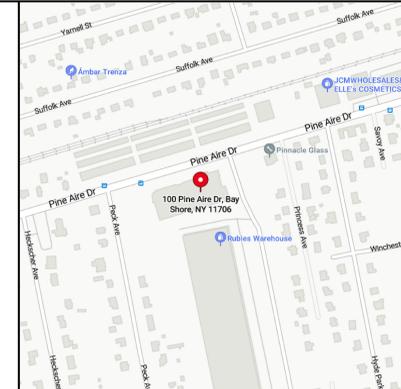
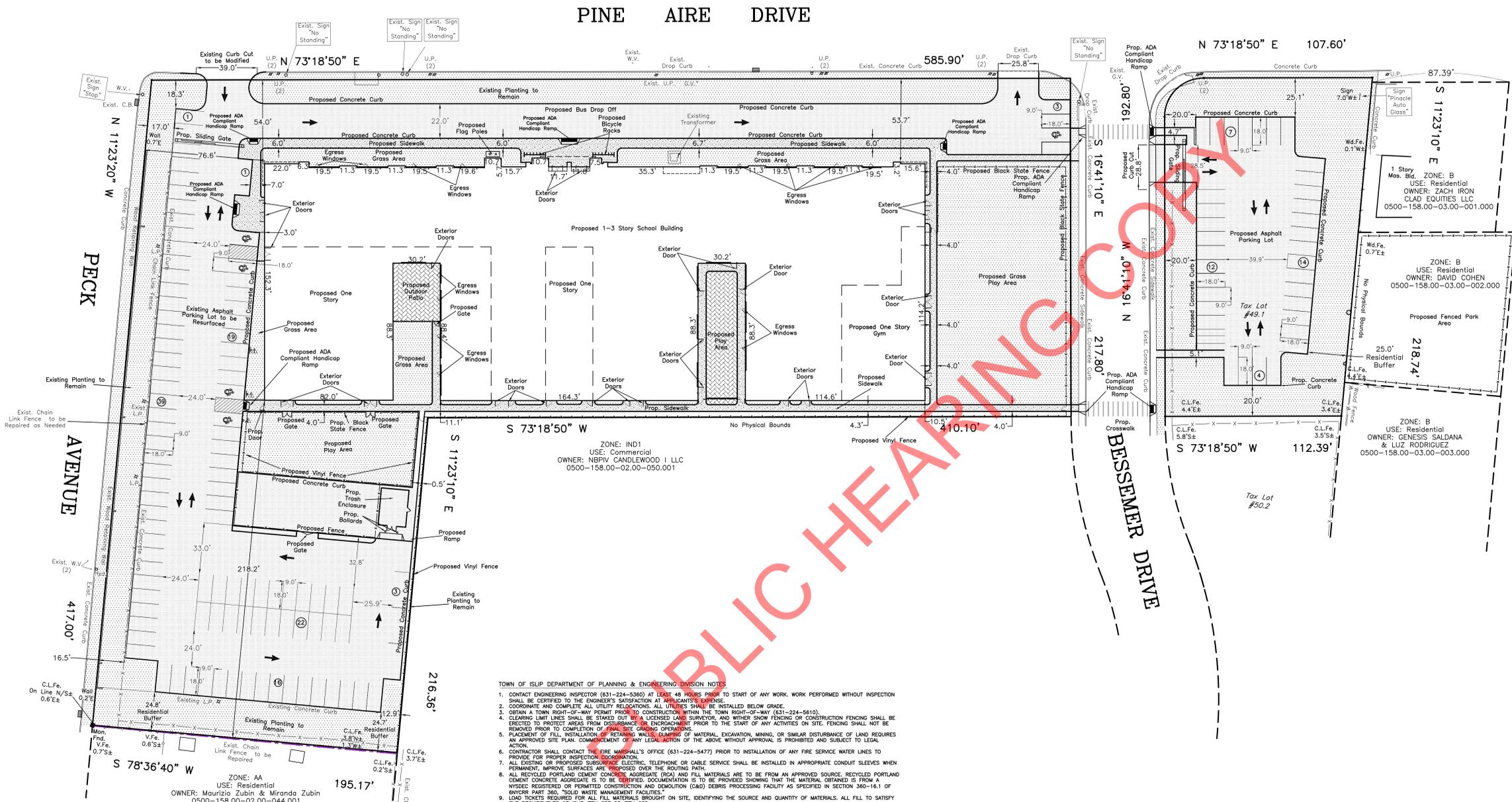


