATS, OR 2 PER 200 SF	94.0	72 SEATS PER C/O. C/O STATES RELAXATION OF 23 PARKING SPACES. PATIO SEATS: 48. ADD'L OUTDOOR: 28. BAR: 16. INDOOR: 96. TOTAL: 188 SEATS
20	KARVER'S GRILLE					
TOTAL BUILDING ONE:					314.8 SPACES REQUIRED	547.3 SPACES

PARKING CALCULATIONS						
BUILDING TWO						
SPACE	TENANT	FLOOR AREA	USE	UNIT OR MEASUREMENT	SPACES REQUIRED	COMMENTS
A	SACHEM DENTAL GROUP	5,180 SF	MEDICAL OFFICE	1 PER 150 SF GFA	34.5	
B	TUTOR TIME LEARNING CENTER	10,530 SF	DAY CARE		70.0	70 PARKING SPACES ALLOWED PER C/O.
TOTAL BUILDING TWO:					105 SPACES REQUIRED	

PARKING CALCULATIONS SUMMARY			
	SPACES REQUIRED	SPACES PROPOSED	COMMENTS
TOTAL BUILDING ONE	315 SPACES		
TOTAL BUILDING TWO	105 SPACES		
TOTAL COMBINED	420 SPACES	268 SPACES	INCLUDES 8 ADA COMPLIANT PARKING SPACES, IN COMPLIANCE WITH THE NYS BC CHAPTER 11 ACCESSIBILITY REQUIREMENTS (301 TO 400).

NOTE: A PARKING RELAXATION OF 152 STALLS IS REQUIRED

BUILDING PLAN REVIEW NOTE:
 TOWN OF ISLIP PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE,
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE, AND IS THE RESPONSIBILITY OF THE LICENSEE.

LIST OF DRAWINGS:

- A-001 SITE PLAN, ZONING MAP AND NOTES
- A-002 CONSTRUCTION / BUILDING CODE COMPLIANCE PLAN # NOTES, AND FIXTURE LAYOUT
- A-003 CEILING PLAN AND NOTES, AND PARTITION TYPES
- A-004 ADA COMPLIANCE DETAILS

FINISH CODE NOTE:

MATERIALS ARE TO BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS IN TERMS OF FLAME SPREAD REGULATIONS. FLAME SPREAD CLASSIFICATIONS FOR A SPRINKLERED SPACE, BUSINESS B USE, ARE TO BE AS FOLLOWS PER THE BC-NYS TABLE 803.13:

ROOMS AND ENCLOSED SPACES: CLASS C

IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (2020 CODE)													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 Vult	NO	NO	1 MILE FROM COAST & FIRE ISLAND	B	SEVERE	BOF 3.0' BFG	MODERATE TO HEAVY	SEE BELOW	YES	NONE	599	51° F

CLIMATE ZONE IS 4A.
 WINTER DESIGN TEMP:
 INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FARENHEIT AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 IMC 309.1).
 SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING.
 DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15, DRY BULB 89, WET BULB 75 (2020 IPC APPENDIX D).
 AS PER NYSBC 2020 CHAPTER 16 SECTION 1609 AND ASCC 7 2016, WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS B.
 USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

TOWN OF ISLIP IS WITHIN A HURRICANE PRONE REGION.



2 ZONING MAP
 A-001 NOT TO SCALE

SCOPE OF WORK

- THE SCOPE OF THIS PROJECT IS A CHANGE IN OCCUPANCY FROM MERCANTILE (HEMP RELATED RETAIL PRODUCTS) TO BUSINESS USE (PERMANENT MAKE-UP SALON).
- THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 301.3.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 605 CHANGE OF OCCUPANCY, INCLUDING CHAPTERS EBC-NYS CHAPTERS 7, 8 AND 10, AND AS FOLLOWS:

EBC-NYS SECTION 1001.2.1:
 THERE IS NO CHANGE IN FIRE PROTECTION THRESHOLD REQUIREMENTS WITH THE PROPOSED CHANGE OF OCCUPANCY.

EBC-NYS SECTION 1001.2.2.1:
 FOR PARTIAL CHANGE OF OCCUPANCY, SEE SEC 1011.

EBC-NYS SECTION 1011.1.2: FIRE PROTECTION AND INTERIOR FINISH:
 EXISTING FIRE SPRINKLER SYSTEM TO REMAIN.
 INTERIOR FINISHES TO COMPLY WITH BC-NYS TABLE 803.13, SEE FINISH CODE NOTE THIS DRAWING.

EBC SEC 1011.2.2: FIRE ALARM AND DETECTION SYSTEM:
 EXISTING SMOKE AND CARBON MONOXIDE DETECTION TO REMAIN.

- THE ONLY CONSTRUCTION PROPOSED IS TO CREATE A PERMANENT MAKE-UP ROOM (WITH SINK), A BREAKROOM (NO PLUMBING FIXTURES), AND A SCREEN WALL AT THE RECEPTION AREA.
- THE ONLY OTHER PLUMBING INCLUDED IS THE RELOCATION OF A BI-LEVEL DRINKING FOUNTAIN.
- THERE IS NO CHANGE IN PARKING COUNT REQUIRED WITH THIS FILING. NO CHANGE IN PARKING COUNT IS PROPOSED.

