

**SITE DATA**

S.C.T.M. = DISTRICT 0500 SECTION 393, BLOCK 02, LOTS 129.1 & 129.2  
 LOT AREA (LOT 129.1): = 5,201.0 SF (0.119 Ac)  
 LOT AREA (LOT 129.2): = 3,471.2 SF (0.079)  
 EXISTING ZONE: = BUSINESS DISTRICT BD  
 FIRE DISTRICT: = BAY SHORE  
 POST DISTRICT: = BAY SHORE, 11709  
 SCHOOL DISTRICT: = BAY SHORE UFSB  
 WATER DISTRICT: = SUFFOLK COUNTY WATER AUTHORITY  
 SEWER DISTRICT: = SOUTHWEST CSD-03  
 DATUM: = NAVD83

**ZONING COMPLIANCE TABLE**

ITEM	CODE SECTION	REQUIRED:	EXISTING
HEIGHT OF BUILDING (MAX.)	\$68-260	37 FT / 3 STY	1 STY
FLOOR AREA RATIO (MAX.)	\$68-261A	0.60	0.34
LOT AREA (MIN.)	\$68-262C	7,500 SF	8,672.2 SF
LOT WIDTH (MIN.)	\$68-264(A2)	65 FT	27.9 FT
FRONT YARD (MIN.)	\$68-265A	25 FT	0.0 FT
SIDE YARD (MIN.)	\$68-266	N/A	N/A FT
REAR YARD (MIN.)	\$68-267	10 FT	36.6 FT

\* EXISTING NON-CONFORMING CONDITION

**LANDSCAPE CALCULATIONS (LOT 129.1)**

OVERALL LANDSCAPE (EXCLUDING BUFFER)	REQUIRED:	EXISTING:	PROVIDED:
	20.0% (1,040.2 SF)	10.2 (530.7 SF)	** 7.1% (370.5 SF)
FRONT YARD LANDSCAPING (EXCLUDING BUFFER)	50% MIN. OF REQUIRED LANDSCAPING	0% (0 SF)	** 0% (0 SF)
	10.0% (520.1 SF)		

\*\* EXISTING NON-COMFORMANCE

**SCHEDULE OF RELAXATIONS**

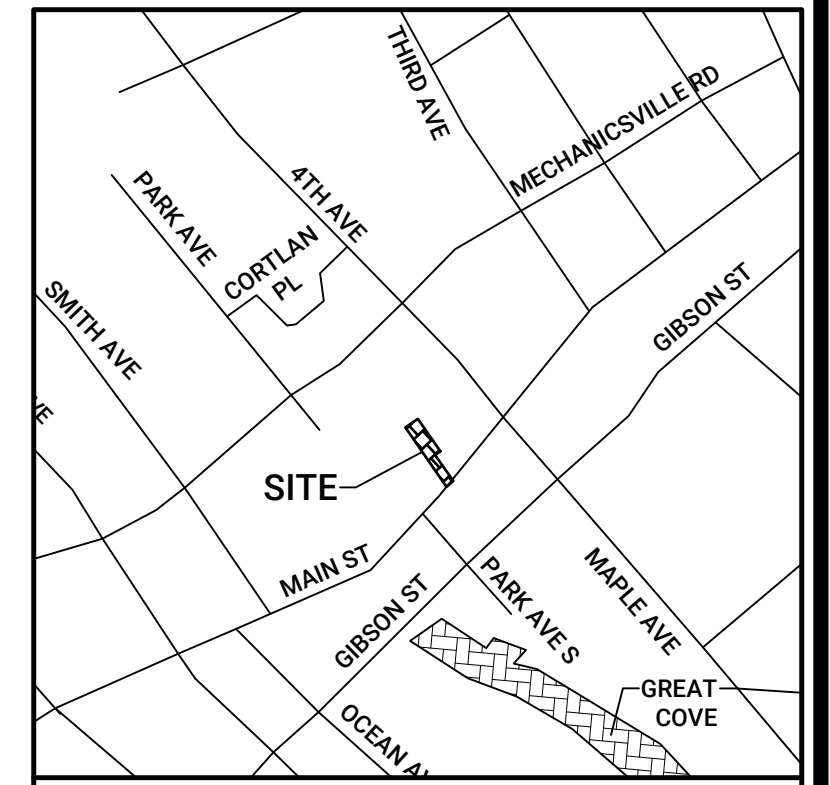
- REQUIRED RELAXATIONS:
- FRONT YARD SETBACK.
  - LANDSCAPING:
    - OVERALL
    - FRONT YARD

**PROPOSED LOT COVERAGE (LOT 129.1)**

ROOF AREA	2,774.0 SF / 53.34%
IMPERVIOUS AREA	2,056.5 SF / 39.54%
LANDSCAPE AREA	370.5 SF / 7.21%
TOTAL AREA	5,201.0 SF / 100.00%

**GENERAL CONSTRUCTION NOTE**

ALL HARD SURFACE AREA IN DESPAIR TO BE REPAIRED/REPLACED AS REQUIRED BY ENGINEERING INSPECTOR.



