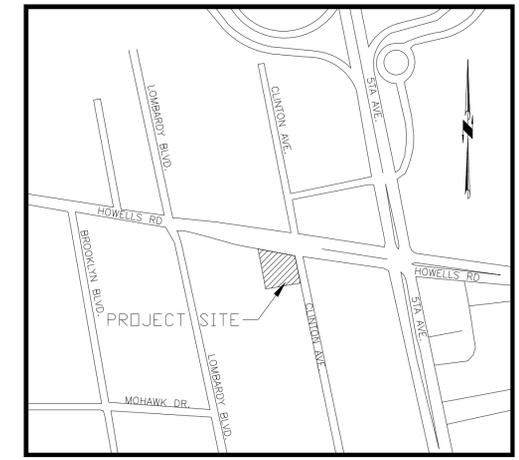


SITE DATA:

AREA OF SITE:	8,606 SF (0.198 ACRE)
EXISTING ZONING:	BUSINESS 2
PROPOSED ZONING:	BUSINESS 2
EXISTING USE:	OFFICE
PROPOSED USE:	MEDICAL OFFICE
S.C.T.M. NO.:	0500-340.00-02.00-024.004
SCHOOL DISTRICT:	BAY SHORE CSD
WATER DISTRICT:	SCWA
FIRE DISTRICT:	ISLIP
POST OFFICE:	1316 SF
AREA OF BUILDING - EXISTING:	1316 SF
AREA OF BLDG. NON-PERMEABLE CANOPIES:	0 SF
AREA OF CANOPIES:	0 SF
TOTAL ALL AREAS:	1316 SF
FLOOR AREA RATIO:	1316 / 8,606 = 15.3%

BOARD GRANTS & RELAXATIONS:
 TC 1005

PARKING REQUIREMENTS
 TOWN OF ISLIP SUBDIVISION and LAND DEVELOPMENT REGULATIONS
 APPENDIX E - TABLE OF MINIMUM PARKING SPACES
 Medical Office Parking Required:
 1 per 150 SF of GFA
 1316 SF / 150 SF per GFA area = 8.77 stalls required
 Required: 9 Stalls (9 minimum per parking requirements)
 Provided: 7 Stalls (6 + 1HC = 7)
 Loading Space: None Provided
 TC#1005 Parking Relaxation modification required.



DATE:	07-04-2024	Checked By:	ARL	Drawn By:	ARL	Project No.:	C23060
NO.	1	REVISION / DESCRIPTION	TMQ	AS NOTED			
NO.	2	AS PER TOWN COMMENTS DATED 04/26/2025					
NO.	3	AS PER TOWN COMMENTS DATED 06/24/2025					
NO.	4	BUFFER ADDED ALONG WEST & SOUTH PROPERTY LINES					
DATE:	12/29/2025						
DATE:	10/17/2025						
DATE:	04/26/2025						
DATE:	09/19/2024						



PROPOSED CONDITIONS SITE PLAN

ROBERT STEIN OFFICE
 94 HOWELLS ROAD, BAYSHORE, NY 11706

Long Island Engineering & Architecture
 27 Casey Lane, Mount Sinai, New York 11766
 Phone No.: (631) 732-3150
 Email: tahira@optonline.net

NOTE:
 PAVING CONTRACTOR SHALL SAW-CUT EXISTING EDGE OF PAVEMENT PRIOR TO PAVING, A MINIMUM OF 2' FROM PROPOSED CURBING TO ALLOW FOR PROPER FORMING AND COMPACTION.

NOTE:
 EXISTING SIDEWALK PANELS AND CURBING IN DESPAIR TO BE REPLACED AT THE DISCRETION OF THE TOWN INSPECTOR PER THE PRE CONSTRUCTION MEETING.

TRASH NOTE:
 OWNER TO ENTER INTO AND SHALL MAINTAIN A CONTRACT WITH A CLEANING SERVICE THAT SHALL REMOVE ALL REFUSE FROM THE SITE WITH EACH VISIT, AND ANY TRASH SHALL BE MAINTAINED WITHIN THE BUILDING UNTIL THOSE SERVICE VISITS.

NOTE:
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. IF EXISTING CONDITIONS VARY FROM PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY DESIGN PROFESSIONAL IMMEDIATELY. SHOULD THE CONTRACTOR FAIL TO CONTACT THE DESIGN PROFESSIONAL AND CONTINUE WORK, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

HATCH LEGEND

HATCH	DESCRIPTION
[Hatch Pattern]	NEW SITE PAVEMENT

SITE PLAN BASED ON SITE SURVEY BY:
 CSE CONSTRUCTION LAND SURVEYING
 N.Y.S. LIC. NO. 050569
 61-04 79TH STREET, MIDDLE VILLAGE, NY 11379
 347-981-8435
 SURVEY DATE DECEMBER 5, 2023

DIGGING NOTE:
 DIG - SAFELY
 CALL 1-800-272-4480 BEFORE YOU DIG.
 WWW.NYCL2CALLSDI.COM

APPLICATION NO. SP2024-046

APPLICANT:
 D.E.A.R. 2023, LLC
 94 HOWELLS ROAD, BAYSHORE, NY 11706

PHONE: 631-665-3439
EMAIL: danadam1@aol.com

TOWN APPROVAL STAMP

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.