

**TOWN OF ISLIP 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES 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 PROVIDED 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 DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-1.6.1 OF ANYORS 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/TRANSFER 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 REGARDING 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 5A75 AND 5A76. 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 ACCESS 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.
- ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHT OF WAY, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHT OF WAY SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.
- ANY INSTALLATIONS NOT PROVIDED FOR EXTERIOR SITE PLACEMENT, SHALL BE PLACED INTERIOR TO THE BUILDING (GAS/ELECTRIC, HVAC, ETC.). ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SUBJECT PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN COMPLIANCE WITH THE TERMS AND CONDITIONS STATED WITHIN T.C.#5142, EFFECTIVE AUGUST 31, 2014.

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.

**GENERAL NOTES:**

- ALL LANDSCAPED AREAS WITHIN AREA OF WORK TO HAVE UNDERGROUND SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN SPECIFICATIONS (GENERAL CONTRACTOR) - GC TO PROVIDE SPRINKLER DESIGN FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION SHOULD CONFORM TO THE REQUIREMENTS OF THE STATE UNIFORM FIRE PREVENTION & BUILDING CODE.
- ALL FEES AND PERMITS REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS RESPECTIVELY (I.E. GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR, ETC.)
- ALL DOWNSPUTS TO CONNECT TO UNDERGROUND DRYWELL SYSTEM CONTRACTOR TO VERIFY LOCATIONS OF ALL DOWNSPUTS AND DRYWELLS IN FIELD.
- HOURS OF CONSTRUCTION TO BE FOLLOWED AS PER THE TOWN SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROVIDE SURVEYING SERVICES FOR ALL NEW WORK INCLUSIVE OF ALL LOCATIONS AND ELEVATIONS.
- CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
- ALL ENGINEERING WORK TO BE PERFORMED TO THE LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS.
- ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- ALL CONCRETE MATERIALS TO BE A MINIMUM OF 4000 P.S.I. AT 28 DAYS STRENGTH.
- UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE A SILT FENCE AT PERIMETER OF CONSTRUCTION AREAS. CONTRACTOR IS RESPONSIBLE TO INSURE THAT PERIMETER IS CONTAINED AT ALL TIMES.

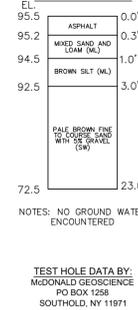
**SYMBOL KEY**

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
- MONUMENT
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
- STAKE
- BOLLARD
- PROP. PAVEMENT ELEV.
- EXISTING ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS
- SIGN
- RECT. DROP INLET
- DROP INLET
- ELECTRIC BOX
- CABLE BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION
- MONITORING WELL

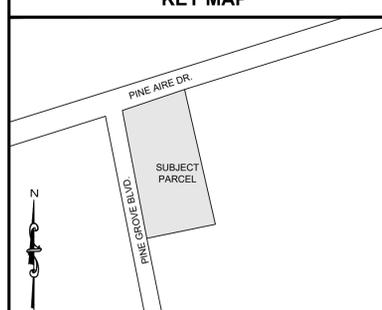
**SPECIAL LINES**

- OH - OVERHEAD WIRES
- T - TELEPHONE LINE
- W - WATER MAIN
- E - UNDER GROUND ELECTRIC
- G - GAS LINE
- X - EXIST. CHAIN LINK FENCE
- FENCE TO BE REMOVED
- PROP. CHAIN LINK FENCE
- SILT FENCE

**TEST BORING**



**KEY MAP**



**LABCREW ENGINEERING, P.C.**  
SITE DESIGN/PLANNERS/CIVIL ENGINEERING  
460 HAWKINS AVENUE  
SOUTHOLD, NY 11976  
TELEPHONE: (631) 674-4881  
LABCREW@OPTONLINE.NET

**SITE CRITERIA**

**SITE DATA:**

SITE AREA	0.603 ACRES	26,252.2	SQ.FT.
EXISTING BUILDING AREA		7,702.9	SQ.FT.
F.A.R.		29.3	%
DATUM		NAVD 88	
ZONE		BUSINESS (BUS1) DISTRICT	
USE		RESTAURANT	58 INDOOR SEATS MAX 10 OUTDOOR SEATS MAX

