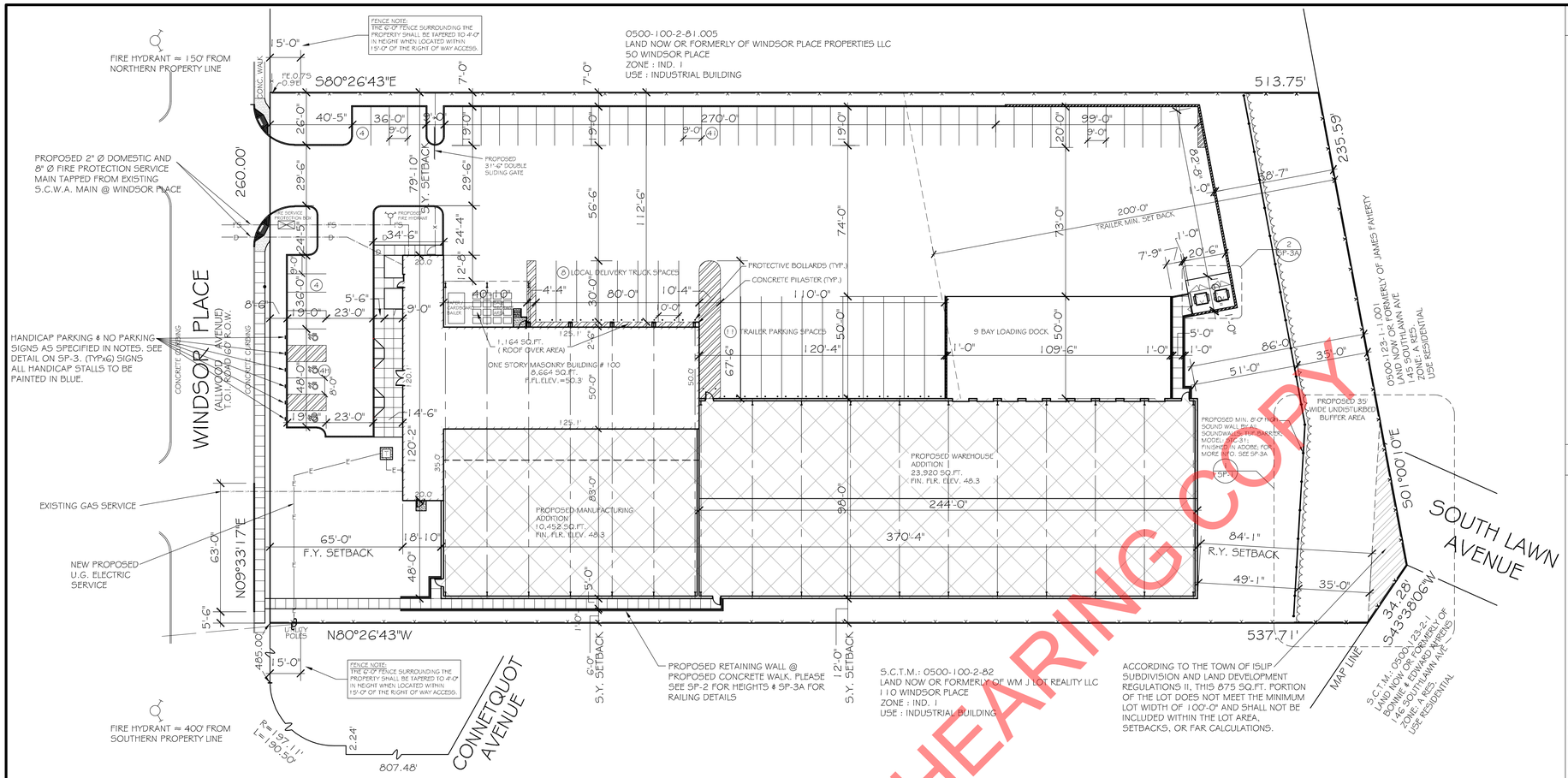


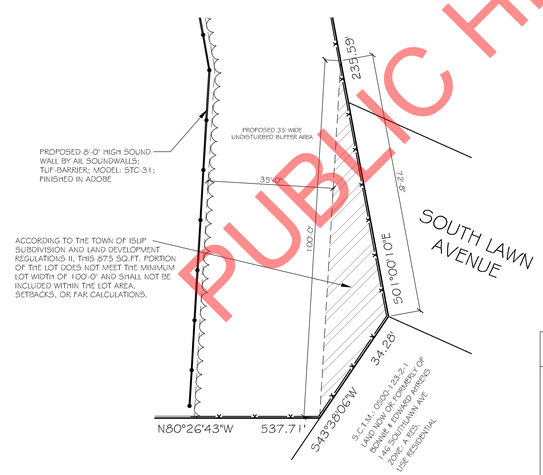
SITE PLAN

SCALE 1" = 30'-0"

NOTE:
A TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION, WILL REQUIRE A RIGHT-OF-WAY PERMIT FOR ALL MODIFICATIONS THAT ARE TO BE MADE WITHIN THE TOWN RIGHT-OF-WAY.

