



ZONING ANALYSIS & CALCULATIONS - TOWN OF ISLIP

ZONE	ZONING ITEM	REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
RESIDENCE B	Gross Lot Area/Effective Lot Area	7500.0 SF	18000.0 SF/17629.04 SF	OK
	Lot Width	75.0'	200.0'	OK
	Front Yard	25.0'	25.0'	OK
	Side Yard	14.0'	40.5'/97.1'	OK
	Rear Yard	25.0'	28.0'	OK
	Max. Height	28.0'	27.8'	OK
	Accessory Structure Front Yard	15'	61.9'	OK
	Accessory Structure Rear Yard	2'	8.4'	OK
	Accessory Structure Side Yard	2'	16.4'	OK
	Front Yard	40% Max. (1515.2 SF)	13.0% (650.0 SF)	OK
	Front Yard Walkway Occupancy	12% Max. (454.56 SF)	28.88% (301.19 SF)	OK
	Rear Yard	40% Min. (2332.96 SF)	28.88% (4977.4 SF)	OK
	Floor Area Ratio	.25/4407.26 SF	19.35%/3,411.0 SF	OK

STEEP SLOPE AREA = 370.96 SF
 REAR YARD AREA = 5532.0 SF
 FRONT YARD AREA = 3788.0 SF

FRONT YARD DRIVEWAY OCCUPANCY
 Front Yard Area = 5000.0 SF
 Proposed Driveway = 650.0 SF
 Total Front Yard Driveway Occupancy = 650.0 SF
 % Occupancy = Total Front Yard Driveway Occupancy / Front Yard Area x 100
 $\frac{650.0 \text{ Sq.Ft.}}{5000.0 \text{ Sq.Ft.}} \times 100$
 Front Yard Driveway Occupancy = 13.00% or 650.0 SF < 40.0% Max. or 1515.2 SF

FRONT YARD WALKWAY OCCUPANCY
 Front Yard Area = 5000.0 SF
 Proposed Walkway = 301.19 SF
 Total Front Yard Walkway Occupancy = 301.19 SF
 % Occupancy = Total Front Yard Walkway Occupancy / Front Yard Area x 100
 $\frac{301.19 \text{ Sq.Ft.}}{5000.0 \text{ Sq.Ft.}} \times 100$
 Front Yard Walkway Occupancy = 6.02% or 301.19 SF < 12.0% Max. or 454.56 SF

REAR YARD OCCUPANCY
 Rear Yard Area = 5600.0 SF
 P/O Proposed Raised Porch & Steps = 28.0 SF
 P/O Proposed Concrete Walkways = 263.0 SF
 P/O Proposed Garage = 331.6 SF
 Total Rear Yard Occupancy = 622.6 SF
 % Occupancy = Total Rear Yard Occupancy / Rear Yard Area x 100
 $\frac{622.6 \text{ Sq.Ft.}}{5600.0 \text{ Sq.Ft.}} \times 100$
 Rear Yard Occupancy = 17.78%
 Rear Yard Landscaped Area = 88.88% or 4977.4 SF > 60.0% Min. or 3319.2 SF

Floor Area Ratio Calculations (F.A.R.)
 First Floor Area = 2,104.0 S.F.
 Second Floor Area = 1,307.0 S.F.
 Floor Area Ratio = 3,411.0 S.F. / 17629.04 S.F. Site
 = 0.1935 = 19.35%

Notes:
 The existing opened portion of Ardee Avenue is a private, non-dedicated Right-of-Way. The proposed extension will also remain private and non-dedicated. The Town of Islip shall have no maintenance responsibilities for any portion of this roadway.
 Note:
 All drainage stone shall be 1 1/2"-2 1/2", clean, washed, angular stone.
 All subsurface drainage structures located under areas of potential vehicle traffic shall include concrete footing rings.

