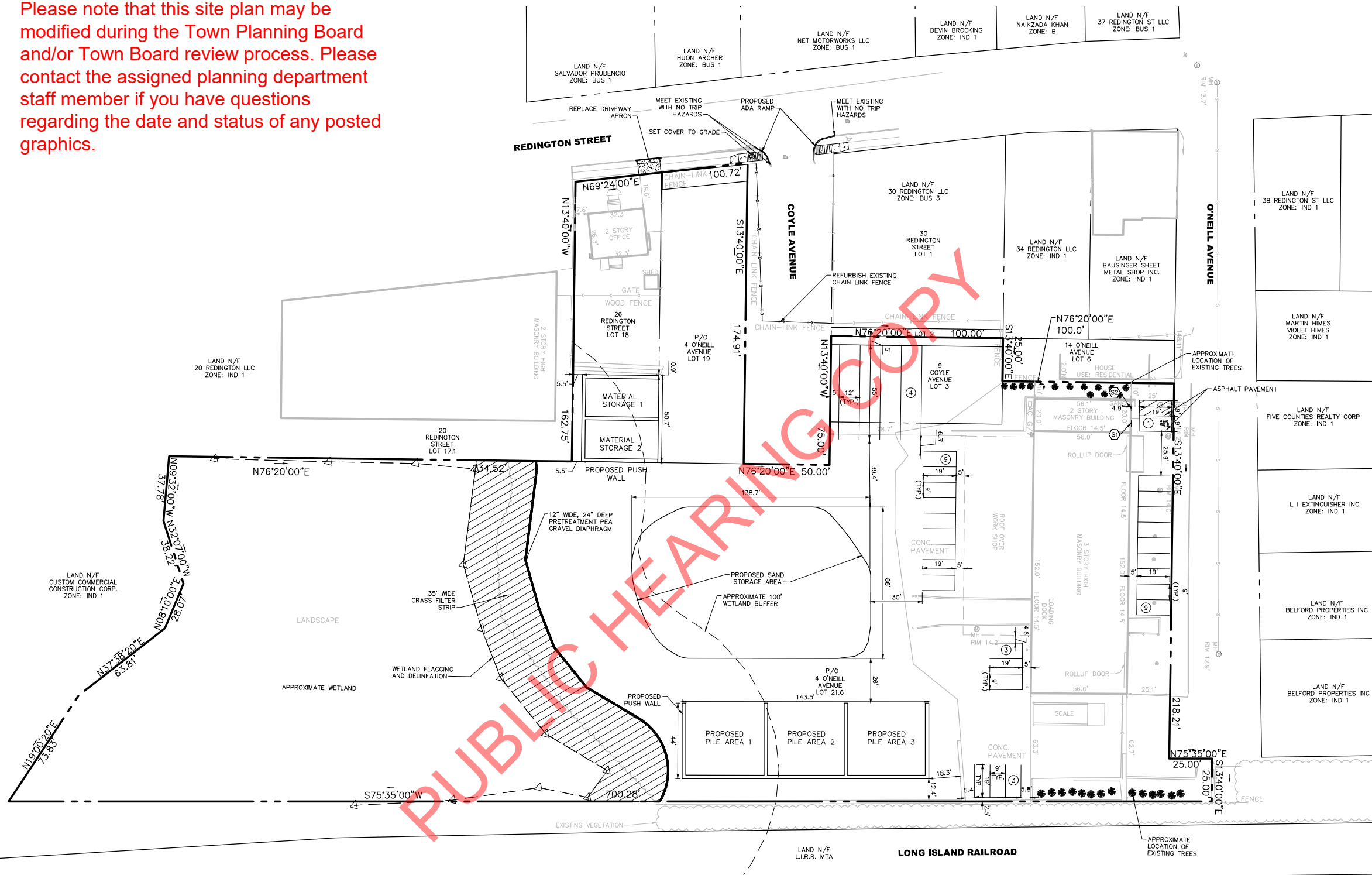


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



DESCRIPTION	VALUE
APPLICANT / OWNER	CARLOS MELGAR
APPLICANT/OWNER ADDRESS LINE 1	4 O'NEILL AVENUE
APPLICANT/OWNER ADDRESS LINE 2	BAY SHORE, NY 11706
SCM	0500-367-03-21.6, 18 & 19
SITE AREA	0500-368-01-3
EXISTING BUILDING AREAS	150,368 SQ. FT. (±3.45 AC.)
PROPOSED BUILDING AREAS	SEE TABLE OF BUILDING AREAS
AREAS AND PERCENTAGES OF LANDSCAPE/PAVING	SEE TABLE OF SITE AREAS
PROPOSED PROPERTY USE	INDUSTRIAL & RESIDENTIAL
EXISTING ZONING	IND1, IND2, & BUS1
PROPOSED ZONING	IND2
SCHOOL DISTRICT	BAY SHORE UFSO
FIRE DISTRICT	BAY SHORE FD
WATER DISTRICT	SCWA
DEPTH TO GROUNDWATER (ESTIMATED)	2 FT (SOURCE:USGS U DEPTH TO GROUNDWATER 2016)

