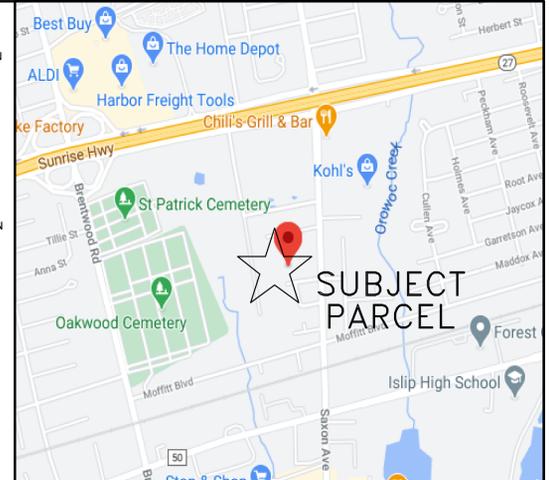


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



- 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 PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
 - CLEARING LIMIT EITHER SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND WITHIN SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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.
 - ENCROACHMENT 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 MARSHAL'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 CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDCE 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".
 - 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 28P OR ITEM 25B.
 - ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDCE 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 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 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 AND UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
 - THERE ARE NO RESIDENTIAL PROPERTIES WITHIN A DISTANCE OF 200 FEET FROM THE SUBJECT PROPERTY.

KEY MAP
NOT TO SCALE



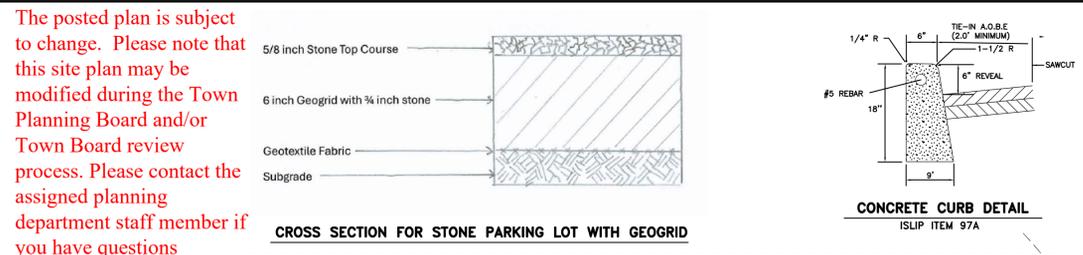
APPROXIMATE LOCATION OF FRESHWATER WETLAND MAPPED BY GEI ON MAY 23, 2019.

APPROXIMATE LOCATION OF INTERMITTENT STREAM MAPPED BY GEI ON MAY 23, 2019.

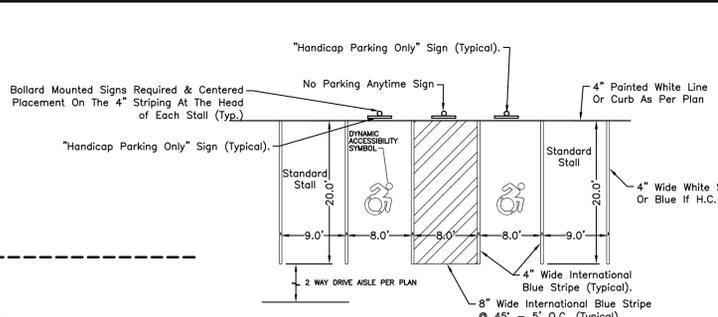
ZONE: Industrial-2 (IND2)
USE: Vacant
OWNER: Robert Wieland
Vacant Land
0500-343.00-01.00-047.004