NOTE:
DISABILITY RAMPS PLACED WITHIN RIGHT OF WAY FRONTAGES SHALL CONFORM TO NYSDOT ENGINEERING BULLETIN EB 20-014, DESIGN SHEETS 608-01 OR LATEST REVISION.

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 PLAN DETAIL

SCALE 1" = 20'-0" (1 / SP-1)

SITE DATA

1. S.C.T.M. 500-100 .02-081.3
2. ZONING : USE DISTRICT (IND)1
3. LOT AREA: 139,526 SQ.FT. 3.203 ACRES
   USABLE LOT AREA AFTER REMOVAL OF NON COMPLYING AREA: 138,651 SQ.FT. 3.183 ACRES
4. BUILDING AREA:
   EXISTING 8,664 SQ.FT. EXISTING BUILDING TO REMAIN
   NEW BUILDING AREA:
   NEW ONE STORY ADDITIONS: 34,372 SQ.FT.
   ROOF OVERHANG @ EQUIPMENT / PILASTERS : 1,164 SQ.FT.
   TOTAL BUILDING AREA : 44,200 SQ.FT.
5. F.A.R. : 31.88%
6. BUILDING HEIGHT EXISTING: 20'-4" PROPOSED: 35'-0"
7. PAVING & WALKS : 56,837 SQ.FT. (40.99%)
8. REQUIRED LANDSCAPE 20% MINIMUM REQ'D EXCLUDING NATURAL BUFFER
   LANDSCAPE CALCULATION
   138,651 X 20% = 27,730.2 SQ.FT.
   28,411 SQ.FT. PROVIDED (20.49%)
   28,411 X 50% = 14,205.5 SQ.FT. REQ'D IN FRONT YARD
   9,918 SQ.FT. PROVIDED (34.91% OF MIN. FY AREA) **VARIANCE REQUIRED**
   NOTE : THE TOTAL DOES NOT INCLUDES THE NON-BUFFER NATURAL AREA AT THE REAR OF THE PROPERTY
9. NATURAL BUFFER AREA : 9,203 SQ.FT. (6.64 % OF LOT)
10. SETBACK REQUIREMENTS

	REQ'D.	PROVIDED
FRONT YARD-	50 FT.	65'-0"
REAR YARD-	50 FT.	84'-1"
SIDE YARDS-	37.33FT.	6'-0" WALL @ WALK / 12'-0" AT PROPOSED ADDITIONS***
SIDE YARDS-	10 FT.	79'-10"
BUILDING HEIGHT-	60 FT.	35'-0" @ PARAPET
THROUGH LOT FRONT-	50 FT.	100'-0"

***BUILDING HEIGHT @ SOUTH EAST CORNER REACHES 37'-4" AT TOP OF ROOF. AS PER §68-343(A) THE SIDE YARD SHALL MATCH THE BUILDING HEIGHT. PROPOSED SIDE YARD IS 12'-0" - THEREFORE A VARIANCE IS REQUIRED.

11. PARKING CALCULATIONS : INDUSTRIAL BUILDING: 43,036 SQ.FT. (EXCLUDES ROOF OVER AREA)
    OFFICE SPACE: (15% MIN.) 6,456 S.F. ÷ 200 = 32.28 SPACES
    INDUSTRIAL / WAREHOUSE AREA: 36,583 S.F. ÷ 1000 = 36.58 SPACES
    TOTAL SPACES REQUIRED: 68.86 USE - 69 SPACES
    TOTAL PROVIDED: 53 SPACES (INC. 4 HANDICAPPED ACCESSIBLE SPACES)
    A 16 (23.19%) PARKING RELAXATION IS REQUIRED
    PROPOSED 8 LOCAL DELIVERY PARKING SPACES VARIANCE REQUIRED
    11 TRAILER PARKING SPACES ALSO INCLUDED ON SITE
    AS PER TOWN CODE §68-340. IP, THE PROPOSED OUTDOOR PARKING OF THE UNATTACHED BOX TRAILERS REQUIRES A PLANNING BOARD SPECIAL PERMIT, AS WELL AS A WAIVER FOR MAXIMUM LIMIT OF 10

