

ZONING DATA TABLE  
TOWN OF ISLIP  
SCTM# 0500-190.00-03.00-013.000

ZONING ANALYSIS	RESIDENCE AA DISTRICT	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	20,000 S.F.	30,306.3 S.F.	30,306.3 S.F.
USE	RESIDENCE	RESIDENCE	RESIDENCE
HEIGHT	35' MAX	28.4 FT.	28.4 FT.
FRONTAGE	100 FT.	71 FT. reduced per Planning Board cluster authorization	71 FT. reduced per Planning Board cluster authorization
FRONT YARD	40 FT.	65 FT.	65 FT.
REAR YARD	25 FT.	295.8 FT.	295.8 FT.
SIDE YARD (MIN)	18 FT.	14 FT. reduced per Planning Board cluster authorization	14 FT. reduced per Planning Board cluster authorization
SIDE YARD (AGG)	36 FT.		
G.F.A.		4,236 S.F.	4,236 S.F.
F.A.R.	MAX 25 %	13.98 %	13.98 %

- LEGEND**
- PROPOSED STREET TREES, WIRE FRIENDLY NORTHERN SWEET BAY MAGNOLIA (MAGNOLIA VIRGINIANA) MIN. 5' FRONT SETBACK
  - PROPOSED ROOF DRYWELL
  - PROPOSED DRIVEWAY DRYWELL
  - TEST HOLE
  - PROPOSED TRENCH DRAIN

LINE #	ITEM DESC	QTY	SYMBOL	MATURE SIZE RANGE
TREES				
1	Acer Rubrum October Glory Red Maple 3.5 in. Caliper Ball and Burlap	4	#1	40' 35'
2	Zelkova Serrata Green Vase Japanese Zelkova 3.5 in. Caliper Ball and Burlap	4	#2	45' 30'
3	Tilia Cordata Greenpire Little Leaf Linden 3.5 in. Caliper Ball and Burlap	4	#3	50'-70' 35'-50'
SHRUBS				
4	Clethra Alnifolia Hummingbird Summersweet 5 gal. Container	4	#4	2'-2' 3'-5'
5	Cornus Sericea Bailey Red Twig Dogwood 5 gal. Container	4	#5	6'-10' 6'-10'
6	Ilex Verticillata Red Sprite Winterberry 5 gal. Container	4	#6	3'-5' 3'-5'
7	Itea Virginia Henrys Garnet Sweetpire 5 gal. Container	4	#7	3'-6' 4'-6'
8	Vaccinium Corymbosum Duke Highbush Blueberry 5 gal. Container	4	#8	6'-12' 8'-12'
9	Ilex Glabra Compacta Inkberry Holly 5 gal. Container	4	#9	3'-4' 4'-6'
GROUNDCOVER & GRASSES				
10	Panicum Virgatum Shenandoah Switch Grass 3 gal. Container	4	#10	3'-4' 3'-4'
11	Panicum Virgatum Northwind Switch Grass 3 gal. Container	4	#11	4'-6' 2'-2.5'
12	Carex Pensylvanica Pennsylvania Sedge 1 gal. Container	4	#12	8' 12'
13	Juniperus Procumbens Nana Japanese Garden Juniper 3 gal. Container	4	#13	6'-12' 5'-6'
14	Juniperus Horizontalis Wiltonii Blue Rug Juniper 3 gal. Container	4	#14	6'-12' 6'-8'
15	Leucothoe Axillaris Coastal Doghobble 3 gal. Container	4	#15	2'-4' 3'-5'

I, \_\_\_\_\_ hereby certify that the site grading and drainage complies with the Town of Islip Subdivision and Land Development Regulations as shown on this plan. The site provides sufficient storm water storage to contain a two (2) inch storm water event and will not direct storm water towards adjacent properties due to insufficient drainage or containment.

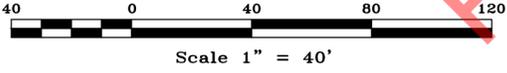
(Signature of Design Professional) (Date)

Printed name of design professional and license #

MINOR SUBDIVISION  
SITUATE AT BOHEMIA  
TOWN OF ISLIP  
SUFFOLK COUNTY, NEW YORK  
CERTIFIED TO: PIOTR GRON

© COPYRIGHT 2025 WARD BROOKS. ALL RIGHTS RESERVED. DUPLICATION OF THIS DOCUMENT IS A VIOLATION OF FEDERAL COPYRIGHT LAW. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. CERTIFICATION SHALL RUN ONLY TO THE PERSON, THEIR INTEREST AND/OR ASSIGNS. CERTIFICATIONS ARE NOT TRANSFERABLE. THE EXISTENCE OF RIGHTS OF WAY, AND/OR EASEMENTS OF RECORD, IF ANY NOT SHOWN ARE NOT GUARANTEED. ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW. DO NOT SCALE FENCES, OFFSETS SUPERCEDE. ELEVATIONS REFER TO NAVD '88 INDICATED THUS 8.0; PROPOSED ELEVATIONS INDICATED THUS 8.00