LANDSCAPE CALCULATIONS

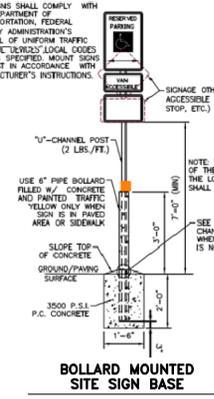
REQUIRED	PROVIDED
20% OF TOTAL SITE = 134,375.0 SF x 0.20 = 26,875.0 SF	28,097.2 SF = 20.91% TOTAL EXISTING/PROPOSED LANDSCAPING TOTAL PERMEABLE AREA = 18525.5/2 = 9262.75 SF
50% OF FRONT YARD = 134,375.0 SF x 0.10 = 13,437.5 SF	5,577.9 SF = 4.15% TOTAL EXISTING/PROPOSED FRONT YARD LANDSCAPING



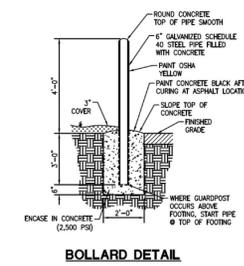
CROSS SECTION FOR STONE PARKING LOT WITH GEOGRID



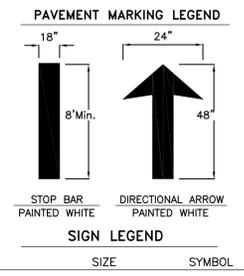
PARKING AREA STRIPING AND ALIGNMENT DETAIL (NOT TO SCALE)



