

### Site Data

SUFFOLK COUNTY TAX MAP: DIST. 0500 - SECT. 187.10 - BLK. 01.00 - LOT 4.002 (3,632.92 SF OR 83.40 ACRES)  
DIST. 0500 - SECT. 165.00 - BLK. 13.00 - LOT 2.005 (177,862 SF OR 4.08 ACRES)  
AREA OF SITE: 3,810,784 SF (87.48 ACRES)  
PROPOSED USE: RESIDENTIAL, MEDICAL OFFICE, RETAIL & RESTAURANTS

### Zoning Summary Chart

Owner: Steel Campus LLC And Marcus ISP Apts Holdings LLC As Tenants In Common  
999 South Oyster Bay Road  
Bethpage, NY 11714  
Phone: (516) 465-0000  
Applicant: Steel Campus LLC and Marcus ISP Apts Holdings LLC As Tenants In Common  
999 South Oyster Bay Road  
Bethpage, NY 11714  
Phone: (516) 465-0000

#### Site 1 (4.08 AC) - DIST. 0500-SECT.165.00-BLK. 13.00-LOT 2.50 EXISTING ZONING: PDD-EC

Proposed Use: Retail (Market) / Medical Office  
Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	40 ft.	1 Story (<40 ft.)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	15.22%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.15
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	83.3 ft. (To Carleton Ave.)
MINIMUM RESIDENTIAL BUFFER	25 ft.	25.4 ft.
SUBDISTRICT BUFFER FROM CARLETON AVENUE <sup>3</sup>	67 ft.	67 ft.

#### Site 2 (10.33 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Restaurant<sup>1</sup> / Food Service<sup>1</sup> / Retail  
Proposed Zoning District: Subdistrict PDD-RS (Retail/Service) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	40 ft.	2 Stories (<40 ft.)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	13.20%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.13
SETBACK FROM CARLETON AVENUE <sup>2,4</sup>	150 ft.	83.3 ft. <sup>2,5</sup>
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	83.3 ft. (To Carleton Ave.)
MINIMUM RESIDENTIAL BUFFER	25 ft.	0 ft. <sup>5</sup>

#### Site 3 (3.74 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00 EXISTING ZONING: PDD-MF

Proposed Use: Medical Office  
Proposed Zoning District: Subdistrict PDD-OFF (Office) (TC# TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	20,000 sf	3.74 Acres
MINIMUM LOT WIDTH	150 ft.	371.97 ft.
MAXIMUM BUILDING HEIGHT	40 ft.	<40 ft.
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	15%	12.3%
MAXIMUM FLOOR AREA RATIO (F.A.R.) <sup>10</sup>	0.20	0.25 <sup>5</sup>
SETBACK FROM CARLETON AVENUE	100 ft.	118 ft.
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	118 ft. (To Carleton Ave.)
MIN. RES. SUBDISTRICT BOUNDARY LINE <sup>11</sup>	50 ft.	12 ft. <sup>5</sup>

#### Site 4a (62.16 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed Use: Rental Apartments  
Zoning District: Subdistrict PDD-MF (Residential Multi-Family) (TC#5363 EFFECTIVE JUNE 06, 2021) (NEW TC#XXXX EFF. TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	10.38 Units/Acre (364 Exist. + 281 Prop. Rental Apartments)
MAXIMUM BUILDING HEIGHT	35 ft. <sup>7</sup>	43.58 ft. - 3 Stories (Prop. Apartment Buildings) <sup>5</sup> ±65.4 ft. (Exist. Building 66) <sup>8</sup>
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	13.49%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.31
SETBACK FROM CARLETON AVENUE	100 ft. min.	55.8 ft. <sup>9</sup> (Exist. "Welcome Center" Building No. 68)
SETBACK FROM ALL PUBLIC ROADS	25 ft. min.	91.1 ft. (Prop. Apartment Building to Eastview Dr.)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	40 ft. (Prop. Apartment Buildings)

#### Site 4b (7.17 AC) - DIST. 0500-SECT.187.10-BLK. 1.00-LOT P/O 4.00

Proposed Use: Condominiums  
Zoning District: Subdistrict PDD-SC (Residential Senior Citizen) (TC#TBD EFFECTIVE TBD)

Zoning Regulation Requirements	Required	Provided
MAXIMUM DENSITY	12 Units/Acre	11.3 units/acre (81 Condominiums)
MAXIMUM BUILDING HEIGHT	35 ft. <sup>7</sup>	43.5 ft. - 3 Stories (Prop. Apartment Buildings) <sup>5</sup>
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	25%	11.92%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.34
SETBACK FROM CARLETON AVENUE	100 ft. min.	1,574 ft. (Prop. Condominium)
SETBACK FROM PUBLIC ROADS	40 ft. min.	101.4 ft. (Prop. Condominium to Eastview Dr.)
SETBACK FROM PRIVATE ROADS	25 ft. min.	1,167 ft. (Prop. Condominium to Road B)
SETBACK BETWEEN APARTMENT BLDGS.	40 ft. min.	40 ft. (Prop. Condominiums)

