PROPOSED RENOVATION/ADDITION FOR: N & N MAZZELLA MANAGEMENT, INC.

1262 MONTAUK HIGHWAY
OAKDALE, NEW YORK 11706

GENERAL NOTES

1. 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 THE APPLICANT'S EXPENSE.

2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

3. OBTAIN A (TOWN OF ISLIP/SCDPW/NYSDOT) WORK PERMIT TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

4. CLEARING LIMIT LINES SHALL BE STACKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS OF 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.

5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL,EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVAL SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.

6. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5471) PRIOR TO INSTALLATION OF ANY FIRE ASERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.

7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.

8. 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 NYSDEC 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'.

9. 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 2BF OR ITEM 25B.

10. ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.

11. THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.

12. 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.

13. 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 ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.

14. 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.

15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

LEGEND

N	NORTH ARROW
× 00.00	EXISTING ELEVATION
N.T.C.	NEW TOP OF CURB
N.B.C.	NEW BOTTOM OF CURB
N.B.A.	NEW BOTTOM OF APRON
E.T.C.	EXISTING TOP OF CURB
E.B.C.	EXISTING BOTTOM OF CURB
EL.	PROPOSED ELEVATION
H.P.	HIGH POINT
L.P.	LOW POINT
	LIGHTING
	DOORWAY
	HANDICAPPED PARKING
	UTILITY POLE
	OVERHEAD WIRES
G	GAS MAIN
W	WATER
	HYDRANT
	TRAFFIC/STREET SIGN
	SHADED AREA INDICATES NEW CONCRETE SIDE WALK, CURBS
	SHADED AREA INDICATES PROPOSED LANDSCAPE AREAS
CB	NEW CATCH BASIN W/CAST IRON GRATE

SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. Box 14, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacketestboring.com

Date February 1, 2024 Job Number 24-042 Number of Borings 1

Job Location 1262 Montauk Highway, Oakdale NY 11769

ELEVATIONS @ BORING SITE:
SURFACE EL.: +9.5'±
GROUND WATER EL.: +5.8'±

1) WATER LEVELS SHOWN ARE THOSE MEASURED ON THE DATE INDICATED AND MAY OR MAY NOT BE REFLECTIVE OF DAILY OR SEASONAL VARIATIONS IN THE GROUNDWATER LEVEL.

2) THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATION ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.

Date: February 1, 2024

Client: N&N Mazzella Management Inc. Phone: 516-852-1666 Temperature: 40°F

Job Number: 24-042 Boring Number: 1 Depth of Boring: 25 Feet

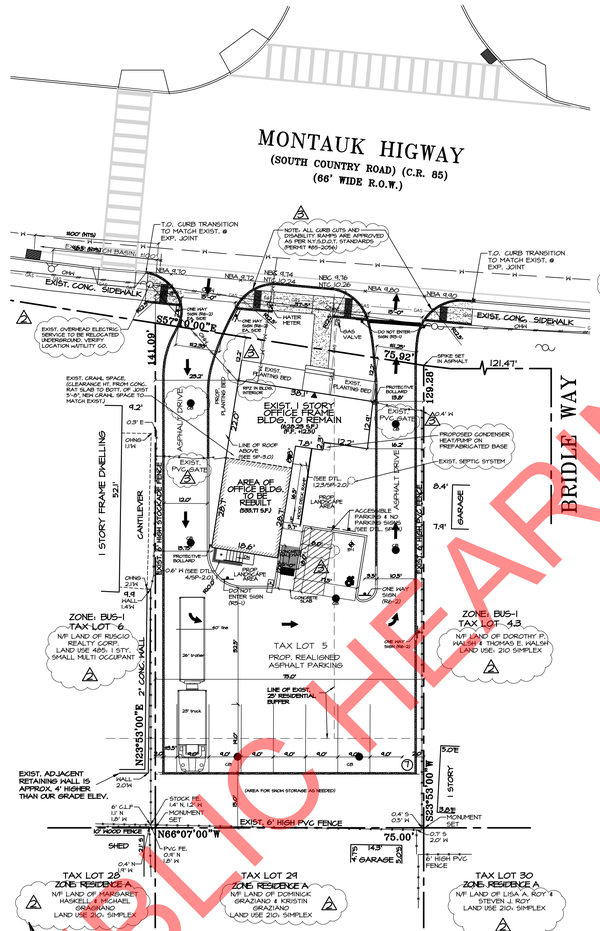
Job Location: 1262 Montauk Highway, Oakdale NY 11769

