

THIS IS AN ARCHITECTS PLOT PLAN AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. INFORMATION OBTAINED FROM SURVEY PREPARED BY: WILLIAM R. SIMMONS, 128 CARLETON AVENUE, EAST ISLIP, NY 11730

SURVEYED FOR: EAST ISLIP PARTNERS, LLC
LOCATED AT: 66 W. MAIN ST.-EAST
ISLIP, SUFFOLK CO., N.Y.

S.C.T.M.#:
Tax Map Number:
DISTRICT- 500
SECTION: 512.00
BLOCK: 04.00
LOT(S): 032.006

EXISTING LOT SIZE:
ACREAGE - 0.1684
LAND SQFT - 7,117.98

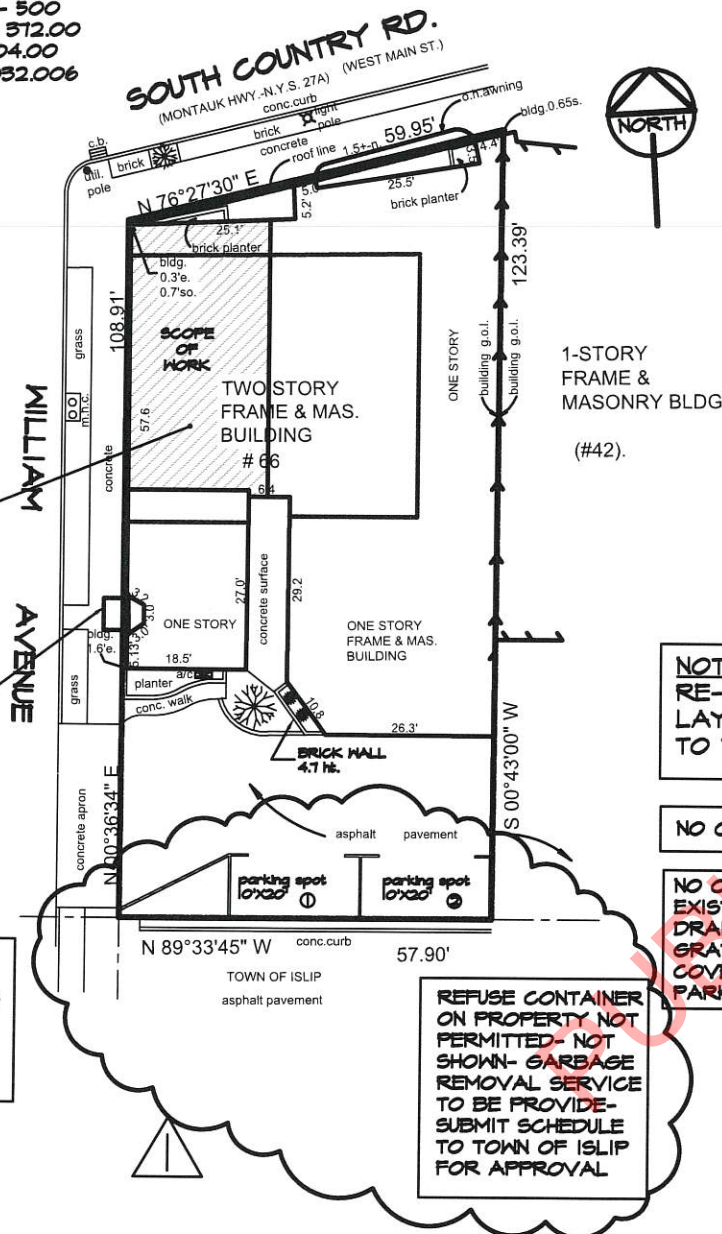
NOTE:
EX. TENANT SPACE
INSURANCE
(M. OBERSTEIN AGENCY)
MAILING ADDRESS - #66
WEST MAIN STREET,
EAST ISLIP, NY 11730

AREA OF EX. TENANT
SPACE- REDUCE IN
SQUARE FOOTAGE
INSURANCE
(M. OBERSTEIN)
66 WEST MAIN
STREET-1ST
FLOOR-GROUND FLOOR
932 SQ.FT
NO BASEMENT

ALL
BUILDING
SIGNAGE
FILED
UNDER A
SEPARATE
APPLICATION

2
SEPARATE
APARTMENTS
ON 2ND
FLOOR IN
FRONT OF
BUILDING

REMOVE EX.
PAVING IN
ENTIRETY
5.6x4.4
clearing



EXISTING SANITARY SEWERS
SHALL COMPLY WITH THE 2020
NY STATE PLUMBING CODE.
LANDLORD OF BUILDING AND
TENANT OWNER TO PROVIDE
ADEQUATE PROOF OF SYSTEM
AND APPROVALS FROM
JURISDICTIONAL MUNICIPALITIES
TO THE TOWN OF ISLIP BUILDING
DEPARTMENT - PLUMBER TO
VERIFY IN FIELD AND MODIFY
AND UPDATE AS REQUIRED

NOTE:
RE-STRIPE PARKING
LAYOUT TO CONFORM
TO TOWN CODE

NO OUTDOOR SEATING

NO CHANGES TO
EXISTING
DRAINAGE, SEWER
GRATE, MAN HOLE
COVERS, ETC. AT
PARKING LOT

REFUSE CONTAINER
ON PROPERTY NOT
PERMITTED- NOT
SHOWN- GARBAGE
REMOVAL SERVICE
TO BE PROVIDE-
SUBMIT SCHEDULE
TO TOWN OF ISLIP
FOR APPROVAL

PLOT PLAN

SCALE: 1"=30'

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.