SECTION	DESCRIPTION	TYPE	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
§68-340	RESIDENTIAL USE SETBACK	MINIMUM	50 FT	10 FT	10 FT (14 O'NEILL/LOT 6)	NO*
§68-354	PERMITTED USES	LIST	ON LIST	INDUSTRIAL	INDUSTRIAL	NO
§68-359	BUILDING HEIGHT (FT/STORIES)	MAXIMUM	60 FT / 4	± 30'	± 30'	NO
§68-360	PERCENTAGE OF LOT OCCUPANCY (FAR)	MAXIMUM	0.35	0.23	0.23	NO
§68-361	AREA DENSITY	MINIMUM	20,000 SF	150,368 SF	150,368 SF	NO
§68-362	WIDTH OF LOT	MINIMUM	75 FT	100 FT	100 FT	NO
§68-363	FRONT YARD SETBACK	MINIMUM	50 FT	19.6 FT (REDINGTON ST) 25.0 (O'NEILL AVE)	19.6 FT (REDINGTON ST) 25.0 (O'NEILL AVE)	NO*
§68-364	SIDE YARD SETBACK	MINIMUM	10 FT	7.6 FT (REDINGTON ST) 10 FT (O'NEILL AVE)	7.6 FT (REDINGTON ST) 10 FT (O'NEILL AVE)	NO*
§68-365	REAR YARD SETBACK	MINIMUM	10 FT	78.7 FT	78.7 FT	NO
§68-366	PERMITTED ENCROACHMENTS	PROHIBITED	N/A	N/A	N/A	NO
§68-367	LANDSCAPE BUFFER	MINIMUM	10 FT	N/A	N/A	NO

*EXISTING NON-CONFORMING CONDITION

DESCRIPTION	EXISTING (SF)	EXISTING (% SITE)	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	150,368	100.00%	150,368	100.00%
IMPERVIOUS	100,313	66.71%	100,313	66.71%
BUILDING FOOTPRINT	15,125	10.05%	15,125	10.05%
PAVEMENT	20,973	13.95%	20,973	13.95%
PERVIOUS	64,215	42.71%	64,215	42.71%
LANDSCAPE	50,055	33.29%	50,055	33.29%

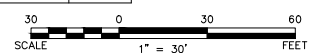
DESCRIPTION	GFA (SF)
BUILDING GFA	15,125
INDUSTRIAL	11,900
OFFICE (15% MIN)	2,275
HOUSE / SHED	950

DESCRIPTION	MATERIAL
PROPOSED PILE AREA 1	DECORATIVE GRAVEL
PROPOSED PILE AREA 2	RECYCLED CONCRETE
PROPOSED PILE AREA 3	GRAVEL
PROPOSED MATERIAL STORAGE 1	LARGE AGGREGATE
PROPOSED MATERIAL STORAGE 2	LARGE AGGREGATE

DESCRIPTION	VALUE
EXISTING PARKING SPACES	0
BUILDING GFA	15,125 SF
REQUIRED SPACES @ 1 PER 1,000 SF GFA	12
REQUIRED SPACES @ 1 PER 200 SF GFA (OFFICE)	12
TOTAL REQUIRED SPACES	24
REQUIRED ACCESSIBLE SPACES	1
PROVIDED STANDARD SPACES	28
PROVIDED ACCESSIBLE SPACES	1
TOTAL PROVIDED SPACES	29
TOTAL LOADING SPACES	4

ABBREVIATION	DESCRIPTION
S1	VAN ACCESSIBLE RESERVED PARKING
S2	NO PARKING ANYTIME

NOTES:
 1. THIS DRAWING IS BASED ON A SURVEY BY RUSSELL H LEWIS CO. DATED 03/25/2025.
 2. WETLANDS INFORMATION SHOWN IS BASED ON DELINEATION BY GEI CONSULTANTS ENGINEERING, GEOLOGY, ARCHITECTURE & LANDSCAPE ARCHITECTURE DATED 9/15/2025.



NO.	DESCRIPTION	BY	DATE
2	PER TOWN COMMENTS VIA EMAIL DATED 10/29/25	KBN/VM	01/14/26
1	PER TOWN COMMENTS VIA EMAIL DATED 8/12/25	KBI/AB	10/03/25



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 2150 Smithtown Avenue, Suite 8, Ronkonkoma, NY 11779
 Tel: (631)-76-6600 | Fax: (631)-76-6606
 consulting engineers

SITE PLAN
 FOR:
4 O'NEILL AVENUE
 LOCATED AT:
BAY SHORE TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

SCM NO. 500-367-03-18, 19 & 21.6 AND 500-368-01-3

DATE: AUGUST 8, 2025
 SCALE: 1" = 30'
 DRAWING NO.: C-3.0