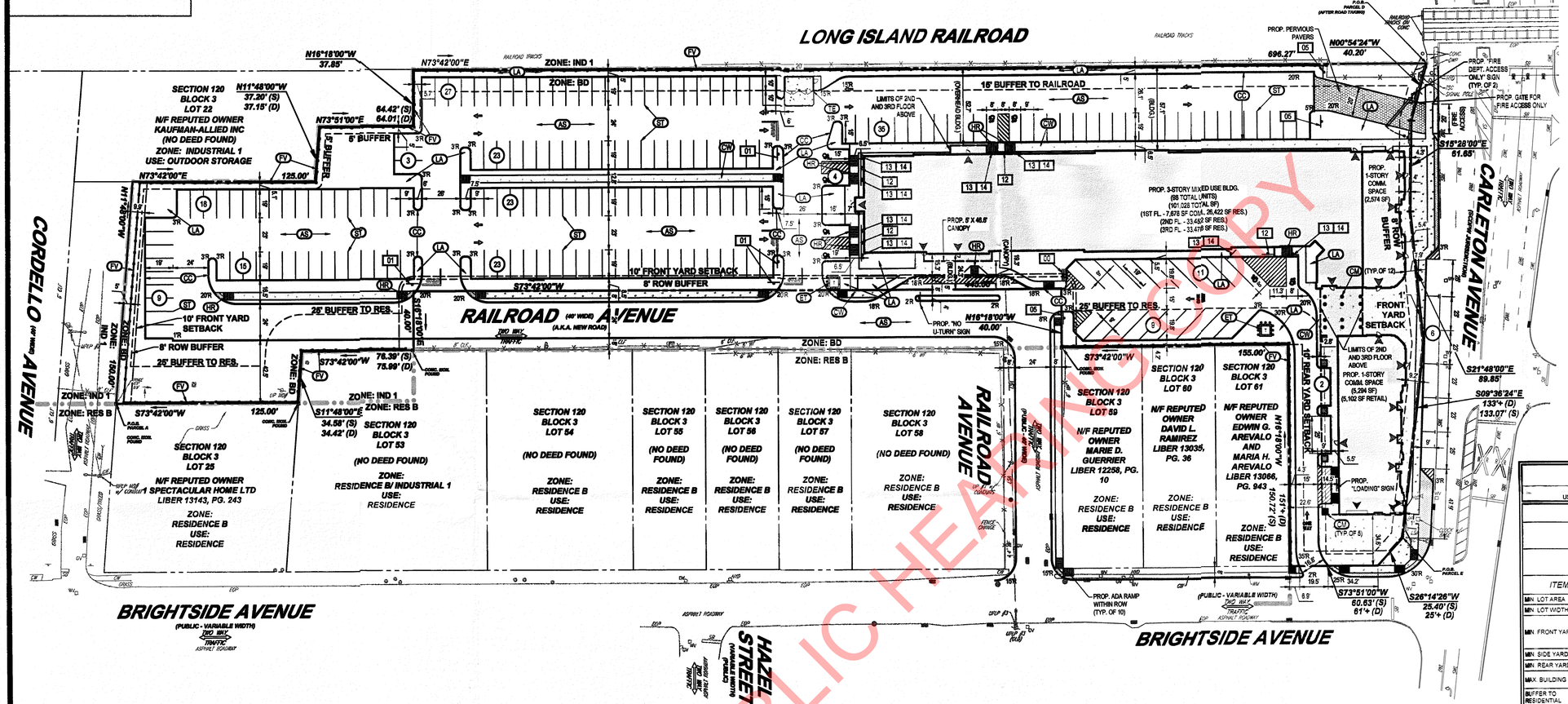
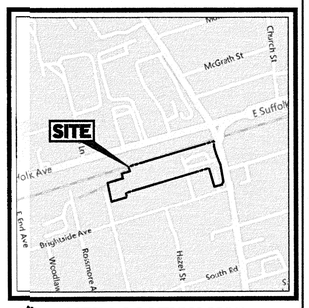
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.




## SITE LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS 2022

## LEGEND

| EXISTING | PROPOSED |
|---|---|
| BUILDING | |
| CANOPY/ OVERHANG | |
| PROPERTY LINE | |
| ADJACENT PROPERTY LINE | |
| ROW LINE | |
| EASEMENT LINE | |
| SAWCUT LINE / LIMIT OF DISTURBANCE | |
| CURB | |
| FLUSH CURB | |
| PAVEMENT MARKING | |
| ACCESSIBLE SYMBOL | |
| PARKING COUNT | 3 |
| AREA LIGHT | |
| UTILITY POLE | |
| LIGHT POLE | |
| SIGN | |
| DOOR LOCATION | |
| BOLLARD | |
| FENCE | |
| PVC FENCE | |
| FIRE HYDRANT | |

## PROPOSED KEY DESCRIPTIONS

(SEE DETAIL SHEET FOR MORE INFORMATION)

- AS — ON-SITE ASPHALT PAVEMENT
- CC — CONCRETE CURB
- CM — COLUMN
- CW — CONCRETE SIDEWALK
- ET — ELECTRIC TRANSFORMER
- FV — 6'H PVC FENCE
- LA — LANDSCAPED AREA
- HR — ACCESSIBLE RAMP
- ST — PAINTED STRIPING
- TE — TRASH ENCLOSURE
- 00 — 'STOP' SIGN MUTCD R1-1 'DO NOT ENTER' SIGN MUTCD R5-1
- 01 — 'STOP' SIGN MUTCD R1-1
- 05 — 'DO NOT ENTER' SIGN MUTCD R5-1
- 12 — 'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R7-1 (MOD.)
- 13 — 'RESERVED PARKING' SIGN (WITHOUT ARROW), MUTCD R7-8 (MOD.)
- 14 — 'VAN ACCESSIBLE' SIGN MUTCD R7-8p

GRAPHIC SCALE 1 INCH = 40 FEET

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

## SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
9. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
10. WORK WITHIN THE RIGHT-OF-WAY OF CARLETON AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE SCDPW.