Water Level: 3.7 Feet Below Ground Surface at 11:40AM

Vicinity Recorded High Tide: 2:49PM Low Tide: 8:50AM

Drilling Method: Geoprobe

Depth To	Depth From	Classification of Soil	30" Blows Sample Spoon	Penetration of Spoon in Inches
Ground Surface	2'	Top Soils with Mixed Organics into Brown and Light Brown Fine Silty Sands with Trace Fine Gravel. (SM) Sample #1 @ 0' to 2'	4-4-3-3	24"
2'	4'	Light Brown Fine Moist Silty Sands with Trace Fine Gravel. (SM) Sample #2 @ 2' to 4'	3-4-3-2	24"
4'	6'	Light Brown Fine Silty Wet Sands with Trace Fine Gravel at Top of Spoon into All Clean Fine to Coarse Mix Size Sands with Some Fine to Small Gravel. (SM/SW) Sample #3 @ 4' to 6'	3-5-6-5	24"
6'	8'	Light Brown Fine to Coarse Mix Size Clean Sands with Some Fine to Small Gravel. (SW) Sample #4 @ 6' to 8'	4-8-10-20	24"
8'	10'	Pale Brown Fine to Coarse Mix Size Clean Sands with Some Fine to Small Gravel. (SW) Sample #5 @ 8' to 10'	16-19-20-22	24"
10'	13'	Pale Brown Fine to Coarse Mix Size Clean Sands with Some Fine to Small Gravel. (SW) Sample #6 @ 10' to 13'	6-5-6-8	24"
13'	22'	Pale Brown Fine to Coarse Mix Size Clean Sands with Some Fine to Small Gravel. (SW) Sample #7 @ 20' to 22'	3-4-5-6	24"



A PROPOSED DIMENSIONAL PLOT PLAN

Scale: 1" = 20'-0"

NOTE: ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM

NOTE: EXISTING SANITARY SYSTEM TO BE VERIFIED IN FIELD

PLOT PLAN PREPARED FROM A SURVEY BY:
ALPHONSE PESCE, JR.
LICENSED PROFESSIONAL LAND SURVEYOR
5 CIRCLEDALE LANE, HOLBROOK, N.Y. 11741
LIC.: #048365
UPDATED: MAY 3, 2024

NOTE: EXISTING PROPERTY IS LOCATED WITHIN THE FEMA 'ZONE X' AREA, WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FEMA MAP #36103C0882H, REVISED SEPT. 25, 2009

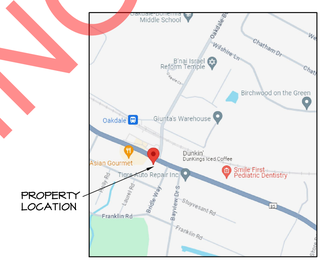
NOTE: ANY UTILITY INSTALLATIONS NOT NOTED AND APPROVED FOR EXTERIOR SITE PLACEMENT SHALL BE PLACED INTERIOR TO THE BUILDING (RPZ'S, GAS/ELECTRIC SERVICE, HVAC, ETC.)

NOTE: BUILDING REFUSE WILL BE PRIVATELY CONTRACTED & COLLECTED ON A REGULAR BASIS BY AN INDEPENDENT COMPANY ENGAGED BY THE OWNER.

ON SITE SNOW REMOVAL TO BE PRIVATELY REMOVED BY AN INDEPENDENT CONTRACTOR AS REQUIRED.

LIST OF DRAWINGS

DRAWING #	DRAWING NAME
SP-1.0	SITE LOCATION PLAN, PROPOSED DIMENSIONAL PLOT PLAN, ZONING & SITE DATA, LEGEND, BORING DETAILS, LIST OF DRAWINGS, NOTES
SP-1.1	TYPICAL ADA CURB RAMP & SIGNAGE DETAILS, ON SITE CURB DETAIL, CONCRETE STAIR DETAILS
SP-1.2	EXISTING/DEMOLITION PLOT PLAN, N.Y.S.D.O.T. PAVEMENT DETAILS, PAVEMENT & SIGN LEGENDS
4 SP-2.0	PROPOSED GRADING PLAN, PROPOSED DRAINAGE PLAN, DRAINAGE CALCULATIONS, LEACHING CHAMBER DETAILS, DRAINAGE STRUCTURE SCHEDULE
SP-3.0	PROPOSED LANDSCAPE PLAN, PROPOSED LIGHTING PHOTOMETRIC PLAN, LANDSCAPE SCHEDULE, LUMINAIRE SCHEDULE, DETAILS, NOTES
2 SP-4.0	PROPOSED EROSION & SEDIMENT CONTROL PLAN, EROSION & SEDIMENT CONTROL DETAILS, LEGENDS, CONTROL INSPECTIONS, NOTES
A-1.0	PROPOSED FLOOR PLAN, EXTERIOR ELEVATIONS