TOWN OF ISLIP NOTES

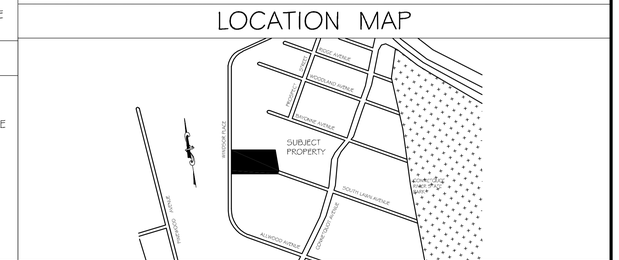
1. CONTACT THE ENGINEERING INSPECTOR (631) 224-5360 AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631)224-5610.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
9. 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 2BF OR ITEM 25B.
10. ALL C&D MATERIALS 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.
11. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P.5 SHALL BE FOLLOWED.
12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
13. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ANY DEDICATION TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
14. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OF DUMPSTER
15. 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

TOWN APPROVAL STAMPS

GENERAL SITE NOTES

1. (1988) NAVD88 DATUM USED.
2. CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS.
3. ALL UNDERGROUND UTILITIES ARE EXISTING AND SHALL REMAIN.
4. IN ADDITION TO ACCESSIBLE SIGNAGE, CONTRACTOR SHALL INSTALL. " NO PARKING ANYTIME " SIGNAGE AT ACCESSIBLE AISLES.
5. LOCATION OF GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF ISLIP HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION.
6. THIS SITE PLAN IS BASED ON INFORMATION CONTAINED IN A SURVEY BY WALLACE T. BRYAN LICENSED LAND SURVEYOR, ENTITLED SUFFOLK COUNTY TAX MAP DIST: 500 SECT: 100 BLK: 2 LOT: 81.3 LOCATION: CENTRAL ISLIP, TOWN OF ISLIP, COUNTY OF SUFFOLK, STATE OF NEW YORK DATED NOVEMBER 29, 2021

LOCATION MAP



LEGEND

- TC 90.5 / BC 90.0 — PROPOSED CURB ELEVATIONS
- T.G.90.5 — PROPOSED TOP OF GRATE ELEVATION
- FL 90.5 — PROPOSED SPOT GRADE ELEVATION
- 90.50 / 90.00 — EXISTING CURB ELEVATIONS
- 90.00 — EXISTING SPOT GRADE ELEVATION
- W — WATER LINE
- E — ELECTRICAL LINE
- G — GAS LINE
- 'HEAVY DUTY' ASPHALT PAVEMET
- PROPOSED CURB
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- SEWER MANHOLE
- UNKNOWN MANHOLE
- CATCH BASIN
- SC — SPRINKLER CONTROL BOX
- HP — HIGH POINT
- HYDRANT
- HANDICAP PARKING SPACE
- # PARKING SPACES
- EXISTING LIGHT POLE
- C — CABLE PULL BOX
- H.T. — HOUSE TRAP
- S.T. — SEPTIC TANK
- L.P. — LEACHING POOL
- EXP. — EXPANSION POOL

FOR PROPOSED ALTERATIONS / ADDITION FOR:

FREEPORT PAPER INDUSTRIES

100 WINDSOR PLACE
CENTRAL ISLIP NEW YORK

APPLICANT / OWNER
100 WINDSOR PROPERTIES LLC
120 WINDSOR PLACE
CENTRAL ISLIP, N.Y.
(631)851-1555

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REVISIONS:	DATE:
REVISED PER T.O.I. ENGINEERING COMMENTS & REISSUED	9-23-25
ISSUED TO T.O.I. FOR ARCHITECTURAL ELEVATION REVIEW	9-22-25
REVISED PER T.O.I. ZONING DEPT. COMMENTS & REISSUED	9-5-25
GENERAL REVISIONS & REISSUED TO T.O.I.	6-25-25
ISSUED TO FIRE MARSHAL	9-20-24
REVISED & REISSUED TO T.O.I.	8-5-24
REVISED & REISSUED TO T.O.I.	6-19-24
REISSUED TO T.O.I. FOR SITE PLAN REVIEW	8-14-23
ISSUED FOR REVIEW	9-4-23
ISSUED FOR REVIEW	7-24-23
ISSUED FOR SITE PLAN REVIEW	4-21-22
ISSUED FOR SITE PLAN REVIEW	4-11-22

THOMAS P. WALSH, ARCHITECT P.C.
700 VETERANS MEMORIAL HIGHWAY
SUITE CL 140
HAUPPAUGE, N.Y. 11788
(631) 348-4500

NO:
BY:
DATE:
PAGE: SP-1

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