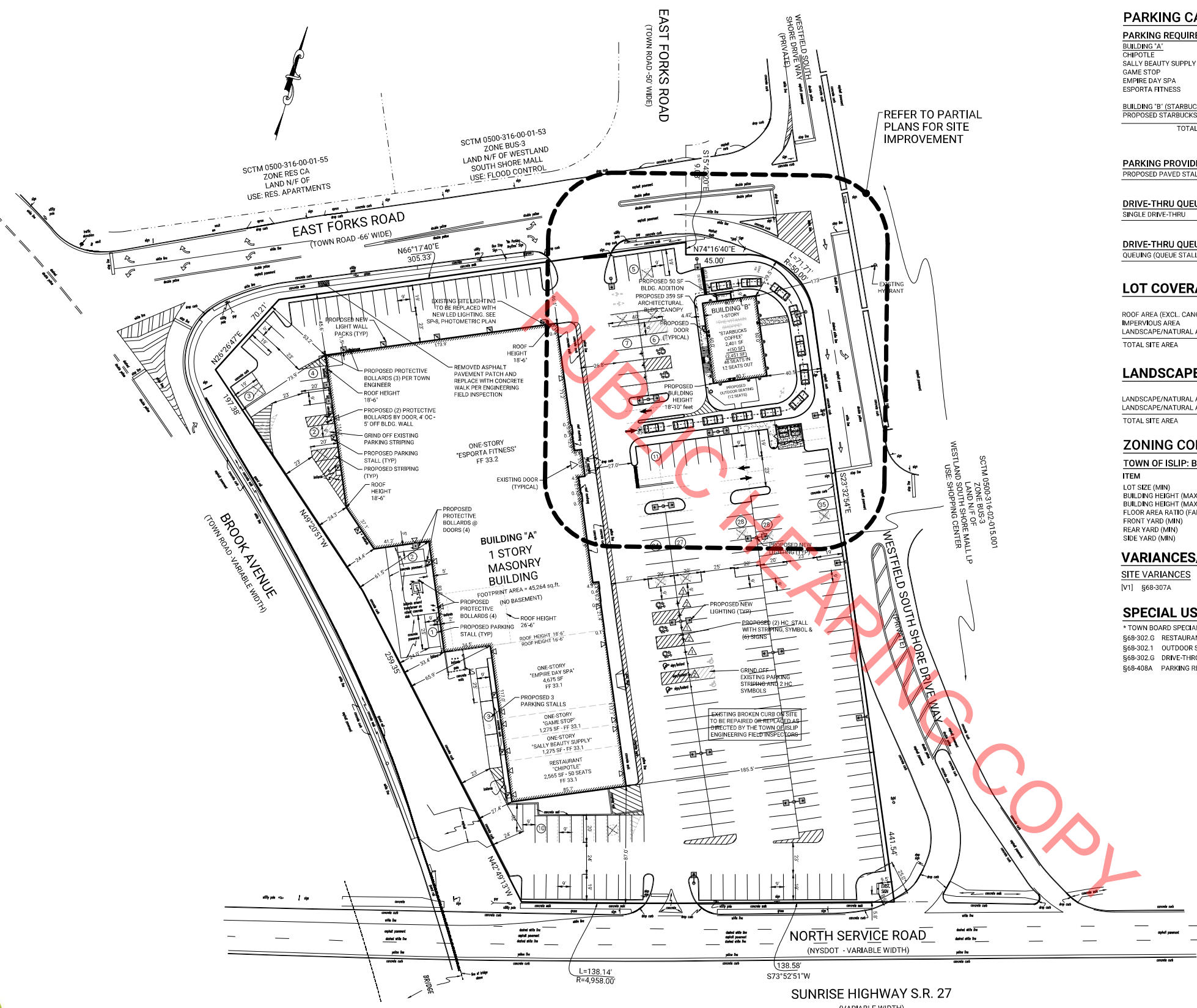


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CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN 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 TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE 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 ON A SURVEY PREPARED BY JM LAND SURVEYING, DATED OCTOBER 25, 2019 & UPDATED FEBRUARY 26, 2021



PARKING CALCULATIONS

PARKING REQUIRED

BUILDING 'A'		
CHIPOTLE	2,565 SF @ 2 STALL / 200 SF	= 25.65 STALLS
SALLY BEAUTY SUPPLY	1,275 SF @ 1 STALL / 175 SF	= 7.29 STALLS
GAME STOP	1,275 SF @ 1 STALL / 175 SF	= 7.29 STALLS
EMPIRE DAY SPA	4,675 SF @ 1 STALL / 175 SF	= 26.71 STALLS
ESPORTA FITNESS	34,475 SF @ 1 STALL / 200 SF	= 172.38 STALLS
BUILDING 'B' (STARBUCKS)		
PROPOSED STARBUCKS COFFEE	2,467 SF @ 2 STALL / 200 SF	= 24.67 STALLS
TOTAL PARKING REQUIRED INCLUDING 7 ACCESSIBLE		= 264 STALLS