ZONING INFORMATION

TOWN OF ISLIP

SECTION: 512 BLOCK: 4 LOT(S): 52.006

ZONE: ED DISTRICT	REQUIRED	EXISTING	
LOT AREA	-	7,117.98 SQ.FT.	EXIST.- NO CHANGE
BUILDING HEIGHT	51 FT/ 5 STRY	2 STRY	EXIST.- NO CHANGE
LOT OCCUPANCY	60% FAR	EXISTING	EXIST.- NO CHANGE
AREA DENSITY - FLOT	7500 S.F.	EXISTING	EXIST.- NO CHANGE
LOT WIDTH	65 FT	EXISTING	EXIST.- NO CHANGE
FRONT YARD- CORNER	1 FT FRNT 10 FT. FRNT SIDE NEXT TO MATCH RES	EXISTING	EXIST.- NO CHANGE
SIDE YARD	0 FT (BLD. CODE)	EXISTING	EXIST.- NO CHANGE
REAR YARD	10 FT	EXISTING	EXIST.- NO CHANGE

PROPERTY OWNER
CONTACT INFORMATION:
OKUN ASSOCIATES

Lou D'Ambrosio
8080 UNION BLVD.
EAST ISLIP, NY 11730
631-T14-T228
LOUDAMEROSIO@OUTLOOK.COM

EXISTING TENANT
CONTACT INFORMATION:

M. OBERSTEIN AGENCY
INSURANCE
66 WEST MAIN STREET
EAST ISLIP, NY 11730
P. 631-T14-T228
LOUDAMEROSIO@OUTLOOK.COM

ZONE: BUSINESS DISTRICT (BD)- article XIX
SEC. 68-286- PERMITTED USES - STORE, OFFICE, MEDICAL OFFICE, BEAUTY PARLOR,
PROFESSIONAL SERVICE, ETC.
SEC. 68-291- SPECIAL PERMITTED FROM PLANNING BD.- RESIDENTIAL USES, RESTAURANTS, BARS, ETC.
USE & OCCUPANCY CLASSIFICATION- CHAP. 5 OF 2020 BUILDING CODE OF NEW YORK STATE-
SECTION 504
TOWN OF ISLIP C/O- DATE- 17 AUG 11
- NO CHANGE OF USE/OCCUPANCY

CONSTRUCTION CLASS - SECTION 602 OF 2020 BUILDING CODE OF NEW YORK STATE: TYPE 3-B
SEC. 68-444- ACCESS TO SITE, PARKING

OFF STREET PARKING- TOWN OF ISLIP- TOWN CODE 68-408
refer to Subdivision and Land Development Regulations

SEC. 68-501- SITE REQUIREMENTS - (2) MIN 25 FT BUFFER ADJACENT TO ANY RESIDENTIAL ZONE
SITE DESIGN STANDARD- TOWN OF ISLIP- SECTION 68-405, 68-682 to 684
refer to Subdivision and Land Development Regulations

BUFFERING, LIGHTING, PEDESTRIAN CIRCULATION, OFF STREET PARKING AND LOADING, REFUSE
STORAGE, OUTDOOR STORAGE, PAVEMENT, ETC.

SIGNAGE- TOWN OF ISLIP- SECTION 68-544 to 4081
refer to Subdivision and Land Development Regulations

BUSINESS GROUP "B" OCCUPANCY PER SECTION 504.1- (2020 BUILDING CODE OF NEW YORK STATE)

504.1 Business Group B. Business
Group B occupancy includes, among others,
the use of a building or structure, or a
portion thereof, for office, professional or
service-type transactions, including storage
of records and accounts. Business occupancies
shall include, but not be limited to, the following:

Educational occupancies
for students above the 12th grade
Electronic data processing
Laboratories: testing and research
Motor vehicle showrooms
Post offices
Print shops
Professional services
(architects, attorneys, dentists, physicians, engineers, etc.)
Radio and television stations
Telephone exchanges
Training and skill development not
within a school or academic program

Educational occupancies
for students above the 12th grade

Electronic data processing

Laboratories: testing and research

Motor vehicle showrooms

Post offices

Print shops

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Radio and television stations

Telephone exchanges

Training and skill development not
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66 WEST MAIN STREET
EAST ISLIP, NY 11730

JOB#: DA-23-513
DATE: 9/13/23
SCALE: AS NOTED

TOWN OF ISLIP BLDG PERMIT APP#

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.