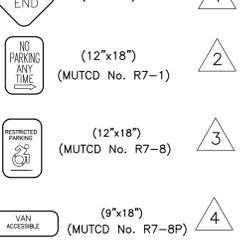
BOLLARD MOUNTED SITE SIGN BASE



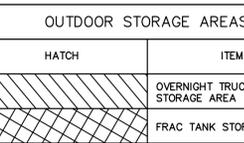
BOLLARD DETAIL



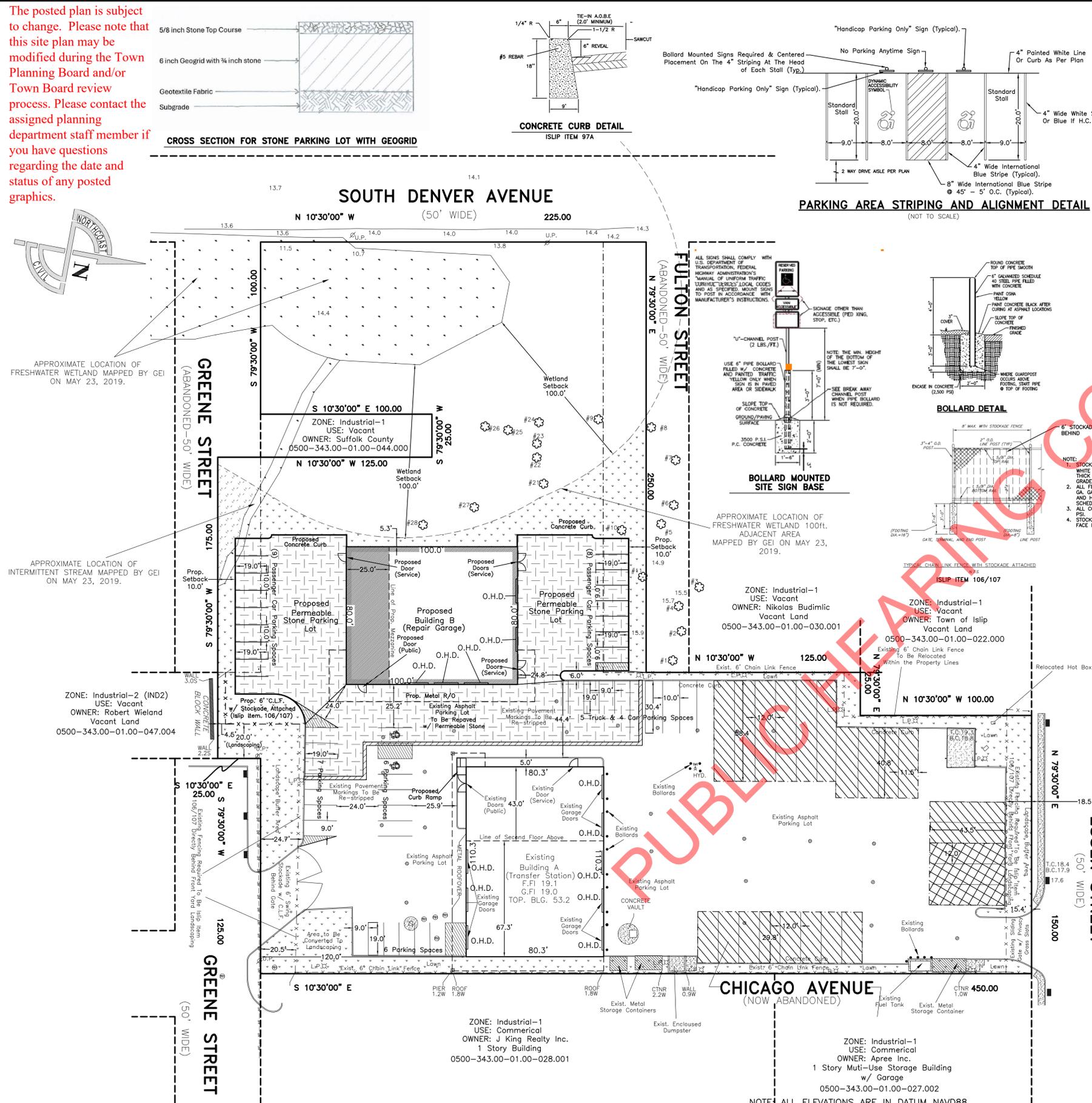
PAVEMENT MARKING LEGEND



SIGN LEGEND



OUTDOOR STORAGE AREAS

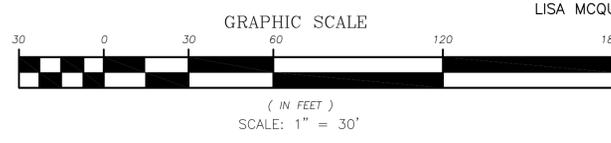


PUBLIC COMMENT

ZONE: Industrial-1
USE: Commerical
OWNER: J King Realty Inc.
1 Story Building
0500-343.00-01.00-028.001

ZONE: Industrial-1
USE: Commerical
OWNER: Apree Inc.
1 Story Multi-Use Storage Building w/ Garage
0500-343.00-01.00-027.002

NOTE: ALL ELEVATIONS ARE IN DATUM NAVD88.
NOTE: EXISTING SURVEY CONDITIONS TAKEN FROM SURVEY PREPARED BY LISA MCQUILKIN LAND SURVEYING LAST DATED MAY 2, 2022.



PARKING CALCULATIONS

Existing Warehouse Garage = 1 / 1000 s.f. GFA = 9600.0 S.F.	1000 S.F. of GFA / Space = 9.6 Parking Spaces
Existing Office Space = 1 / 200 s.f. GFA = 2200.0 S.F.	2200 S.F. of GFA / Space = 11 Parking Spaces
Proposed Warehouse Garage = 1 / 1000 s.f. GFA = 8000.0 S.F.	1000 S.F. of GFA / Space = 8 Parking Spaces
Proposed Office Space = 1 / 200 s.f. GFA = 2000.0 S.F.	200 S.F. of GFA / Space = 10 Parking Spaces
Total Parking Req'd. = 39 spaces	
Total Parking Provided. = 41 spaces	

Handicapped Spaces
AS PER NYSDCE SECTION 1106.1, WHEN 26 TO 50 TOTAL PARKING SPACES PROVIDED THEN A MINIMUM 2 DISABILITY SPACES ARE REQUIRED.
Total Handicapped Spaces Req'd. = 2 spaces
Total Handicapped Spaces Provided. = 2 spaces