DRAINAGE STRUCTURES

Drainage Structure	Diameter	Effective Depth	Lowest Invert	Rim Elevation	Bottom Elevation
A-1	10.0'	6.0'	118.5'	127.0'	112.5'
A-2	8.0'	7.0'	115.50'	121.0'	108.5'
C-1	6.0'	3.0'	115.0'	126.5'	112.0'
D-1	4.0'	4.0'	115.5'	123.5'	111.5'
E-1	10.0'	12.0'	118.0'	118.0'	104.0'

LEGEND

C.B.	Catch Basin
G.V.	Gas Valve
M.H.C.	Manhole Cover
H.Y.	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 & APPLICANT INFORMATION
 OWNER: CORINNE & DENNIS KIRSON
 U.P.
 APPLICANT INFO:
 HLS EXPEDITING, INC.
 180 GLORIA BLVD.
 HAUPAUGE, NY 11788
 EXPEDITESHLS@GMAIL.COM
 516-359-0873

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

REVISIONS

No.	Date	Revision
1.	10/10/2025	TOWN OF ISLIP COMMENTS
2.	1/8/2026	TOWN OF ISLIP COMMENTS
3.	1/21/2026	TOWN OF ISLIP COMMENTS
4.	1/27/2026	TOWN OF ISLIP COMMENTS

GENERAL NOTES

- THE DEVELOPER MUST NOTIFY THE HIGHWAY ENGINEERING DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE, CURBS, SIDEWALKS, DRIVEWAY APPROXS ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURBS CUTS AND PAVING WORK.
- ALL WORK SHALL CONFORM TO THE LATEST PLANNING BOARD SPECIFICATION AND STANDARDS.
- ALL LANDSCAPED AREAS SHALL BE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN SPECIFICATIONS.
- ALL UTILITIES SHALL BE UNDERGROUND AS PER THE TOWN SPECIFICATIONS.
- ALL ELEVATIONS ARE BASED ON NAVD83.
- THE SITE WORK SHALL BE MIN. 4000 PSI AT THE END OF 28 DAYS.
- THE DEVELOPER MUST NOTIFY THE TOWN ENGINEERING DIVISION 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE, CURBS OR PAVING WORK.
- 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 EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
- EXISTING AND PROPOSED CONDITIONS TAKEN FROM SURVEY PREPARED BY A/C LAND SURVEYING P.L.C. LAND SURVEYING & PLANNING LAST DATED SEPTEMBER 5, 2025, AND FLOOR ARCHITECTURAL PLANS PREPARED BY TOWN ARCHITECTS, LAST DATED JUNE 28, 2024.
- TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE IS 57200 SF.

PROPERTY INFORMATION
 Suffolk County Tax Map No. 0500-033.00-03.00-042.000
 12 Ardee Avenue, Ronkonkoma, NY 11779

PROJECT TITLE
 DOHERTY RESIDENCE ROAD EXTENSION & DEVELOPMENT

DRAWING TITLE
 DEVELOPMENT & ROAD OPENING PLAN

Scale Job No. Date Drawing No.
 1"=10' 10/22/2024 C-2

Drawn Checked Approved
 LG MJR MJR

Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING
 39 WEST MAIN STREET
 OYSTER BAY, NY 11771
 P: (516) 922-3031

TABLE OF CONTENTS

- C-1: EXISTING CONDITIONS & REMOVALS
- C-2: DEVELOPMENT & ROAD OPENING PLAN
- C-3: ROAD PROFILE & SECTIONS
- C-4: CONSTRUCTION DETAILS
- C-5: SOIL & EROSION CONTROL PLAN

PAUL PLACE
 (40' WIDE PUBLIC RIGHT OF WAY)

LEGEND:
 EXISTING CONTOUR LINE
 PROPOSED CONTOUR LINE
 EXISTING SPOT ELEVATION: 98.82
 PROPOSED SPOT ELEVATION: 98.82
 LIMITS OF DISTURBANCE
 AREA WITHIN DISTURBANCE LIMIT: 16,700 SF
 TREES TO BE PROTECTED SHOWN AS:
 TREES TO BE REMOVED SHOWN AS:
 NUMBER OF TREES TO BE REMOVED: 31

STEEP SLOPE (SLOPE PERCENT >15%)
 STEEP SLOPE AREA = 370.96 SF