

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 COMPLIANCE TABLE :

Zoning: Town of Islip - Res B District  
SCTM: 0500-136.00-03.00-016.001,017,000,018,000,019,000

	Required / Permitted	Proposed
Min. Lot Area (Square Feet)	40,000	66,416
Min. Width of Lot (Feet)	100	307.45
Min. Front Yard Setback (Feet)	25	15.88 *
Min. One Side Yard Setback (Feet)	15	55.25
Min. Total Both Side Yards Setback (Feet)	30	144.33
Min. Rear Yard Setback (Feet)	25	45.25
Max. Floor Area Ratio (%)	25	48.05 *
Max. Building Height (Feet)	28	26
Total Landscaping (% / Square Feet)	20% / 13,287	4,386 *
Front Yard Landscaping (% / Square Feet)	50% of Required / 6,644	1,345 *

ACCESSORY STRUCTURE COMPLIANCE TABLE :

Fueling Station Canopy (576 SF)

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (>500 sf) (Feet)	10	10.25
Setback Behind Front of Building (>6'Height) (Feet)	20	36.75
Max. Height (Feet)	14	12
Max. Floor Area Ratio Rear Yard (%)	25	N/A
Max. Floor Area Ratio Total Lot Area (%)	10	0.86

ACCESSORY STRUCTURE COMPLIANCE TABLE :

Generator Pad (367.92 SF) - Generac SG250 174.7"L x 57.5"W x 77.8"H Or Approved Alternative

	Required / Permitted	Proposed
Min. Side / Rear Yard Setback (<500 sf / ≥144 sf) (Feet)	4	6.33
Setback Behind Front of Building (>6'Height) (Feet)	20	139.08
Max. Height (Feet)	14	6.50
Max. Floor Area Ratio Rear Yard (%)	25	1.53
Max. Floor Area Ratio Total Lot Area (%)	10	0.55

PARKING CALCULATIONS

Proposed Building Use = Emergency Medical Services (Ambulance)

Parking Requirements For Unlisted Use:  
Required Parking Count To Be Determined By The Town Of Islip  
Planning Board As Deemed Appropriate.

Parking Provided = 63 spaces

Per ADA Accessible Parking Requirements (51-75 Stalls)  
3 Accessible Spaces (Min.) Required. 3 Spaces Provided.

LEGEND

	- Proposed Concrete Slab / Sidewalk
	- Proposed Generator
	- Existing Drainage Structure Inlet Casting
	- Proposed Drainage Structure Inlet Casting
	- Proposed Drainage Structure Solid Casting
	- Proposed Parking Stall Count
	- Proposed Electric Vehicle Parking Stall
	- Proposed Canopy & Deck Columns
	- Proposed Bollard

Proposed Gross Floor Area (GFA) Table

Structure	Proposed GFA
Main Building (Incl. Rear Deck)	31,912.75 SF
Fueling Station Canopy	576 SF

SP2022-059

3	2/27/24	PER TOWN OF ISLIP PLANNING DEPT EMAIL DATED FEBRUARY 27, 2024.
2	1/22/24	PER TOWN OF ISLIP COMMENT LETTER AND MARKUPS DATED DECEMBER 11, 2023.
1	9/27/23	PER TOWN OF ISLIP COMMENT LETTER AND PLAN MARKUPS DATED JULY 13, 2023.

REV. NO.	DATE	DESCRIPTION
----------	------	-------------

DRAWING	Layout & Dimension Plan
---------	-------------------------

PROJECT	Brentwood Legion Ambulance 23, 25 & 29 Third Ave, Brentwood, NY 11717 SCTM: 500-136-03-16.1,17,18,19
---------	--

APPLICANT	Brentwood Legion Ambulance 29 Third Ave, Brentwood, NY 11717 Contact: Francisco Martinez P: (631) 273-3701 E: francisco.martinez@brentwoodambulance.com
-----------	--

PREPARED BY	R & W / Engineers, P.C. 380 Townline Road, Ste. 150 Hauppauge, New York 11788 (631) 969-8535
-------------	---

DWG. SCALE:	As Noted	DESIGN BY:	MLW	PROJECT NO.	BLA101	DWG. NO.	SP2.0
DRAWN BY:	MCO	CHECKED BY:	LAR	DATE:	DEC. 2022		



Reference Note:  
Subject property boundary survey and topographic information  
from plan prepared by Islip Land Surveying, P.C., P.O. Box 61,  
Islip Terrace, New York 11752. Dated August 6, 2021.  
Elevations are in NAVD 1988, USC & GS datum.