ENERGY CODE NOTE

BASED ON THE SCOPE OF WORK THERE ARE NO CHANGES PROPOSED TO THE EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR STOREFRONT AND ROOF. THE BUILDING IS A SLAB ON GRADE, THERE IS NO CHANGE CONCERNING THE BUILDING ENVELOP. THERE IS ALSO NO CHANGE IN HVAC NOR LIGHTING. A COMCHECK REPORT IS NOT REQUIRED.

PROPOSED SCOPE OF WORK AND CHANGE IN USE COMPLIES WITH ECCC-NYS SECTION C505: CHANGE OF OCCUPANCY OR USE. REFERENCE IS MADE TO ECCC-NYS TABLE C405.3.2(1). LIGHTING POWER ALLOWANCE FOR OFFICE USE (0.79 W/FT2) HAS A LESSER DEMAND THAN THE PRIOR RETAIL USE (1.06 W/FT2). EXISTING LED LIGHTING TO REMAIN.

Town of Islip Standard Notes

- Contact the Engineering Inspector (631-224-5360) at least 48 hours prior to start of any work. Work performed without inspection shall be certified to the Town Engineer's satisfaction at applicant's expense.
- Coordinate and complete all utility relocations. All utilities shall be installed below grade.
- Obtain a Town Right-of-Way work permit prior to construction within the Town right-of-way. (631-224-5610)
- Clearing limit lines shall be staked out by a licensed land surveyor, and either snow fencing or construction fencing shall be erected to protect areas from disturbance or encroachment prior to the start of any activities on site. Fencing shall not be removed prior to completion of final site grading operations.
- Placement of fill, installation of retaining walls, dumping of material, excavation, mining, or similar disturbance of land requires an approved site plan. Commencement of any legal action of the above without approval is prohibited and subject to legal action.
- Contractor shall contact the Fire Marshal's office (631-224-5477) prior to installation of any fire service waterlines to provide for proper inspection coordination.
- All existing or proposed subsurface electric, telephone or cable services shall be installed in appropriate conduit sleeves when permanent, improved surfaces are proposed over the routing path.
- All Recycled Portland Cement Concrete Aggregate (RCA) and Fill materials are to be from an approved source. Recycled Portland Cement Concrete Aggregate is to be certified. Documentation is to be provided showing that the material obtained is from a NYSDEC registered or permitted construction and demolition (C&D) debris processing facility as specified in Section 360-15.1 of 6NYCRR Part 360, "Solid Waste Management Facilities".
- Load tickets required for all fill materials brought on site, identifying the source and quantity of materials. All fill to satisfy the requirements of Islip Item 28F or Item 28B.
- All construction & demolition material exported from the subject parcel shall be transferred to an approved NYSDEC facility load/unload tickets to be retained and copies provided to the Town of Islip Engineering Inspector for the record.
- The Town of Islip Subdivision and Land Development regulations, Section P, 5 shall be followed.
- Applications requiring the provision of a stabilized construction entrance shall follow the construction specifications as stated within the New York Standards and Specifications for Erosion and Sediment Control pages 5A.75 and 5A.76. Construction and Demolition debris materials shall not be considered for use with stabilized construction entrance installations.
- Refuse facilities shall be maintained by the applicant/owner so as not to offer any noxious or offensive odors and/or fumes. Applicant/operator shall maintain refuse enclosure gates in a closed position except at times units are being accessed for loading or unloading of dumpsters.
- Prior to the issuance of any Certificate of Occupancy, the dedication(s) to the Town of Islip must be recorded with the Suffolk County Clerk.
- Prior to the issuance of any Certificate of Occupancy, the Lighting Contractor or Electrician shall provide an Underwriter's Laboratory Certificate and letter stating the lights have been energized.

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

1180 Park Avenue Franklin Square, New York 11010
 (516) 352-9827 www.drvarch.com

ENGINEER OF RECORD

APPLICANT INFO:

NAME: JEFFREY PLISKIN, MANAGING AGENT FOR HOLBROOK ASSOCIATES DEVELOPMENT CORP.
 ADDRESS: 591 STEWART AVENUE - SUITE 100 GARDEN CITY, NY 11530
 PHONE: (516) 220-0222
 EMAIL: KBROWN@BROWNALTMAN.COM

No.	Issue Date	Description
	11/27/24	REVISED PARKING COUNT FOR CARVER'S GRILLE
	10/10/24	ADDED SITE PLAN NUMBER, APPLICANT INFO, TOWN NOTES, BAR SCALE, RELAXATION NOTE, AND REVISED LOT AREA PER SURVEYOR
	05/21/24	ADDED PARKING SPACES TO SITE PLAN
	04/17/24	ISSUED WITH REVISED PARKING CALCULATIONS
	03/29/24	ISSUED WITH REVISED PARKING CALCULATIONS
	02/14/24	REVISED PER BD COMMENTS
	01/16/24	ISSUED FOR BD FILING
	01/16/24	ISSUED TO CLIENT

REVISIONS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

SITE:
HOLBROOK ASSOCIATES DEVELOPMENT CORP.
 NEW TENANT:
VIVID BEAUTY DESIGN
 480-06 PATCHOGUE-HOLBROOK RD
 HOLBROOK, NEW YORK

DRAWING TITLE:
SITE PLAN, ZONING MAP, AND NOTES

SEAL & SIGNATURE: [Signature of Douglas R. Pliskin, Registered Architect, State of New York]
 DATE: PROJECT No.: 2357
 DRAWN BY: SCALE: AS NOTED
 DWG. No.: A.H/DRV/LuS
A-001.00
 01 OF 04

SITE PLAN NUMBER:
 SP2024-037-001