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

HATCH	ITEM
	LANDSCAPING
	CONCRETE
	ASPHALT PAVEMENT
	RUBBER MAT FLOORING



KEY MAP
NOT TO SCALE



OWNER: Maurizio Zubin & Miranda Zubin
0500-158.00-02.00-044.001
ZONE: AA
USE: Residential

OWNER: NBPV CANDLEWOOD I LLC
0500-158.00-02.00-050.001
ZONE: IND1
USE: Commercial

OWNER: ZACH IRON CLAD EQUITIES LLC
0500-158.00-03.00-001.000
ZONE: B
USE: Residential

OWNER: GENESIS SALDANA & LUZ RODRIGUEZ
0500-158.00-03.00-003.000
ZONE: B
USE: Residential

- TOWN OF ISLP DEPARTMENT OF PLANNING & ENGINEERING DIVISION NOTES
- CONTACT ENGINEERING INSPECTOR (631-224-6360) 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 SHALL BE INSTALLED BELOW GRADE.
 - OBTAIN A TOWN RIGHT-OF-WAY 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 WINDER SHOWN 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.
 - REMOVAL 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 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 SERVICE SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT IMPROVE 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 RECYCLED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF DIVISION 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 ISLP ITEM 289 OR ITEM 258.
 - ALL CONSTRUCTION AND DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDCF FACILITY. LOAD/TREASURY TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLP ENGINEERING INSPECTOR FOR THE RECORD.
 - THE TOWN OF ISLP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 3 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 54.75 AND 54.76. 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 FLAMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF BUMSTERS.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AND UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

LANDSCAPE CALCULATIONS

LOT 48.1	REQUIRED	PROVIDED (LOT 48.1)
20% OF TOTAL SITE = 170275.3 SF x 0.20	34055.06 SF	40500.38 SF = 118.9%
50% IN FRONT YARD = 34055.06 SF x 0.50	17027.53 SF	19954.96 SF = 58.60%
		TOTAL EXISTING/PROPOSED LANDSCAPING

LOT 49.1	REQUIRED	PROVIDED (LOT 48.1)
20% OF TOTAL SITE = 26546.4 SF x 0.20	5309.28 SF	4163.54 SF = 15.68%
50% IN FRONT YARD = 5309.28 SF x 0.50	2654.64 SF	N/A (NO FRONT YARD DELINEATION)

TAX LOT 48.1
LOT AREA
170275.3 Sq. Feet
3.91 Acres

TAX LOT 49.1
LOT AREA
26546.4 Sq. Feet
0.61 Acres

BUILDING AREA	PROPOSED
FIRST FLOOR	58,205 SF
SECOND FLOOR	42,833 SF
THIRD FLOOR	13,661 SF
TOTAL AREA	114,699 SF

LIST OF RELAXATIONS & TOWN BOARD GRANTS REQUIRED:

- LANDSCAPING:
1. A minimum of twenty (20) percent of the plot area shall be landscaped and maintained as indicated on the site plan. Buffer areas shall not be included when calculating the minimum required twenty percent (20%) landscaped area.
- 15.68% Provided (LOT 48.1)
2. A buffer area of twenty five feet (25') shall also be required whenever a commercial, industrial or service use adjoins a residential use or zone.
- Curb online with property is the line smallest setback provided (LOT 49.1)

LEGEND

	C.B.	Catch Basin
	G.V.	Gas Valve
	M.H.C.	Manhole Cover
	Hyd.	Hydrant
	L.P.	Light Pole
	S.I.D.	Surface Inlet Drain
	U.P.	Utility Pole
	W.M.	Water Meter
	W.V.	Water Valve
	A/C	Air Conditioner
	98.82	Exist. Spot Elev.
	98.82	Prop. Spot Elev.
	FLOW	Flow Arrow

OWNER INFO:	APPLICANT INFO:
	NORTHCOST CIVIL 39 WEST MAIN STREET OYSTER BAY, NY 11771 info@northcoastcivil.com 516-922-3031