PARKING PROVIDED

PROPOSED PAVED STALLS (INCLUDING 7 ACCESSIBLE)	= 244 STALLS
TOTAL PARKING PROVIDED	= 244 STALLS

DRIVE-THRU QUEUE REQUIRED

SINGLE DRIVE-THRU	12 VEHICLES PER DRIVE-THRU	= 12 VEHICLES
TOTAL REQUIRED		= 12 VEHICLES

DRIVE-THRU QUEUE PROVIDED

QUEUING (QUEUE STALL SIZE 9' x 22')	= 12 VEHICLES
TOTAL PROVIDED	= 12 VEHICLES

LOT COVERAGE

	EXISTING	PROPOSED
ROOF AREA (EXCL. CANOPY)	46,665 SF 27.1%	47,715 SF 27.8%
IMPERVIOUS AREA	114,805 SF 66.8%	113,813 SF 66.2%
LANDSCAPE/NATURAL AREA	10,423 SF 6.1%	10,365 SF 6.0%
TOTAL SITE AREA	171,893 SF 100.0%	171,893 SF 100.0%

LANDSCAPE REQUIREMENT

	EXISTING	PROPOSED
LANDSCAPE/NATURAL AREA	7,953 SF (4.6%)	10,365 SF (6.0%)
LANDSCAPE/NATURAL AREA (FRONT YARD)	3,286 SF (1.9%)	3,112 SF (1.9%)
TOTAL SITE AREA	171,893 SF (100%)	171,893 SF (100%)

ZONING COMPLIANCE TABLE

TOWN OF ISLIP: BUSINESS 3

ITEM	REQUIRED	PROVIDED
LOT SIZE (MIN)	7,500 SF	171,893 SF
BUILDING HEIGHT (MAX)	35'	18'-10" (STARBUCKS)
BUILDING HEIGHT (MAX)	35'	26'-6" (MAIN BLDG)
FLOOR AREA RATIO (FAR)	0.25	0.278 (47,731 SF)
FRONT YARD (MIN)	25'	>25'
REAR YARD (MIN)	10'	>10'
SIDE YARD (MIN)	10'	>10'

VARIANCES/RELIEF REQUIRED

SITE VARIANCES
 [V1] §68-307A FLOOR AREA RATIO IS NOT MET - 0.25 MAX PERMITTED; 0.278 PROVIDED

SPECIAL USE PERMIT

* TOWN BOARD SPECIAL USE PERMIT GRANTED ON 11/19/20 #CZ2020-005 AS TC5354
 §68-302.G RESTAURANT, FAST FOOD (NO FOOD PREP, PRE-PACKAGED GOODS ONLY)
 §68-302.1 OUTDOOR SEATING AS AN ACCESSORY USE TO PERMITTED RESTAURANT
 §68-302.G DRIVE-THROUGH WINDOW AS AN ACCESSORY USE TO A RESTAURANT
 §68-408A PARKING RELIEF FOR 20 STALLS (TB #CZ2020-005)



SITE DATA

S.C.T.M. DIST. 500 SECT. 316, BLK 01, LOT 54
 LOT AREA: 171,893 SF (3.95 Ac)
 EXISTING ZONE: BUSINESS 3
 EXISTING USE: FITNESS CENTER, RETAIL, SPA & RESTAURANT
 EXIST TOTAL BLDG AREA: 47,665 SF
 EXIST GROSS FLOOR AREA: 47,665 SF
 EXIST FLOOR AREA RATIO: 0.271
 PROP TOTAL BLDG AREA: 47,665 SF + 50 SF = 47,715 SF
 PROP FLOOR AREA RATIO: 0.278
 SCHOOL DISTRICT: BAY SHORE UFSD
 POST OFFICE DISTRICT: 11706, BAY SHORE
 SEWER DISTRICT: SOUTHWEST SEWER DISTRICT (SD-3)
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: BAY SHORE FD

TOWN REF# SP 2021-006

No.	REVISION DESCRIPTION	DATE	BY
8.	REV. PER TOWN COM.	09/02/21	GM/BU
7.	REV. PER TOWN COM.	03/23/21	BD
6.	TOWN SITE PLAN RESUBMIT1	01/26/21	BD
5.	TOWN SITE PLAN SUBMIT1	01/12/21	BD
4.	REV. CLARIFIED SEATS IN/OUT	11/20/20	BD
3.	REV PER SCDS COM	08/26/20	GM
2.	REV. PER SCDS & SCDPW	07/20/20	GM
1.	SCDS/SCDPW/TOWN SUBMIT1	01/13/20	BD

OWNER:
 BASIRI KALIFMAN 222, LLC
 151 BRVING PLACE
 WOODMERE, NY 11581
 PH: (516) 568-2700

APPLICANT:
 BRISER KALIFMAN 222, LLC
 151 BRVING PLACE
 WOODMERE, NY 11581
 PH: (516) 568-2700



Christopher W. Robinson, PE
 NY State License No. 67519

OVERALL ALIGNMENT PLAN

1675B SUNRISE HIGHWAY

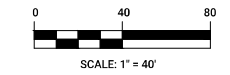
SITUATED AT
BAY SHORE
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 316, BLOCK 01, LOT 54



Robinson & Muller
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 www.rmengineering.com

DWN. BY:	CB	CHKD. BY:	CWR	SCALE:	1" = 40'	SHEET:	SP-2
DATE:	11-19-19	DATE:	11-25-19	JOB No.	2016-154		



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.