<sup>5</sup> PLANNING BOARD SPECIAL PERMIT REQUIRED (668-324-C-2(d)).  
<sup>6</sup> PLANNING BOARD MAY REDUCE OR MODIFY SETBACK REQUIREMENTS BY UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-C-7(d)).  
<sup>7</sup> ALL BUILDINGS NORTH OF NORTH RESEARCH DRIVE OR SOUTH OF SOUTH RESEARCH DRIVE WITHIN PDD-RS SHALL HAVE A MINIMUM BUFFER OF 77 FEET FROM CARLETON AVENUE, FROM NORTH RESEARCH DRIVE AND FROM SOUTH RESEARCH DRIVE, THE ENTIRE EXTENT OF WHICH SHALL BE LANDSCAPED (668-324-C-7(b)).  
<sup>8</sup> ALL BUILDINGS LOCATED BETWEEN NORTH RESEARCH DRIVE AND SOUTH RESEARCH DRIVE SHALL HAVE A MINIMUM SETBACK OF 150 FEET FROM CARLETON AVENUE (668-324-C-7(a)).  
<sup>9</sup> PLANNING BOARD RELIEF REQUIRED.  
<sup>10</sup> OFFICE BUILDINGS MAY BE ERECTED TO A HEIGHT OF 50 FEET PROVIDED THAT ANY PORTION OF ANY BUILDING IN EXCESS OF 40 FEET IS SET BACK ONE ADDITIONAL FOOT FOR EACH ONE FOOT OF ADDITIONAL HEIGHT BEYOND THE REQUIRED SETBACKS FROM PUBLIC STREETS, PLANNED PUBLIC STREETS OR DISTRICT BOUNDARY LINES (668-324-D-3(b)(1)).  
<sup>11</sup> MAXIMUM HEIGHT PERMITTED WITHIN PDD-MF SUBDISTRICT MAY BE INCREASED IN ORDER TO ALLOW FOR THE ADAPTIVE REUSE OF EXISTING STRUCTURES ERECTED ON OR BEFORE MAY 4, 2000, PURSUANT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD (668-324-E-4).  
<sup>12</sup> EXISTING NONCONFORMANCE TO REMAIN.  
<sup>13</sup> THE PLANNING BOARD MAY REDUCE OR MODIFY THE WIDTH OF LOT UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-D-5(b)).  
<sup>14</sup> THE PLANNING BOARD MAY MODIFY THE LOT AREA AND F.A.R. FOR INDIVIDUAL SITES PROVIDED THAT NO F.A.R. SHALL BE INCREASED BEYOND 0.35 AND FURTHER PROVIDED THE INCREASE IS DEEMED CONSISTENT WITH THE MASTER PLAN (668-324-D-6(c)).  
<sup>15</sup> THE PLANNING BOARD MAY MODIFY OR REDUCE THE SETBACK REQUIREMENTS OF SUBSECTION D(7)(A) AND (B) ABOVE AND THE MINIMUM BUILDING SEPARATION DISTANCE IN SUBSECTION D(7)(A)(4) OF THIS SUBDIVISION UP TO 25% PROVIDED THAT THE SAME IS CONSISTENT WITH THE MASTER PLAN AND REASONABLY NECESSARY TO PERMIT APPROPRIATE DEVELOPMENT IN THIS SUBDISTRICT (668-324-D-7(b)).

### Parking Summary Chart

**Parking Requirements:**

Site	Description	Area	Spaces	Required	Provided
SITE 1	MARKET-RETAIL (BUILDING A)	19,200 SF	1 SPACES	150	128 SPACES
	MEDICAL OFFICE (BUILDING B)	7,563 SF	1 SPACES	150	51 SPACES
SITE 2	RESTAURANT (BUILDING C)	22,874 SF	1 SPACES	100	229 SPACES
	RETAIL (BUILDING D)**	27,200 SF	1 SPACES	150	182 SPACES
	FOOD SERVICE (BUILDING E)**	9,067 SF	1 SPACES	100	91 SPACES
SITE 3	MEDICAL OFFICE (BUILDING F)	40,000 SF	1 SPACES	150	267 SPACES
	RENTAL APARTMENTS	281 UNITS	1.75 SPACES	1	492 SPACES*
SITE 4	EXIST. DEVELOPMENT	364 UNITS	1.75 SPACES	1	645 SPACES
	CONDOMINIUMS	81 UNITS	2 SPACES	1	162 SPACES

