

SCALE: I" = 1000'±

PROPOSED SECUR**I**TY BOOTH AND GATE

PROPOSED RIGHT

PROPOSED 5' DEDICATION TO TOWN

PROPOSED LOCATIONS FOR RELOCATED UTILITY POLES

PROPOSED RGREEN SHRUB (TYPICAL)

PROPOSED — DECIDUOUS SHRUB (TYPICAL)

PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

 BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES INC P.C., DATED MARCH 22, 2023.

 GOGGLE MAPS AERIAL, RETRIEVED APRIL 10, 2023.

 ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

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.

ELECTRIC VEHICLE CHARGING (16 ADDITIONAL SPACES)

ZONE: AAA - RESIDENTIAL USE: RESIDENCE

LAND USI	E AND ZONING						
SECTION 27	, BLOCK 2, LOT 17						
INDUSTR	IAL I DISTRICT						
PROPOSED USE							
WAREHOUSE	PERMITTED						
ZONING REQUIREMENT	REQUIRED	PROPOSED					
MAXIMUM HEIGHT	60 FT / 4 STORIES	47.8 FT / STORY					
MAXIMUM FAR	0.35 (§52,697 SF)	0.28 (22,850 SF)					
MINIMUM LOT AREA	20,000 SF	436,278 SF (10.0 AC)					
WIDTH OF LOT	[00 FT	521.1 FT					
MINIMUM FRONT YARD SETBACK	50 FT	50.0 FT					
MINIMUM SIDE YARD SETBACK	50 FT (*)	137.2 FT					
MINIMUM REAR YARD SETBACK	50 FT (*)	136.9 FT					
LANDSCAPING REQUIREMENT	20% (87,256 SF)	26.4% ([05,8[3 SF) (**)					
FRONT YARD LANDSCAPING 50% OF	43,628 SF	41,937 SF (PB)					

MIXTURE OF EXISTING WOODS TO REMAIN IN ADDITION TO NEW LANDSCAPING FOR INFILL

PROPOSED WAREHOUSE ±122,850 SF 178 PARKING SPACES 14 LOADING SPACES

- VARIANCE REQUIRED
 ADJONING RESIDENTIAL LOTS
 BUFFER AREAS NOT INCLUDED IN CALCULATION PER TOWN OF ISLIP
 COMMERCIAL LANDSCAPING STANDARDS
 PER SLDR. UP TO THE PRECENT 1(1903) RELAXATION OF REQUIRED FRONT YARE
 LANDSCAPING WILL BE CONSIDERED BY THE PRANNING BOARD UPON THE
 RECOMMENDATION OF THE COMPSIGNER OF PLANNING AND DEVELOPMENT

OFF-STREET PARKING REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
SLDR APPENDIX E	MINIPUM NUMBER OF PARKING SPACES: ONE SPACE PER 1.000 SF OF GFA (15% OF GFA AS OFFICE SPACE: 1 SPACE PER 200 SF): (122.850 SF X .85) X (1 SPACE / 1,000 SF) + (122.850 SF X .15) X (1 SPACE / 200 SF) = (104.8 SPACES + 92.1 SPACES = 196.5 SPACES = 197 SPACES - 10%)* = 178 SPACES RECURRED	178 SPACES (INCLUDING 33 LANDBANKED SPACES)					

PER SLDR, UP TO TEN PERCENT (10%) RELAXATION OF REQUIRED PARKING WILL BE CONSIDERED BY THE PLANNING BOARD UPON THE RECOMMENDATION OF THE COMISSIONER OF PLANNING AND DEVELOPMENT.

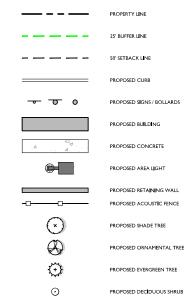




SYMBOL

ONLY' SIGN & GATE ARI

-19'-A



GENERAL NOTES

- GENERAL NOTES

 1. THE CONTRACTOR SHALL VERIEY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO NIMILIARISE THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO SITE OF A CONTRACTOR SHALL NOTHER STATE OF CONSTRUCTION.

 CONTRACTOR SHALL NOTHEY STONEFELD EXISTING A DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.