GENERAL NOTES

- EXISTING CURBS, SIDEWALKS AND DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXPANSION 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.
- ALL LANDSCAPED AREAS SHALL BE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN SPECIFICATIONS.
- ALL ELEVATIONS ARE ON NAVD88.
- ALL SITE WORK CONCRETE SHALL BE MIN. 4000 PSI AT THE END OF 28 DAYS.
- ALL LEACHING BASINS SHALL BE CLEANED OF ALL SILT & DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS & REQUIREMENT SHEETS. NO DEVIATION PERMITTED.
- ALL SOLID MANHOLE COVERED SHALL BE BROUGHT TO FINISH GRADE.

ZONING ANALYSIS & CALCULATIONS - TOWN OF ISLIP

LOT AREA = 134,375.0 SF (3.08 ACRES)

ZONE	ZONING ITEM	TOWN CODE SECTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
INDUSTRIAL DISTRICT 2 (IND2)	MIN. LOT AREA	§68-356A(1)	87,120.0 S.F.(2 ACRES)	125,000.0 S.F.	134,375.0 S.F.
	MIN. LOT WIDTH	§68-362A	75 FT	200.0 FT	200.0 FT
	LOT OCCUPANCY	§68-360	0.35 FAR	0.101 FAR	0.1873 FAR
	FYSB(MIN)-PROP. BLDG	§68-363D	50 FT	120.0 FT (Exit. Building)	177.0 FT (Prop. Garage)
	SYSB(MIN)-PROP. BLDG	§68-364	10 FT	10.0 FT (Exit. Building)	75.0 FT (Prop. Garage)
	RYSB-PROP. BLDG	§68-365A	10 FT	250.3 FT (Exit. Building)	168.0 FT (Prop. Garage)
BUILDING HEIGHT(EXIST.)	§68-356A(6)	30 FT	34.2 FT (Exit. Building)	34.2 FT (Exit. Building)	

Prior Site Plan Application No. NA

Floor Area Ratio Calculations (F.A.R.)
Gross Floor Area Ratio = 25,172.0 S.F.
134,375.0 S.F.
Floor Area Ratio = 0.1873 = 18.73%

Building A:
1st FL (Garage Space)=6600.0 SF
1st FL (Office Area)=2200.0 SF
2nd FL (Mezzanine)=3000.0 SF
(Note: Mezzanine Area Will Be Converted to Storage Space)
Metal R/O Area=1772.0 SF

Building B:
1st FL=8000.0 SF
Mezzanine Area=2000.0 SF
Metal R/O Area=1600.0 SF

Property Information

Suffolk County Tax Map No. 0500-343.00-01.00-046.003
(FORMERLY TAX LOTS 0500-343.00-01.00-029.004,046.002)

Project Title
PROPOSED VEHICLE REPAIR SHOP FOR CLEARBROOK
TULLY ENVIRONMENTAL, INC
C/O DEAN DEVOLVE, P.E.
(718)-446-7000
ddevolve@tullyenvironmental.com
15 GREENE STREET
BAY SHORE, NY 11706

Site Plan Application No. SP2022-013

Stamp: STATE OF NEW YORK, MICHAEL J. RYAN, LICENSED PROFESSIONAL ENGINEER

Drawing Title
ALIGNMENT PLAN

Scale: 1"=30'

Job No. Date Drawing No.
1/13/2022

Checked Approved
MJR MJR

C-2

Stamp: STATE OF NEW YORK, MICHAEL J. RYAN, LICENSED PROFESSIONAL ENGINEER

Revision Table:

No.	Date	Revision
3	8/2/2022	REVISED PLAN
4	10/10/2023	REVISED PLAN
5	10/18/2023	REVISED PLAN
6	12/18/2023	REVISED PLAN
7	10/24/2024	REVISED PLAN
8	5/13/2025	REVISED PLAN
9	8/18/2025	REVISED PLAN
10	11/19/2025	REVISED PLAN

Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING

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OYSTER BAY, NY 11771
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