



CORDELL AVENUE
(40' WIDE)

BRIGHTSIDE AVENUE
(PUBLIC - VARIABLE WIDTH)
(TWO WAY TRAFFIC)
ASPHALT ROADWAY

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)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

LONG ISLAND RAILROAD

RAILROAD AVENUE
(A.K.A. NEW ROAD)

RAILROAD AVENUE

BRIGHTSIDE AVENUE

CARLETON AVENUE
(80' WIDE)
(TWO WAY TRAFFIC)
ASPHALT ROADWAY

ZONING TABLE

ZONING TABLE			
ZONE: BUSINESS DISTRICT (BD)			
USE: MIXED USE (PERMITTED VIA PLANNING BOARD SPECIAL PERMIT (§ 68-267.1.G))			
APPLICANT INFORMATION			
APPLICANT:		CARLETON AVENUE LLC 50 JERICHO QUADRANGLE, SUITE 118 JERICHO, NY 11753	
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-42.C	7,300 SF	154,833 SF (3.55 AC)
MIN. LOT WIDTH	§ 68-264.A.(5)	100'	112'
MIN. FRONT YARD	§ 68-265	1' (CARLETON AVE) 10' (BRIGHTSIDE AVE) 10' (RAILROAD AVE)	1' (CARLETON AVE) 34.8' (BRIGHTSIDE 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	3 STORIES	3 STORIES
BUFFER TO RESIDENTIAL	§ 68-269.F	25'	4.2'
BUFFER TO LIIRR	SUBDIVISION & LAND DEVELOPMENT REGS. § 9-12	15'	9'
MAX. FAR	§ 68-261	0.66* (102,191.1 SF)	0.65 (101,028 SF)
MAX. GFA	N/A	N/A	101,028 SF
MIN. COMMERCIAL GFA	§ 68-257.1.G	30% (39,082.2 SF)	7.8% (7,876 SF)
MIN. LIVING AREA	§ 68-263.B	500 SF	528 SF MIN. (COMPLIES)
TOTAL LANDSCAPE AREA	SUBDIVISION & LAND DEVELOPMENT REGS. § 9-2.1	20% (30,967 SF)	14.0% (21,730 SF)
FRONT YARD LANDSCAPE AREA	SUBDIVISION & LAND DEVELOPMENT REGS. § 9-2.1	50% OF TOTAL REQUIRED (15,483.5 SF)	48.1% (14,892 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. § 9-7.1	9' X 19'	9' X 19'
MIN. AISLE WIDTH	SUBDIVISION & LAND DEVELOPMENT REGS. § 9-7.1	23'	15' (ONE WAY) 23' (TWO WAY)
MIN. NUMBER OF STALLS	SUBDIVISION & LAND DEVELOPMENT REGS. APPENDIX E	202	209 (INCL. 8 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 3,102 SF = 34.0 = 34 STALLS			
TOTAL STALLS REQUIRED = 202 STALLS TOTAL STALLS PROVIDED = 209 STALLS (INCL. 8 ADA STALL, 2 LANDSCAPED & 6 ON-STREET)			
PLANNING BOARD RELAXATION REQUEST			

LEGEND

EXISTING	PROPOSED

PROPOSED KEY DESCRIPTIONS

(SEE DETAIL SHEET FOR MORE INFORMATION)

AS	ON-SITE ASPHALT PAVEMENT
CS	CONCRETE CURB
CM	COLUMN
CSW	CONCRETE SIDEWALK
ET	ELECTRIC TRANSFORMER
EV	6" PVC FENCE
LA	LANDSCAPED AREA
HR	ACCESSIBLE RAMP
ST	PAINTED STRIPING
TE	TRASH ENCLOSURE
10	STOP SIGN MUTCD R-1-1 "DO NOT ENTER" SIGN MUTCD R5-1
01	STOP SIGN MUTCD R-1-1
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

SITE LOCATION MAP
SCALE: N.T.S.

SOURCE: GOOGLE MAPS 2022

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/31/2023	REV. PER TOWN COMMENTS	DB
2	08/11/2023	REV. PER TRUCK MOVEMENTS	SM
3	09/27/2023	REV. PER SITE PLAN REVIEW	DB
4	10/20/2023	REV. PER PLANNING BOARD COMMENTS	TW



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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 ID: NYA230060.00-SPPD-46

PROJECT: **SITE DEVELOPMENT PLANS**
FOR **ONE CARLETON GREEN**
PROPOSED DEVELOPMENT
DIST: 500[SEC: 98]BLK: 1[LOT: 67, 68, 69]
DIST: 500[SEC: 120]BLK: 3[LOT: 62, 93, 3]
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) 736-1200
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DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 4 - 10/20/2023

NYS DOT CASE #: N/A
HEALTH DEP. REF. #: N/A

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.