TOTAL PARKING REQUIRED = 2,249 SPACES

**Parking Provided (Site 1)**

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	173	-	173
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	6	-	6
TOTAL SPACES			179	-	179

**Parking Provided (Site 2)**

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	491	-	500
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	11	-	14
TOTAL SPACES			502	-	514

**Parking Provided (Site 3)**

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	260	-	258
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	7	-	19
TOTAL SPACES			267	-	277

**Parking Provided (Site 4)**

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES (PHASE 1)	9 x 19	9 x 19	632	-	885
STANDARD ACCESSIBLE SPACES (PHASE 1)	8 x 19	8 x 19	13	-	51
STANDARD SPACES (PHASE 2)	9 x 19	9 x 19	482	-	570
STANDARD ACCESSIBLE SPACES (PHASE 2)	8 x 19	8 x 19	10	-	30
TOTAL SPACES			1,137	-	1,536

**Parking Provided (Site 4a)**

Description	Size **		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	156	-	171
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	6	-	8
TOTAL SPACES			162	-	179
TOTAL SPACES (PHASES 1 & 2)					2,685

\* ASSUMES ONE (1) AND TWO (2) BEDROOM UNITS. ALL UNITS ABOVE 2 BEDROOMS WILL REQUIRE ONE (1) ADDITIONAL SPACE PER BEDROOM (SLDR APPENDIX E).  
\*\* WHERE VEHICLES PARK PERPENDICULAR OR AT A RIGHT ANGLE TO BARRIER CURB, PARKING SPACES SHALL BE NINE BY NINETEEN (9 X 19) FEET WITH AISLE WIDTH OF TWENTY-THREE (23) FEET (SLDR 5V-1-7.1). WHERE VEHICLES PARK PERPENDICULARLY TO OTHER VEHICLES, PARKING LENGTH NOTED ABOVE SHALL BE TWENTY (20) FEET (SLDR 5V-1-7.2). ALL PROPOSED STALLS ARE TO BE SIZED ADEQUATELY.  
\*\*\* PARKING CALCULATIONS BASED ON 75% RETAIL SPACE AND 25% FOOD SERVICE OF OVERALL SQ. FT.  
† PROVIDED QUANTITIES ARE A COMBINED TOTAL OF PHASE 1 AND PHASE 2 PARKING STALLS.

