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PROJECT DESCRIPTION

THE AWARD WAS TO CONSTRUCT A DOWNTOWN MIXED-USE DEVELOPMENT AT THE SUBJECT LOCATION

PROJECT DESCRIPTION PER INITIATIVE:

"CONSTRUCT A 26,000 SQUARE FOOT MIXED-USE MULTI-STORY BUILDING AT 108 AND 110 CARLETON AVENUE WITH GROUND-FLOOR RETAIL OR COMMERCIAL USE AND UPPER-STORY AFFORDABLE APARTMENTS, PARKING, PROVIDING OPPORTUNITIES FOR DOWNTOWN LIVING, ENABLING NEW COMMERCIAL USES, AND INCREASING FOOT TRAFFIC."

REQUESTED RELIEF

PRELIMINARY PLAN DESIGNED TO COORDINATE WITH THE CENTRAL ISLIP DOWNTOWN REVITALIZATION INITIATIVE STRATEGIC INVESTMENT PLAN. SEE BELOW FOR LIST OF REQUESTED RELIEF IN ORDER TO DO SO:

- FAR INCREASE  
100% PROPOSED, 60% ALLOWED
- BUFFER RELAXATION  
10' PROVIDED, 25' REQUIRED
- FRONT YARD LANDSCAPING RELAXATION  
35% PROVIDED, 10% REQUIRED
- TOTAL YARD LANDSCAPING RELAXATION  
56% PROVIDED, 20% REQUIRED
- PARKING RELAXATION  
21 SPACES PROVIDED, 31 SPACES REQUIRED  
(+ 40% RELAXATION)