**BUSINESS 1 - ZONING REQUIREMENTS:**

SETBACK	REQUIRED	ACTUAL	SQ.FT.
LOT AREA	7,500	26,252.2	SQ.FT.
FRONT YARD SETBACK PINE AIRE DRIVE	10	46.4	FEET
FRONT YARD SETBACK PINE GROVE BLVD.	10	15.7	FEET
MIN. SIDE YARD SETBACK	10	0.0*	FEET
TOTAL SIDE YARD SETBACK	N/A	98.5	FEET
REAR YARD SETBACK	10	N/A	FEET
MIN. LOT WIDTH	65	120.0	FEET
BUILDING HEIGHT	35	<35	FEET
MAX F.A.R.	40	29.3	%

**PARKING CALCULATIONS:**

REQUIRED: (RESTAURANT) 7,702.9 SF / 100 SF PER STALL	77	STALLS
TOTAL NUMBER OF PAVED STALLS ON-SITE	25*	STALLS
*A PARKING RELAXATION WAS GRANTED PER T.C.#5142 CONDITION 3(c)(1)	25	STALLS

**REQUIRED LANDSCAPING:**

MIN NATURAL AREA / LANDSCAPE	REQ.	EXISTING	SQ.FT.
OVERALL LANDSCAPING AREA	5,197.9 (19.8%)	1,758.02 (6.69%)	SQ.FT.
FRONT YARD LANDSCAPING AREA	1,837.9 (7.0%)	1,039.02 (3.95%)	SQ.FT.

\* AS REQUIRED PER T.C.#5142 CONDITION 3(b)

**SYMBOL LEGEND**

- LSC EMERALD SENTINEL SWEETGUM (PROPOSED)
- EJS SILVER KING JAPANESE EUONYMUS (PROPOSED)
- IGS SHAMROCK INKBERRY HOLLY (PROPOSED)
- UNK UNKNOWN DECORATIVE DECIDUOUS TREE (EXISTING)
- TPG GREEN GIANT ARBORVITAE (EXISTING)

**TOWN OF ISLIP VARIANCES:**

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWN OF ISLIP TOWN BOARD, PLANNING BOARD AND ZONING BOARD:

**SDLRSection VI.Q.3.1:** As per T.C.#5142 Condition 3(b)(1), an overall landscape relaxation to maintain 19.8%, instead of the required minimum of twenty percent (20%) of the lot area, was granted. A new overall landscape relaxation for 6.6% of the total site area is required.

**SDLRSection VI.Q.3.1:** As per T.C.#5142 Condition 3(b)(2), a front yard landscaping relaxation to maintain 7.0% of the total site area within the front yard was granted. A new front yard landscaping relaxation for 3.9% of the total site area within the front yard is required.

**SDLRSection VI.Q.3.1:** A landscaped area with a minimum depth of eight feet (8') was required to be provided along Pine Grove Boulevard. A depth ranging from 0 feet to 7.2 feet is now provided.

**SDLRSection VI.Q.3.2(b):** As per the prior approved plan (SP2014-012), a 21' residential buffer area was required to be provided to the new dumpster enclosure location. Since an 18.5' buffer area is now provided, a further buffer relaxation is required to allow this enclosure of the enclosure. Additionally, two (2) light pole installations have been placed within this eastern residential buffer area that require a buffer relaxation to allow these installations to remain.

**SDLRSection VI.Q.3.5(a):** Deciduous trees are required to be maintained twenty feet (20') on center along street frontages. A total of nine (9) street trees are required to be maintained along Pine Grove Boulevard. No street trees are provided along this frontage.



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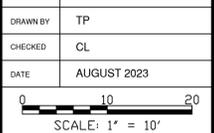
**PINE AIRE PLAZA INC**  
140 PINE AIRE DR.  
BAY SHORE, NY 11706

**ALIGNMENT PLAN**

S.C.T.M.#0500-158.00-02.00-020.001

NO.	DATE	REVISION
1.	4/17/2024	PLANNING COMMENTS
2.	5/8/2025	PLANNING COMMENTS

PROJECT NO.	23-049
DRAWN BY	TP
CHECKED	CL
DATE	AUGUST 2023



SHEET NO.  
**AL-1**  
SHEET NO. 1 OF 4  
SP2014-012R1