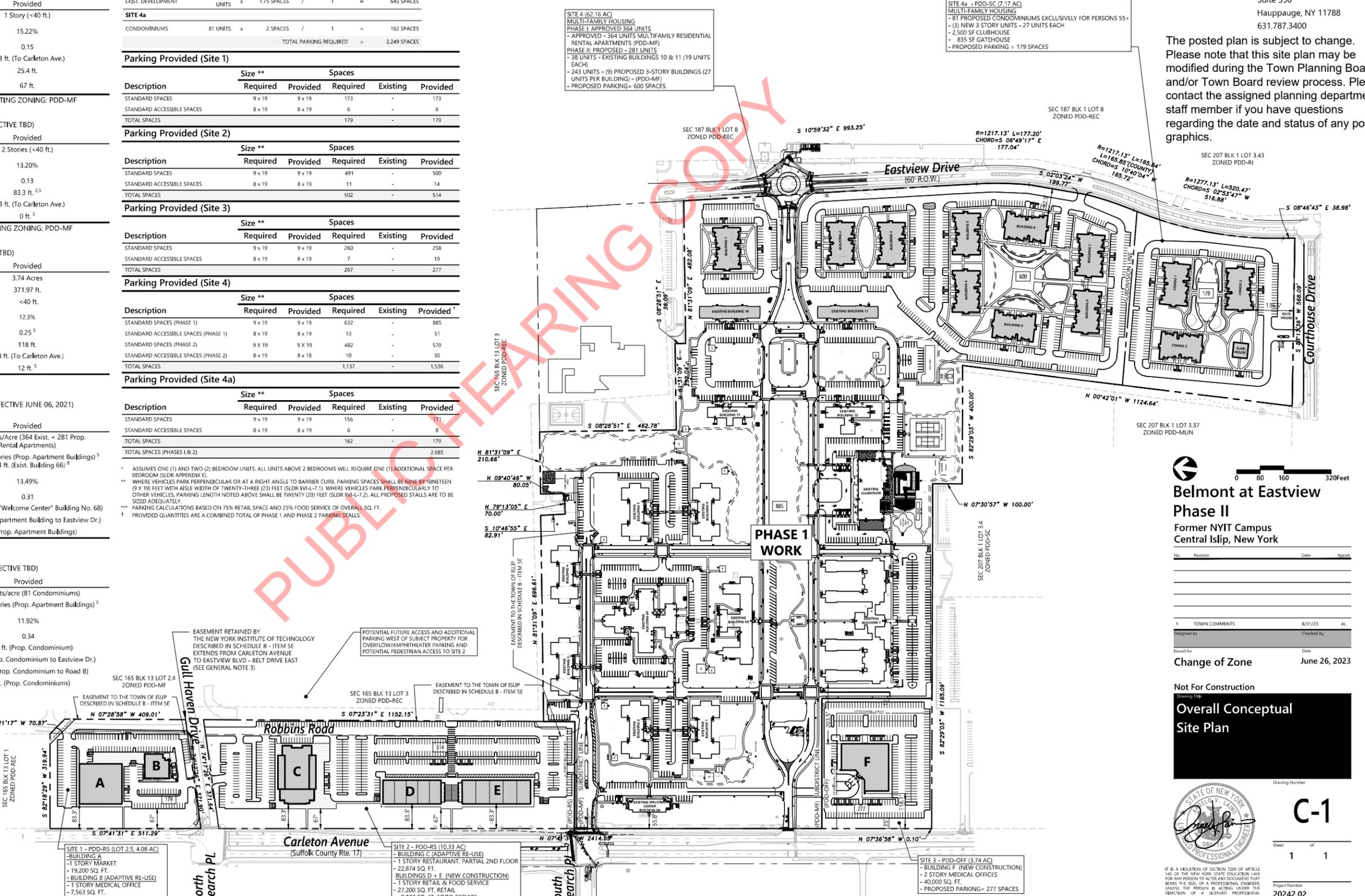
### General Notes

- THIS PLAN WAS PREPARED FOR THE CHANGE OF ZONE APPLICATION TO THE TOWN OF ISLIP FOR THE PROPOSED BELMONT AT EASTVIEW PHASE II.
- BASE PLAN: THE PHYSICAL FEATURES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED JANUARY 10, 2018. PROPERTY LINE AND COVENANT INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- EASEMENTS SHOWN REFERENCE ALTA SURVEYS (LOT 2.5 AND P/O LOT 4) PREPARED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED MAY 27, 2021 AND LAST REVISED SEPTEMBER 9, 2021.
- PROPOSED MULTI-FAMILY BUILDINGS BASED ON FLOOR PLANS PREPARED BY INNERSITE INC. DATED JULY 28, 2022.
- ANY TRAFFIC MITIGATION OUTLINED IN THE TRAFFIC IMPACT STUDY TO BE REVIEWED AND APPROVED BY SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.

### Landscape Areas

Site Designation	Landscaped Area	Percentage Of Total	Front Yard Landscaped Area	Percentage Of Total
SITE 1	48,804 SF	0.24	38,603 SF	0.22
SITE 2	125,861 SF	0.28	108,634 SF	0.24
SITE 3	17,374 SF	0.11	12,868 SF	0.08
SITE 4	972,834 SF	0.36	111,405 SF	0.04
SITE 4A	147,347 SF	0.47	73837 SF	0.24

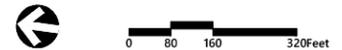
Areas Subject to Change Based on Final Engineering of Site. Total Landscaped Areas less than 20% of site area require a variance.  
Site 1 landscaped areas exclude drainage reserve area.



SITE 4 (62.16 AC) MULTI-FAMILY HOUSING  
PHASE I - APPROVED 364 UNITS  
- APPROVED - 364 UNITS MULTIFAMILY RESIDENTIAL RENTAL APARTMENTS (PDD-MF)  
PHASE II - PROPOSED - 281 UNITS  
- 38 UNITS - EXISTING BUILDINGS 10 & 11 (19 UNITS EACH)  
- 243 UNITS - (9) PROPOSED 3-STORY BUILDINGS (27 UNITS PER BUILDING) - (PDD-MF)  
- PROPOSED PARKING = 600 SPACES

SITE 4a - PDD-SC (7.17 AC) MULTI-FAMILY HOUSING  
- 91 PROPOSED CONDOMINIUMS EXCLUSIVELY FOR PERSONS 55+  
- (3) NEW 3 STORY UNITS - 27 UNITS EACH  
- 2,500 SF CLUBHOUSE  
- 835 SF GATEHOUSE  
- PROPOSED PARKING = 179 SPACES

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.



**Belmont at Eastview Phase II**  
Former NYIT Campus  
Central Islip, New York

No.	Revision	Date	Appr'd
1	TOWN COMMENTS	8/31/23	AL

Change of Zone  
June 26, 2023

Not For Construction  
Overall Conceptual Site Plan

STATE OF NEW YORK  
JAMES J. [Signature]  
PROFESSIONAL ENGINEER  
C-1  
Sheet 1 of 1  
Project Number 20242.02



Engineering, Surveying, Landscape Architecture and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400