1 SITE LOCATION MAP

Scale: N.T.S.

2 TOWN OF ISLIP ZONING & SITE DATA

(BUSINESS - 1 DISTRICT) (EXIST. & PROPOSED BUSINESS OFFICE USE)

SUFFOLK COUNTY TAX MAP #:
DIST. : 0500
SECT. : 326.00
BLOCK: 02.00
LOT : 005.000

2 DATA REVISED AS PER UPDATED SURVEY.

DATA	PERMITTED/REQUIRED	PROPOSED
LOT AREA	7,500 SF (MIN.)	10,138.9 S.F. (EXIST.) 0.232 ACRES
TOTAL FLOOR AREA	4,055.5 S.F. (MAX.) CURRENT EXIST.: 628.23 S.F. EXIST. BASEMENT: 628.23 S.F. REGENT DEMOLITION: 357.77 S.F. PREVIOUS TOTAL: 1,614.23 S.F.	CURRENT EXIST.: 628.23 S.F. 4 EXIST. UNFINISHED BASEMENT: 628.23 S.F. PROP. REBUILD: 533.77 S.F. 5 PROPOSED TOTAL: 1,621 S.F.
FLOOR AREA RATIO	40% (MAX.) PREVIOUS EXIST.: 15.92%	CURRENT EXIST.: 12.34% PROP. TOTAL: 17.65% 5
TOTAL LANDSCAPE AREA	20% OF LOT AREA 2,027.8 S.F. PREVIOUS EXIST. 10.2% 1,038.6 S.F.	PROP. TOTAL: 11.84% ** 1,206.5 S.F. 4 5
FRONT YARD LANDSCAPE AREA (50% OF REQUIRED LANDSCAPE AREA)	50% OF LANDSCAPE 1,013.9 S.F. PREVIOUS EXIST. 7.2% 145.3 S.F.	PROP. TOTAL: 18.2% ** 368.1 S.F. 4
REQ'D. RESIDENTIAL BUFFER - REAR YARD	25 FT., 1,875 S.F. CURRENT EXIST.: 0.0 S.F.	PROP.: 15 FT. ** 1,125 S.F. W/BUFFER PLANTINGS 5
EAST SIDE YARD	25 FT., 2,656.2 S.F. CURRENT EXIST.: 0.0 S.F.	PROP.: 594.6 S.F. ** W/O BUFFER PLANTINGS 5 4
WIDTH OF LOT	65 FEET MIN.	75.0 FEET
SETBACKS		
FRONT YARD	10 FEET	12.2 FEET (NO CHANGE)
REAR YARD	10 FEET	±75.4 FEET
SIDE YARD	10' / 20' AGGR.	13.8' / 24.55' AGGR.
BUILDING HEIGHT	35 FEET	± 14'-0" (NO CHANGE)

NOTE: CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN OF ISLIP PLANNING BOARD.

TOWN OF ISLIP PARKING REQUIREMENTS

TOTAL PARKING REQUIRED:
PROP. OFFICE AREA = 1,162 S.F - 1,162 / 200 = 5.8 = 6 STALLS 5

MINIMUM NUMBER OF REQUIRED STALLS:	6 STALLS
PROPOSED NUMBER OF STALLS PROVIDED:	8 STALLS
NUMBER OF REQUIRED ADA. STALLS:	1 STALL
NUMBER OF PROVIDED ADA. STALLS:	1 STALL

PARKING SPECIFICATIONS

MIN. STALL SIZE	9' x 19', 9'x20' W/NO OVERHANG	9' x 19' WITH OVERHANG
MIN. AISLE WIDTH	23 FEET 20 FEET (ONE WAY)	12'-0" (ENTRY - ONE WAY) 10'-6" (EXIT - ONE WAY)
MIN. NUMBER OF STALLS	7	8

MAXIMUM SANITARY FLOW CALCULATION

GROUNDWATER MANAGEMENT ZONE VI

ZONE VI DENSITY EQUIVALENT - 300 GALLONS PER DAY PER ACRE
10,138.9 S.F. = .2328 ACRES
.232 ACRES x 300 G.P.D./AC. = 69.84 G.P.D. (MAX.)