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

## ZONING TABLE

ZONE: BUSINESS DISTRICT (BD)

USE: MIXED USE (PERMITTED VIA PLANNING BOARD SPECIAL PERMIT (§ 68-257.1.G))

### APPLICANT INFORMATION

| | |
|---|---|
| APPLICANT: | CARLETON AVENUE LLC<br>50 JERICHO QUADRANGLE, SUITE 118<br>JERICHO, NY 11753 |

### BULK REQUIREMENTS

| ITEM | CODE | PERMITTED | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA | § 68-62.C | 7,500 SF | 154,836 SF (3.55 AC) |
| MIN. LOT WIDTH | § 68-264.A.(8) | 100' | 112' |
| MIN. FRONT YARD | § 68-265 | 1' (CARLETON AVE) | 1' (CARLETON AVE) |
| | | 10' (BRIGHTSIDE AVE) | 34.6' (BRIGHTSIDE AVE) |
| | | 10' (RAILROAD AVE) | 19.3' (RAILROAD AVE) |
| MIN. SIDE YARD | § 68-266 | 0' | 52.7' |
| MIN. REAR YARD | § 68-267 | 10' | 22.6' |
| MAX. BUILDING HEIGHT | § 68-260 | 37'<br>3 STORIES | 37'<br>3 STORIES |
| BUFFER TO RESIDENTIAL | § 68-269.F | 25' | 4.2' |
| BUFFER TO LIRR | SUBDIVISION & LAND DEVELOPMENT REGS. §N-12 | 15' | 5' |
| MAX. FAR | § 68-261 | 0.66*<br>(102,191.1 SF) | 0.65<br>(101,028 SF) |
| MAX. GFA | N/A | N/A | 101,028 SF |
| MIN. COMMERCIAL GFA | § 68-257.1.G | 30%<br>(30,082.2 SF) | 7.6%<br>(7,876 SF) |
| MIN. LIVING AREA | § 68-263.B | 500 SF | 508 SF MIN.<br>(COMPLIES) |
| TOTAL LANDSCAPE AREA | SUBDIVISION & LAND DEVELOPMENT REGS. §O-3.1 | 20%<br>(30,967 SF) | 11.2%<br>(17,348 SF) |
| FRONT YARD LANDSCAPE AREA | SUBDIVISION & LAND DEVELOPMENT REGS. §O-3.1 | 50% OF TOTAL REQUIRED<br>(15,483.5 SF) | 33.9%<br>(10,510 SF) |

*10% INCREASE FOR PROVIDING WORKFORCE AFFORDABLE HOUSING (0.60x10%=0.66)

PLANNING BOARD RELAXATION REQUEST

### PARKING REQUIREMENTS

| ITEM | CODE | PERMITTED | PROPOSED |
|---|---|---|---|
| MIN. STALL SIZE | SUBDIVISION & LAND DEVELOPMENT REGS. §L-7.1 | 9' X 19' | 9' X 19' |
| MIN. AISLE WIDTH | SUBDIVISION & LAND DEVELOPMENT REGS. §L-7.1 | 23' | 15' (ONE WAY)<br>23' (TWO WAY) |
| MIN. NUMBER OF STALLS | SUBDIVISION & LAND DEVELOPMENT REGS. APPENDIX E | 202 | 208<br>(INCL. 6 ADA & 6 ON-STREET) |

APARTMENTS
REQUIRED FOR APARTMENTS = 1.75 SPACES/ UNIT = 1.75 X 96 UNITS = 168 STALLS

RETAIL
REQUIRED FOR RETAIL = 1/ 150 SF = 1/ 150 SF X 5,102 SF = 34.0 = 34 STALLS

TOTAL STALLS REQUIRED = 202 STALLS
TOTAL STALLS PROVIDED = 208 STALLS (INCL. 6 ADA STALL & 6 ON-STREET)

PLANNING BOARD RELAXATION REQUEST

SEP 29 2023
DEPT OF PLANNING & DEVELOPMENT

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES


### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 7/31/23 | REV. PER TOWN COMMENTS | DB / TW |
| 2 | 8/11/2023 | REV. PER TRUCK MOVEMENTS | SM / DB |
| 3 | 9/27/2023 | SITE PLAN REVIEW | DB / TW |

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | NYA230060.00 |
| DRAWN BY: | KS |
| CHECKED BY: | TW |
| DATE: | 7/14/2023 |
| CAD I.D.: | NYA230060.00-SPPD-3C |

PROJECT:

**SITE DEVELOPMENT PLANS**

FOR

**GEORGICA GREEN VENTURES, LLC & KULKA LLC**

PROPOSED DEVELOPMENT

DIST:500 | SEC:98 |BLK:1 | LOT:69,68,67
DIST:500 | SEC:120 |BLK:3 | LOT:93 & 62
1 CARLETON AVENUE
CENTRAL ISLIP, NY 11722
TOWN OF ISLIP
SUFFOLK COUNTY


BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 286-6464
www.BohlerEngineering.com


DAVID A. BOHLER
STATE OF NEW YORK
DALE E. KOCH
089418-1
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

**SITE LAYOUT PLAN**

SHEET NUMBER:

**C-301**

REVISION 3 - 9/27/2023

W:\2023\NYA230060.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\NYA230060.00-SPPD-3C----LAYOUT: C-301 SITE