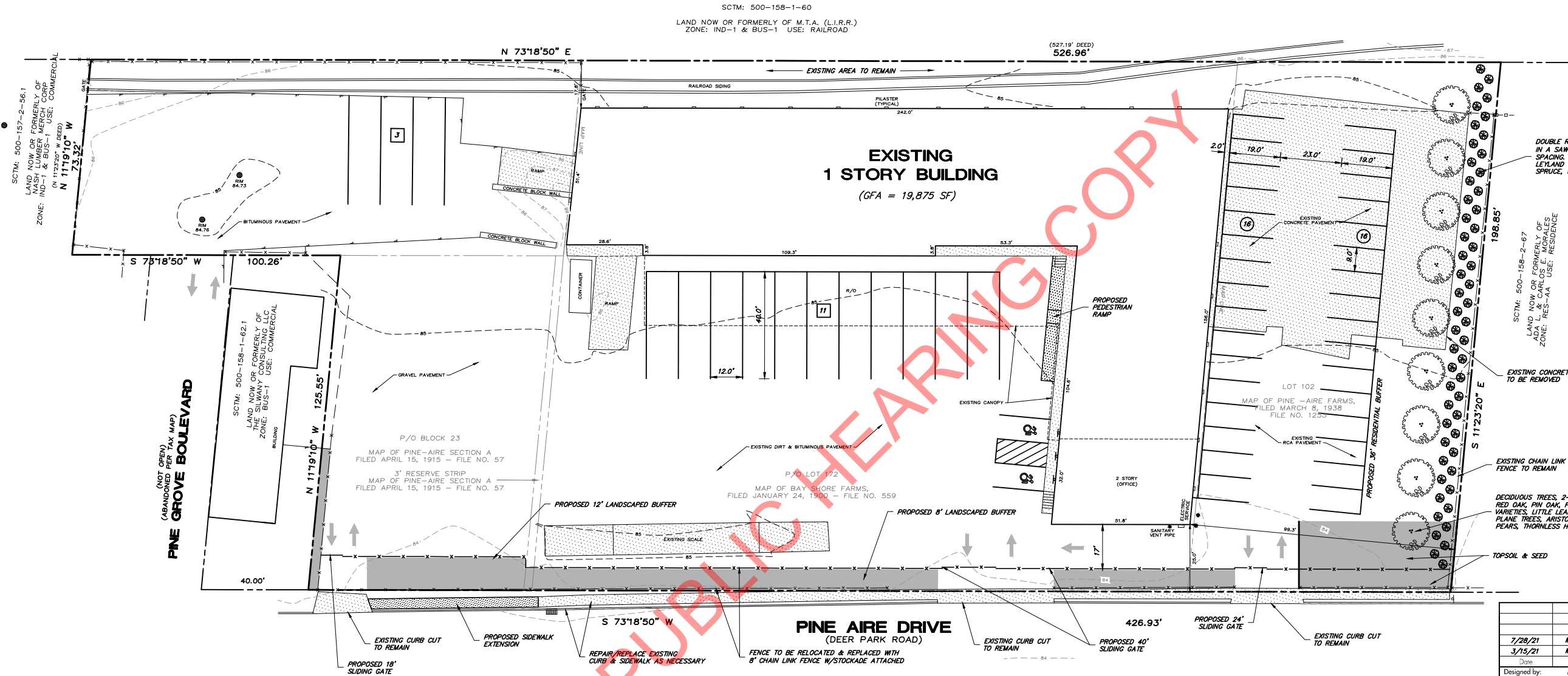


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP  
SCALE: 1"=600'



**TOWN OF ISLIP STANDARD NOTES**

- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT OF WAY PERMIT (631-224-5610).
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO THE COMPLETION OF FINAL GRADING OPERATIONS.
- PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT AN APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- 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.
- ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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".
- 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 28F OR ITEM 23B.
- ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED MISSED FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR OF RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FLAMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
- 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.
- 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.

**PARKING DATA**

PARKING REQUIRED:  
 WAREHOUSE: 16,560 SF X 1 SPACE/1,000 SF = 17 SPACES  
 OFFICE: 3,315 SF X 1 SPACE/200 SF = 17 SPACES  
 TOTAL SPACES REQUIRED = 34 SPACES  
 PARKING PROVIDED: 32 STANDARD SPACES, 14 TRUCK SPACES, 2 HANDICAP SPACES, 43 TOTAL SPACES

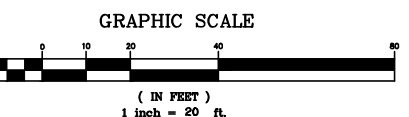
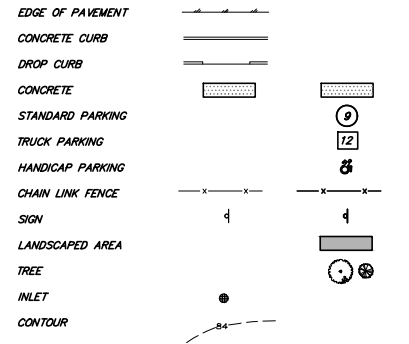
**GENERAL NOTES**

- THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 11/18/20.

**SITE DATA**

OWNER/APPLICANT ..... 135 PINE AIRE DRIVE, BAY SHORE LLC  
 1120 GRINNELL PL.  
 BROOK, NY 10474  
 SITE AREA ..... 91,827 SF (2.1080 AC)  
 CURRENT ZONING ..... INDUSTRIAL 1 & BUSINESS 1  
 PROPOSED ZONING ..... INDUSTRIAL TRANSITION DISTRICT (ITD)  
 PROPOSED USE ..... TRANSFER STATION/RECYCLING CENTER\*  
 BUILDING FOOTPRINT ..... 18,217 SF  
 PER CODE PROVIDED  
 MIN. LOT AREA ..... 40,000 SF 91,827 SF (2.1080 AC)  
 MIN. LOT WIDTH ..... 100' 427'  
 MIN. FRONT YARD SETBACK ..... 25' (BLDG HT <35') 25.0' (EXISTING)  
 MIN. REAR YARD SETBACK ..... 25' (L.I.R.R.) 17.8' (EXISTING)  
 MIN. SIDE YARD SETBACK ..... 10' (50' TO RES.) 99.3' (EXISTING)  
 MAX. BUILDING HEIGHT ..... 60'/4 STORIES 1 & 2 STORY  
 FLOOR AREA RATIO ..... 0.30 0.22 (19,875 SF)  
 LANDSCAPED AREA IN FRONT YARD ..... 50% OF TOTAL (9,183 SF) 21.6% (3,965 SF)  
 LANDSCAPED/NATURAL AREA NORTH ..... 8,436 SF  
 LANDSCAPED EASTERN BUFFER ..... 6,318 SF  
 LANDSCAPED AREA ..... 20% (18,365 SF) 20.3% (18,719 SF)  
 \*SPECIAL PERMIT REQUIRED

**LEGEND**



Date	By	Revision
7/28/21	MM/SS	TOWN COMMENTS
3/15/21	MM/SS	TOWN COMMENTS

Designed by: MM    Drafted by: SS    Checked by: MM

**BBV** Barrett Bonacci & Van Weele, PC  
 Engineers • Surveyors • Planners  
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Tax Map No.: DIST. 500 SECT. 158 BLK. 1 LOTS 63,64.1, 66.1

**135 PINE AIRE DRIVE BAY SHORE**  
 TOWN OF ISLIP SUFFOLK COUNTY, NY  
**SITE PLAN**  
 Scale: 1"=20'    Project No: A190659    Sheet No: 1 of 1  
 Date: NOVEMBER 24, 2020