**KEYMAP**  
SCALE: 1"=1,000'

**LEGEND**

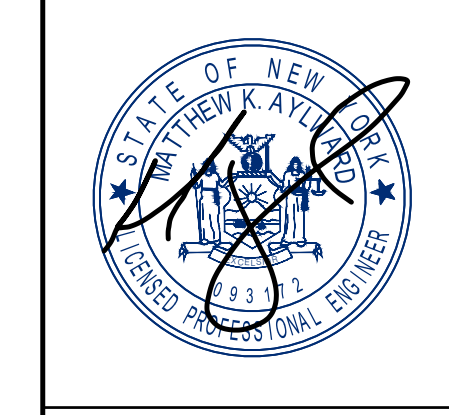
- XXX --- EXISTING CONTOURS
- (XXX) --- PROPOSED CONTOURS
- XXX --- DEMOLITION CONTOURS
- XXX --- EXISTING WALK TO BE REMOVED
- XXX --- PROPOSED CONCRETE CURB
- XXX --- EXISTING CURB (TO BE REMOVED)
- XXX --- EXISTING CURB
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- E --- EXISTING ELECTRIC SERVICE
- T --- EXISTING TELEPHONE SERVICE
- G --- EXISTING GAS MAIN
- OHW --- EXISTING OVERHEAD WIRE
- SL --- EXISTING SITE LIGHTING CONDUIT
- --- EXISTING FENCE
- --- EXISTING UTILITY MANHOLE
- --- EXISTING SANITARY MANHOLE
- --- EXISTING FIRE HYDRANT
- --- EXISTING UTILITY POLE
- --- EXISTING LIGHT POLE
- --- EXISTING SIGN
- --- EXISTING TREE
- --- EXISTING ELEV.
- XXX.XX --- PROPOSED TOP OF CURB ELEV.
- (TC XXX) --- PROPOSED BOTTOM OF CURB ELEV.
- (P XXX) --- PROPOSED PAVEMENT ELEV.
- (W XXX) --- PROPOSED WALKWAY ELEV.
- --- PROPOSED BOLLARD
- --- PROPOSED DOOR LOCATION
- --- PROPOSED ASPHALT
- --- PROPOSED CONCRETE WALK
- --- PROPOSED BRICK PAVEMENT STRIP

5	UPDATE LOT COVERAGE AND LANDSCAPE CALCULATIONS FOR LOT 129.1	08-18-25	RKM
4	REVISED PER TOI	05-08-25	DJG
3	REVISED PER NYS DOT	03-04-25	KLM
2	REVISED PER TOI & NYS DOT	01-30-25	KLM
1	NO REVISIONS THIS SHEET	03-26-24	KLM
No.	REVISION DESCRIPTION	DATE	BY

NYS DOT CASE No. 111398  
TOWN FILE # SP2024-026

OWNER/APPLICANT:  
POULOS REALTY, LLC  
2527 WEST MAIN STREET  
BAY SHORE, NY 11706  
P: (631) 665-1875  
E: graham@poulos.com

TOWN OF ISLIP  
1 WEST MAIN STREET  
BAY SHORE, NY 11706  
PARKING LOT



Matthew K. Aylward, P.E.  
NY State License No. 093172

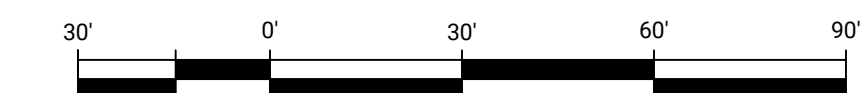
**OVERALL ALIGNMENT PLAN**

25 WEST MAIN STREET/  
0 WEST MAIN STREET  
SITUATED IN  
BAY SHORE  
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 0500, SECTION 393, BLOCK 02, LOTS 129.1 & 129.2



DWN. BY:	KLM	CHKD. BY:	DJG	SCALE:	1"=30'	SHEET:	SP-2
DATE:	12-11-23	DATE:	03-15-24	JOB No.:	2021-022		

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.



NOTE: ALL ON-SITE HARDSCAPE AREAS IN DISPAIR TO BE REPAIRED/REPLACED AS REQUIRED BY ENGINEERING INSPECTOR.



**CAUTION-NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON A SURVEY PREPARED BY AMERICAN ENGINEERING & LAND SURVEYING P.C., DATED DECEMBER 11, 2023, LAST REVISED MARCH 30, 2022 AND PHOTOGRAPHS TAKEN FROM NEAR MAP.

Drawing Name: P:\2021 Projects\2021-022\BAM\Site Plan\2024-04-08 (2024-02-22) 25 W Main Street - Site Plan - Rev. 5.dwg Last Modified: Aug 26, 2025 - 11:00am Plotted on: Aug 26, 2025 - 11:02am by graham