CARLETON AVENUE  
(CARLTON AVENUE)  
(C.R. 17) (49.5' WIDE)  
DOUBLE YELLOW LINE

PROPOSED BUILDING

EXIST. CONCRETE SIDEWALK TO REMAIN/  
BE REPAIRED AS NECESSARY (TYPICAL)  
[5] FIVE ON-STREET PARKING STALLS  
PROPOSED

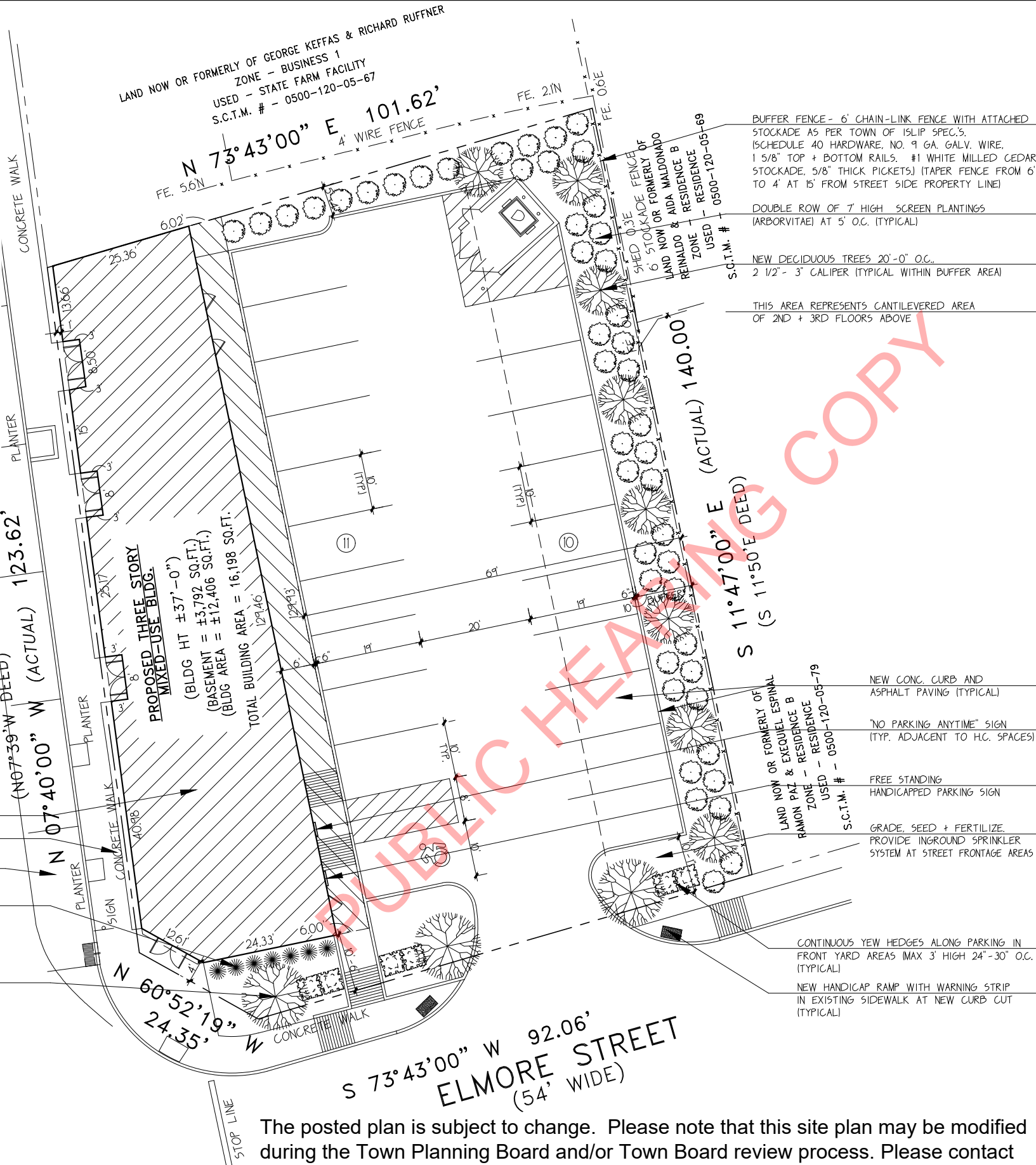
DECORATIVE PLANTINGS

(JUNIPERUS COMPACTA) (TYPICAL)  
(ARBORVITAE) TO BE PLACED IN AREA  
OF ALL UTILITY METERS, IF APPLICABLE)

NEW STREET TREES 20'-0" O.C.,  
3' BEHIND THE PROPERTY LINE.  
(SEE LANDSCAPE SCHEDULE)  
(TYP. ALL STREET FRONTAGE AREAS)

PRELIMINARY SITE PLAN

BASED ON A SURVEY BY SECCAFICO LAND SURVEYING PC, DATED JANUARY 15, 2021  
FIRE HYDRANT LOCATIONS SHOWN ON PLAN + KEY MAP PLAN ABOVE.



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.

SCALE: 1"=10'-0"

PROPERTY OWNER

MHS REALTY + CONSTRUCTION, INC.  
110 CARLETON AVENUE,  
CENTRAL ISLIP, N.Y. 11722

APPLICANT

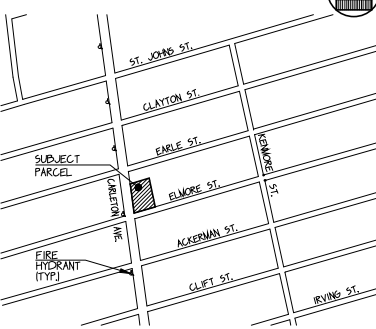
MHS REALTY + CONSTRUCTION, INC.  
110 CARLETON AVENUE,  
CENTRAL ISLIP, N.Y. 11722

C/O SHAWN KASSMAN, ESQ.  
(631) 232-9479

SITE DATA

AREA OF SITE	0.338 ACRES (14,719 SQ.FT.)
EXISTING ZONING	BUSINESS-1
PROPOSED ZONING	BUSINESS DISTRICT "BD"
INTENDED USE	MIXED-USE
PROPOSED BUILDING AREA	
BASEMENT (RESTRICTED TO RESIDENCE STORAGE ONLY)	3,792 SQ.FT. (25.82)
GROUND FLOOR	3,792 SQ.FT. (25.82)
SECOND FLOOR	4,307 SQ.FT. (29.31)
THIRD FLOOR	4,307 SQ.FT. (29.31)
TOTAL BUILDING AREA	16,198 SQ.FT. (110.02)
PAVING AREA	7,530 SQ.FT. (51.22)
TOTAL LANDSCAPE AREA	
W/ BUFFER	2,610 SQ.FT. (17.72)
W/O BUFFER	821 SQ.FT. (5.62)
FRONT YARD LANDSCAPE AREA	
W/ BUFFER	661 SQ.FT. (4.52)
W/O BUFFER	521 SQ.FT. (3.52)

KEY MAP



PARKING

PARKING REQUIRED	
BASEMENT (STORAGE) ± 3,792 / 1,000 ±	3.8 SPACES
FIRST FLOOR RETAIL ± 2,984 / 150 ±	19.9 SPACES
FLOORS 2-3	
[3] 2-BEDROOM APARTMENTS/FLR	10.5 SPACES
6 APARTMENTS (TOTAL) X 175	34.2 SPACES
PARKING REQUIRED ±	21 SPACES
PARKING PROVIDED ±	(INCLUDING 1 H.C. SPACES)
(POSSIBILITY FOR 5 ON-STREET PARKING SPACES)	
REQUIRES ±40% ON-SITE PARKING RELAXATION	

Illustrative concept of mixed-use development at 108 and 110 Carleton Avenue.



CONCEPT ELEVATION

(PER CENTRAL ISLIP DOWNTOWN REVITALIZATION INITIATIVE STRATEGIC INVESTMENT PLAN)

CARLETON AVENUE MULTI-USE

108+110 CARLETON AVE., CENTRAL ISLIP N.Y. 11722  
S.C.T.M.# 0500-120-05-68, 80 & 81

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