ALLOWABLE BLDG. AREA IN S.F.:
OFFICE: 69.84 G.P.D. / 0.06 G.P.D./S.F. = 1,163.66 = 1,164 S.F.
PROPOSED AREA IN S.F.: 1,162 S.F. (ok)

5 **TOWN OF ISLIP PLANNING BOARD RELAXATIONS SOUGHT FOR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
SECTION VI, Q-3. 1- RELAXATION OF 20% LANDSCAPED AREA TO 11.84%; RELAXATION OF 50% OF TOTAL LANDSCAPING IN FRONT YARD TO 36.3%
4 SECTION VI, Q-3.2b - RELAXATION OF REAR RESIDENTIAL BUFFER FROM 25 FT. TO 15 FT., RELAXATION OF EAST SIDE RESIDENTIAL BUFFER to 2 FT. DUE TO SITE LIMITATIONS (DUE TO TRUCK TURNING RADIUS ON A ONE WAY IN AND OUT OF PROPERTY).
SECTION VI, Q-3.2c - RELAXATION OF REQUIRED BUFFER FENCING - AN EXISTING 6' HIGH PVC FENCE IS LOCATED AT REAR AND EAST SIDE YARDS OF THE PROPERTY.
SECTION VI, Q-3.5a - RELAXATION OF STREET TREES DUE TO LIMITED SPACE AND UNDERGROUND UTILITIES
SECTION VI, Q-3.5c - RELAXATION OF 5FT. LANDSCAPE AREA BETWEEN PROPERTY LINE & INTERIOR PARKING TO 2 FT.
SECTION VI, L-7.2 - RELAXATION OF MINIMUM ISLAND RETURN WIDTH FROM 6 FT. TO 3.5 FT. DUE TO SITE LIMITATIONS

5 *TOWN OF ISLIP ZONING VARIANCE SOUGHT FOR:
SECTION 68-406, FENCES AND WALLS - HEIGHT OF PROPOSED RETAINING WALLS ARE GREATER THAN 18" IN HEIGHT.
(MAXIMUM HIGHEST WALL AT ANY GIVEN POINT IS 2'-2" HT.)

OWNER/APPLICANT:
N&N MAZZELLA MANAGEMENT, INC.
1262 MONTAUK HIGHWAY
OAKDALE, NEW YORK 11769
TEL.:. 516-852-1666
2 EMAIL: njmcontracting@gmail.com

SUFFOLK COUNTY TAX MAP No. 0500-326.00-02.00-005.000

PUBLIC HEARING

Disclaimer:
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.

GRAMMAS CONSULTANTS
ARCHITECTURE & ENGINEERING
208 ROUTE 109, SUITE 208, FARMINGDALE, NY 11735
TEL.: 631-393-6805 FAX: 631-393-6808
E-MAIL: GRAMMASCALA @ AOL.COM

REVISIONS			ISSUED FOR		
NO.	DATE	REMARKS	NO.	DATE	REMARKS
5	4/2/25	AS PER ENGINEERING DIVISION COMMENTS	1	3-28-24	SITE PLAN SUBMISSION
			2	5/31/24	AS PER ENGINEERING DIVISION COMMENTS
			3	10/28/24	AS PER ENGINEERING DIVISION COMMENTS
			4	3-28-25	SITE PLAN RESUBMISSION

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT, INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

PROPOSED RENOVATION/ADDITION FOR:

N & N MAZZELLA MANAGEMENT, INC.

LOCATED AT:

1262 MONTAUK HWY, OAKDALE, NY 11769

DATE:	2-15-24
SCALE:	AS NOTED
DRAWN:	C.A.S
JOB NO:	2401

SITE LOCATION MAP, PROPOSED DIMENSIONAL PLOT PLAN, ZONING & SITE DATA, LEGEND, BORING DETAILS, NOTES

DRAWING NO.
2 TOWN REFERENCE #SP-2024-030

SP-1.0