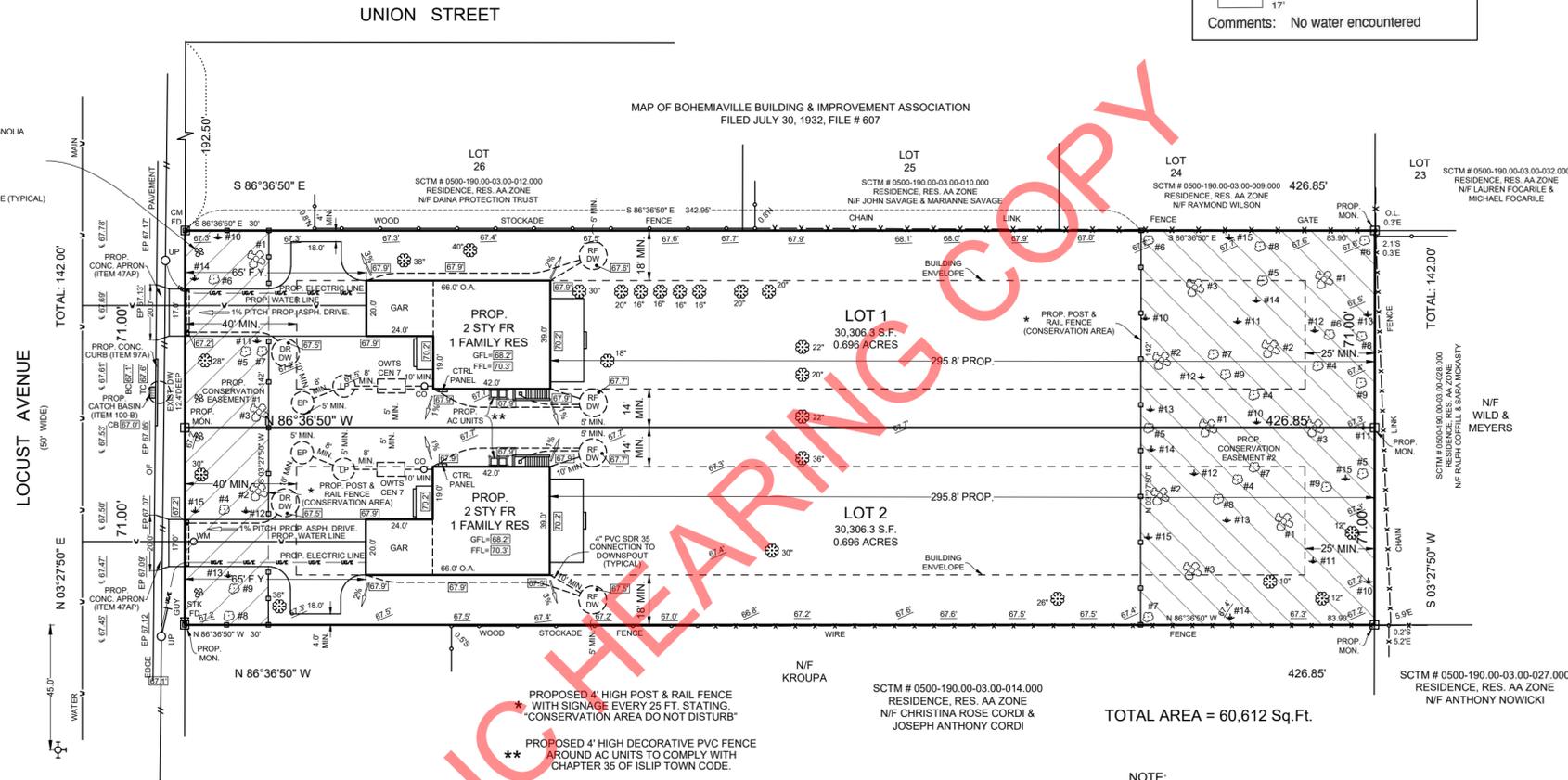
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WARD BROOKS LAND SURVEYOR  
11 OCEAN AVENUE  
BLUE POINT, NY. 11715  
(631) 576-7794 (631) 363-3179  
WARDBROOKS0@GMAIL.COM



APPLICANT: Piotr Gron  
1 Voutsinas Ct  
Bohemia, NY 11716  
631-312-2857  
PiotrGronny@gmail.com