 2. THE CONTRACTOR SHALL DOTHAN LAN DECISIANT PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION.

 3. ALWAY INDEPNIEY AND HOLD HARMESS STONEFELD ENGINEERING A DESIGN, LLC. AND ITS SUBCONSULTATIONS TO THE FULLEST EXTENT PERMITTED BY ANY INDEPNIEY AND HOLD HARMESS STONEFELD ENGINEERING A DESIGN, LLC. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS FEES ARISING OUT OF CLUMPS OF MEDICACIONS OF THE PROPER INSURANCE OR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL HABILITY INSURANCE.



	<u>DESCRIPTION</u>		REVISED PER E	REVISED PER E	REVISED PER E	REVISED PER E	REVISED PER 1	SSUED FOR R	ISSUED FOR R	ISSUED FOR R	ISSUED FOR R	
_	PROPERTY LINE	H	8	9	ᇤ	CD CD	СВ	<u> </u>	Ŧ	BR	Ħ	ВУ
	25' BUFFER LINE	r	024	023	023	023	023	023	023	023	022	
	50' SETBACK LINE		01/23/2024	11/14/2023	10/11/2023	09/05/2023	07/12/2023	05/19/2023	05/02/2023	02/01/2023	10/21/2022	DATE
	PROPOSED CURB		8	7	7	9	2	4	3	7	-	ISSUE
0	PROPOSED SIGNS / BOLLARDS	Ŀ	TOP	AP	PRO	VE	FC)R C	ON	STR	UCT	ION
	PROPOSED BUILDING		•									
1	PROPOSED CONCRETE						Ś	<u> </u>			<u>-</u>	7
]	PROPOSED AREA LIGHT	l	į		Ę	į	0	Deingerord, IN - New Tork, IN - Bostoli, FIA	01,		2	304 broadway, suite 310, inew 1 ork, in 1 10012 Phone 718.606.8305
	PROPOSED RETAINING WALL				Ę	į		5	֓֞֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓	= 5	Ť	
	PROPOSED ACOUSTIC FENCE			Ž	ģ	5 20	14	Z .	, - L	- Since 18:0		506.83(
	PROPOSED SHADE TREE		(ةً (į	>	Town I	ii, i aj - i ainpa, i L - De		9	, suite 310, 14ew 10 Phone 718.606.8305
	PROPOSED ORNAMENTAL TREE			STONEF	Ş	þ	2	 	7	× × ×	3	Phon
	PROPOSED EVERGREEN TREE		•	4	•	,	- Paregue	errord,	ווורפור		4	8 000
	PROPOSED DECIDUOUS SHRUB	1	4	I			. 0		_		707	ķ
	PROPOSED EVERGREEN SHRUB											

- IMPROVEMENTS IDENTIFIED WITHIN THE PLAN SET UNLESS APPROVAL

 E PROVIDED IN WITHING BY STONEHELD ENGERENING & DESIGN.

 LLC.

 CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND

 METHODS OF CONSTRUCTION.

 THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE

 DETURBANCE ON A PRIVATE PROPRETY NOT CONTROLLED BY THE

 PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT

 PRIOR WRITTEN CONSENT REFORM THE OWNER OF THE PRIVATE

 PROPRETY.

 THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR

 UNDERFINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO

 REPAIN ON THE PLAN SET, ALI REPRAS SHALL USE NEW METERIALS

 CONTRACTOR SEPENSE. ID ITS DETING CONDITION AT THE

 CONTRACTOR SEPENSE. ID ITS DETING CONDITION AT THE

 CONTRACTOR SEPENSE. ID ITS DETING CONDITION AT THE

 CONTRACTOR SEPENSE. ID ITS DETING AND OTHER REQUIRED SUBMITTALS

 CONTRACTOR SEPENSE. ID ITS DETING TO STRUCTURE SHOP

 DRAWNIGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS

 THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN

 ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL

 DEVICES, LITET TOTION.

 DEVICES, LITET TOTION OF STRUCTURE THE PROPRIATE

 GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE

 PROCUREBIEN OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR SEPENSAL TO SHEED AND ALL WORK IN THE

 PROCUREBIEN OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT BLEET SHOP ONLY IN THE

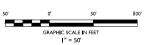
 PROCUREBIEN OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT ALL THISS DURING

 CONTRACTOR OF STREET OPERSON OF SITE AT THE PROPORTION IT DOES

 SHOW THE PROPORT OF THE PROPORT OF SITE OF THE PROPORTIO







I" = 50' PROJECT ID: NYC-220143

SITE PLAN

C-I