PARKING CALCULATIONS	GENERAL NOTES
Classrooms = 1 Space Per Classroom 45 Classrooms = 45 Parking Spaces Specialty Rooms = 1 Space Per Specialty Room 1 Classroom / Space = 9 Parking Spaces Gym = 1 Space Per Gym 2 Gyms = 2 Parking Spaces 1 Gym / Space	1. THE DEVELOPER MUST NOTIFY THE HIGHWAY ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE CURB, SIDEWALK, APPROX OR PAVING WORK. EXISTING CURBS, SIDEWALKS AND DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXISTING JOINT TO EXISTING JOINT TO ITS FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURBS CUTS AND FOR THE REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION. 2. ALL WORK SHALL CONFORM TO THE LATEST TOWN OF ISLP SPECIFICATIONS AND STANDARDS. 3. ALL LANDSCAPING AREAS SHALL BE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN SPECIFICATIONS. 4. ALL UTILITIES SHALL BE UNDERGROUND AS PER TOWN OF ISLP SPECIFICATION. 5. ALL ELEVATIONS ARE ON NAVD-88 DATUM. 6. ALL SITE WORK CONCRETE SHALL BE MIN. 4000 PSI AT THE END OF 28 DAYS. 7. THE DEVELOPER MUST NOTIFY THE TOWN ENGINEERING DIVISION 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE CURB, OR PAVING WORK. 8. ALL LEAVING BINS SHALL BE CLEANED OF ALL SILT & DEBRIS AFTER CONSTRUCTION IS COMPLETE. 9. CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS & REQUIREMENT SHEETS, NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN OF ISLP. 10. ALL SOIL MANHOLE COVERED SHALL BE BROUGHT TO FINISH GRADE.
Total Parking Req'd = 53 x 2 = 106 spaces Total Parking Provided = 140 spaces	

ZONING ANALYSIS & CALCULATIONS - TOWN OF ISLP

LOT AREA = 170,270.4 SF (3.91 ACRES)

ZONE	ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA		20,000.0 S.F.	170275.3 S.F.	170275.3 S.F.
MIN. LOT WIDTH		100 FT	195.17 FT	195.17 FT
LOT OCCUPANCY		0.35 FAR		0.6481 FAR
FYSB(MIN)		50 FT		54.0 FT
SYSB(MIN)		10 FT		
RYSB(MIN)		25 FT		10.5 FT

First Floor Area Ratio (F.A.R.)

First Floor = 57,468 S.F.
Second Floor = 40,862 S.F.
Third Floor = 11,360 S.F.
Total Proposed Floor Area = 110,360 S.F.

Floor Area Ratio Calculations (F.A.R.)

Floor Area Ratio = 110,360 S.F. / 170,275.3 S.F. Site = 0.6481 = 64.81%

Site Plan Application No.

Property Information

Suffolk County Tax Map No.
0500-158.00-02.00-048.001, 049.001

Project Title

ACADEMY CHARTER SCHOOL
PROPOSED NEW SCHOOL

100 PINE AIRE DRIVE
BAY SHORE, NY 11706

Drawing Title

ALIGNMENT PLAN

Scale: 1"=30'

Job No. Date Drawing No.
6/23/2025

Checked Approved

Revision

1.	9/4/2025	
2.	10/8/2025	

C-2

EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
EXISTING SPOT ELEVATION: 98.82
PROPOSED SPOT ELEVATION: 98.82
LIMITS OF DISTURBANCE
SILT FENCE
TREES TO BE PROTECTED SHOWN AS:

NOTE: EXISTING SURVEY CONDITIONS TAKEN FROM SURVEY PREPARED BY NORTHCOST CIVIL LAST DATED JUNE, 6 2025.

TABLE OF CONTENTS

- C-1: DEMOLITION PLAN
- C-2: ALIGNMENT PLAN
- C-3: GRADING & DRAINAGE PLAN
- C-4: SOIL EROSION & SEDIMENT CONTROL PLAN
- C-5: LIGHTNING PLAN
- C-6: LANDSCAPE PLAN
- C-7: DETAIL SHEET