TICKET # 241422052

SCALE 1" = 40' (18"x24")  
SCTM 0500-190.00-03.00-013.000  
SURVEYED: AUGUST 8, 2023  
REVISED: JUNE 21, 2024  
REVISED: APRIL 11, 2025  
REVISED: SEPTEMBER 22, 2025



- NOTES:**
- NO WETLANDS WITHIN 300'.
  - ALL ADJACENT PROPERTIES WITHIN 150' RESIDENTIAL & SERVICE BY PUBLIC WATER (NO WELLS) AND WITH TOWN OF ISLIP BUILDING ZONE AA.
  - CONTACT ENGINEERING INSPECTOR (631-224-5366) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
  - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES ARE TO BE UNDERGROUND.
  - OBTAIN A (TOWN OF ISLIP) RIGHT OF WAY WORK PERMIT.
  - PLACEMENT OF FILL, INSTALLATION OF WALLS, DUMPING OF MATERIAL, EXCAVATING, MINING, OR OTHER SIMILAR DISTURBANCE OF LAND REQUIRES A SITE PLAN. COMMENCEMENT OF ANY ACTIONS WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
  - 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."
  - PRIOR TO C.O. A RAIN INSPECTION MUST BE MADE. ANY STORM WATER PONDING/POOLING OR RUNOFF ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY SHALL BE RECTIFIED AT THE APPLICANT'S EXPENSE TO THE SATISFACTION OF THE ENGINEERING DIVISION.
  - ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREE ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
  - ESTABLISHED LAWN TO THE SATISFACTION OF THE ENGINEERING INSPECTORS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - ANY SOIL BROUGHT ONTO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5366).
  - FOR ROAD WORK: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCA, 3" NYS TYPE 3 BINDER, 1-1/2" NYS 6F TOP COURSE.
  - ANY BROKEN STREET IMPROVEMENTS SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE ENGINEERING INSPECTORS.
  - 6 FT. HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.
  - ALL DRAINAGE TO BE INSTALLED MIN. 5' FROM ANY PROPERTY LINE, MIN. 5' FROM ANY RETAINING WALL, MIN. 10' FROM DWELLING WITH 4" PVC SDR 35 CONNECTION TO DOWNSPOUTS, MIN. 2' ABOVE GROUND WATER, MAX DEPTH OF 12'.
  - MULTIPLE DRAINAGE STRUCTURES, MIN. 10' SEPARATION OF 15" RCP CLIV OR CPP.
  - ALL DRAINAGE STONE UTILIZED TO BE 1-1/2" - 2-1/2" CLEAN WASHED ANGULAR STONE.
  - ANY CONFLICTS THAT ARISE DURING CONSTRUCTION RELATED TO SUBSURFACE UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT TO RESOLVE TO THE SATISFACTION OF THE ENGINEERING DIVISION.
  - ALL SANITARY DESIGN IS UNDER THE JURISDICTION OF THE SUFFOLK COUNTY HEALTH DEPARTMENT AND IS ONLY ON THIS PLAN FOR REFERENCE. SUFFOLK COUNTY HEALTH DEPARTMENT APPROVAL REQUIRED FOR ANY SUBDIVISION AND IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THEIR OFFICE TO INITIATE ANY PERMIT. NO APPROVAL HEREIN SHALL CONSTITUTE AN APPROVAL OF ANY SANITARY OR HEALTH DEPARTMENT COMPONENT.
  - TOWN OF ISLIP STREET LIGHTING DIVISION FINAL SIGN OFF/APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THEIR OFFICE (631-224-5535) TO ASCERTAIN ANY REQUIREMENTS.

PROPOSED 4' HIGH POST & RAIL FENCE WITH SIGNAGE EVERY 25 FT. STATING "CONSERVATION AREA DO NOT DISTURB"

PROPOSED 4' HIGH DECORATIVE PVC FENCE AROUND AC UNITS TO COMPLY WITH CHAPTER 35 OF ISLIP TOWN CODE.

NOTE:  
- THE SANITARY SYSTEM DESIGNED BY OTHERS.

TOTAL AREA = 60,612 Sq.Ft.

MAP OF BOHEMIAVILLE BUILDING & IMPROVEMENT ASSOCIATION FILED JULY 30, 1932, FILE # 607

UNION STREET

LOCUST AVENUE (50' WIDE)

LOT 26

LOT 25

LOT 24

LOT 23

LOT 1

LOT 2

PROPOSED NORTHERN SWEET BAY MAGNOLIA (MAGNOLIA VIRGINIANA) "STREET TREES" TO BE INSTALLED (2 STREET TREES PER LOT) MIN. 2" - 3" CALIPER 5 FEET FROM PROPERTY LINE (TYPICAL)

PROPOSED DRIVEWAY DRYWELL

PROPOSED TRENCH DRAIN

**McDonald Geoservices**  
POB 1258 Southold, NY 11971 631.765.3677  
mcdgeo@gmail.com

Test Hole Data Sheet  
Name: Gron  
DP:  
Location: Bohemia  
Tax Map Number: 500-190-3-13  
Project Description: Res  
Date: 9/26/23

0.5'	Dark brown loam	OL
3'	Brown clayey sand	SC
4'	Pale brown sandy clay	CL
17'	Pale brown fine sand	SP

Comments: No water encountered



KEY MAP  
1"=600'

**DRAINAGE CALCULATIONS LOT 1:**  
ROOF DRAINAGE  
2,374 x 2" x 1.0 = 395.67 Cu.Ft.  
395.67 Cu.Ft. / 68.42 Cu.Ft./Ft. = 5.78 VERT.Ft.  
USE (2) 10" Ø x 3 Ft. DEEP LP

**DRIVEWAY DRAINAGE**  
1466 Sq.Ft. x 2" = 244.3 Cu.Ft.  
244.3 Cu.Ft. / 68.42 Cu.Ft./Ft. = 3.6 VERT.Ft.  
USE (1) 10" DIA x 4' DEEP DRYWELL

**DRAINAGE CALCULATIONS LOT 2:**  
ROOF DRAINAGE  
2,374 x 2" x 1.0 = 395.67 Cu.Ft.  
395.67 Cu.Ft. / 68.42 Cu.Ft./Ft. = 5.78 VERT.Ft.  
USE (2) 10" Ø x 3 Ft. DEEP LP

**DRIVEWAY DRAINAGE**  
1466 Sq.Ft. x 2" = 244.3 Cu.Ft.  
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USE (1) 10" DIA x 4' DEEP DRYWELL

**FAR CALCULATIONS:**  
LOT 1  
LOT AREA = 30,306.3 Sq.Ft.  
F.F.L. AREA = 2,118 Sq.Ft.  
S.F.L. AREA = 2,118 Sq.Ft.  
FAR = 13.98 %

LOT 2  
LOT AREA = 30,306.3 Sq.Ft.  
F.F.L. AREA = 2,118 Sq.Ft.  
S.F.L. AREA = 2,118 Sq.Ft.  
FAR = 13.98 %

**FRONT YARD OCCUPANCY CALCULATIONS:**  
LOT 1  
FRONT YARD = 4,615 Sq.Ft.  
DRIVEWAY = 1,466 Sq.Ft.  
= 31.8% OCCUPANCY (1,846 Sq.Ft. or 40% MAX)

LOT 2  
FRONT YARD = 4,615 Sq.Ft.  
DRIVEWAY = 1,466 Sq.Ft.  
= 31.8% OCCUPANCY (1,846 Sq.Ft. or 40% MAX)

**REAR YARD OCCUPANCY:**  
LOT 1  
REAR YARD = 21,002 Sq.Ft.  
MIN. 40% LANDSCAPED AREA REQUIRED = 8,401 Sq.Ft.  
PROP. IMPERVIOUS AREA = 366 Sq.Ft.  
PROP. LANDSCAPING AREA = 20,636 Sq.Ft. (98%)

LOT 2  
REAR YARD = 21,002 Sq.Ft.  
MIN. 40% LANDSCAPED AREA REQUIRED = 8,401 Sq.Ft.  
PROP. IMPERVIOUS AREA = 366 Sq.Ft.  
PROP. LANDSCAPING AREA = 20,636 Sq.Ft. (98%)

**NATURAL AREA CALCULATIONS:**  
LOT 1 AREA = 30,306.3 Sq.Ft.  
LOT 2 AREA = 30,306.3 Sq.Ft.  
TOTAL LOT AREA = 60,612.6 Sq.Ft.  
25% NATURAL AREA = 15,153.2 Sq.Ft.

PROP. CONSERVATION EASEMENT #1 AREA = 4,260 Sq.Ft. (0.0978 ACRES)  
TWO DRIVEWAYS AREA INCLUDED = 1,020 Sq.Ft.  
CONSERVATION AREA (NATURAL AREA) #1 = 4,260 Sq.Ft. - 1,020 Sq.Ft. = 3,240 Sq.Ft.

PROP. CONSERVATION EASEMENT #2 AREA = 11,913.8 Sq.Ft. (0.2735 ACRES)  
CONSERVATION AREA (NATURAL AREA) #2 = 11,913.8 Sq.Ft.

TOTAL CONSERVATION AREA (NATURAL AREA) IN TWO EASEMENTS = 15,153.8 Sq.Ft.

APPROXIMATELY DISTURBED:  
13,200 S.F. TOTAL AREA

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.