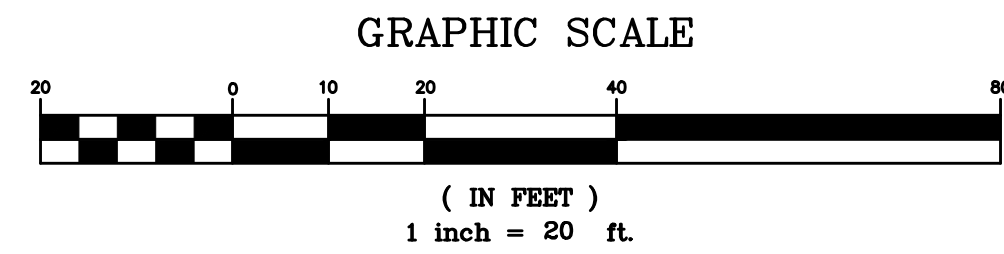
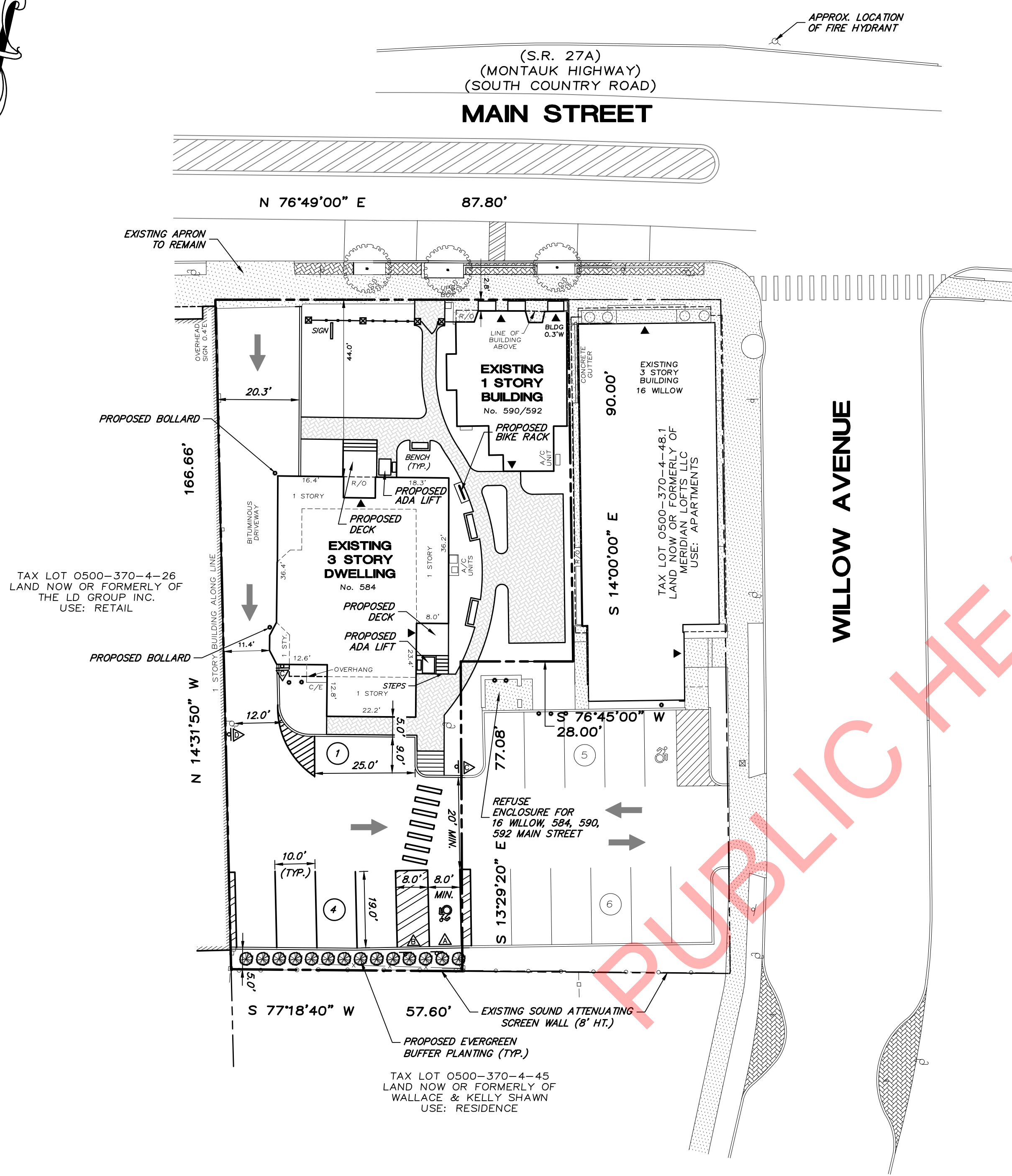
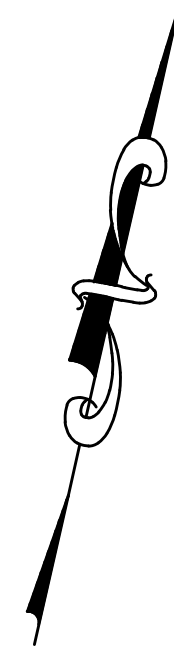


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
CONCRETE CURB	---	---
DROP CURB	---	---
SIDEWALK	---	---
PATIO	---	---
NUMBER OF PARKING STALLS	④	⑤
HANDICAP PARKING STALL	♿	♿
SIGN	---	---
UTILITY POLE	---	---
TRAFFIC FLOW	---	---
BUILDING ENTRANCE	▲	---

**PARKING CALCULATIONS**

**PARKING REQUIRED:**

APARTMENT BUILDING:

5 UNITS (1 BEDROOM PER UNIT) @ 1.75 SPACES/UNIT = 8.75 SPACES

OFFICE SPACE:

886 SF @ 1 SPACE/200 S.F. = 4.43 SPACES (8 MINIMUM)

HAIR SALON (590/592 MAIN STREET):

948 SF @ 1 SPACE/150 SF = 6.32 SPACES

TOTAL REQUIRED SPACES = 23.1 SPACES

**PARKING PROVIDED:**

5 STANDARD SPACES

1 ACCESSIBLE SPACE

6 TOTAL SPACES PROVIDED\*\*

\*\*RELAXATION REQUIRED

- NOTES**
- THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 4/9/21.
  - SEE PLANS BY BOULER PFLUGER ARCHITECTS, P.C. FOR ARCHITECTURAL IMPROVEMENTS TO EXISTING BUILDING (584 MAIN STREET).
  - SEE LANDSCAPE PLANS BY RDA LANDSCAPE ARCHITECTURE FOR ADDITIONAL INFORMATION.
  - CROSS ACCESS AND REFUSE COLLECTION AGREEMENTS WITH 16 WILLOW IS REQUIRED.

**DRAINAGE CALCULATIONS**

STORAGE PROVIDED FOR 2" RAINFALL

10" DRYWELLS PROVIDE 68.42 CF OF STORAGE PER VF

TRIBUTARY AREA (12,343 SF)

BUILDINGS = 3,217 SF X 1.0 X 2/12 FT = 536 CF

PAVEMENT = 4,671 SF X 1.0 X 2/12 FT = 779 CF

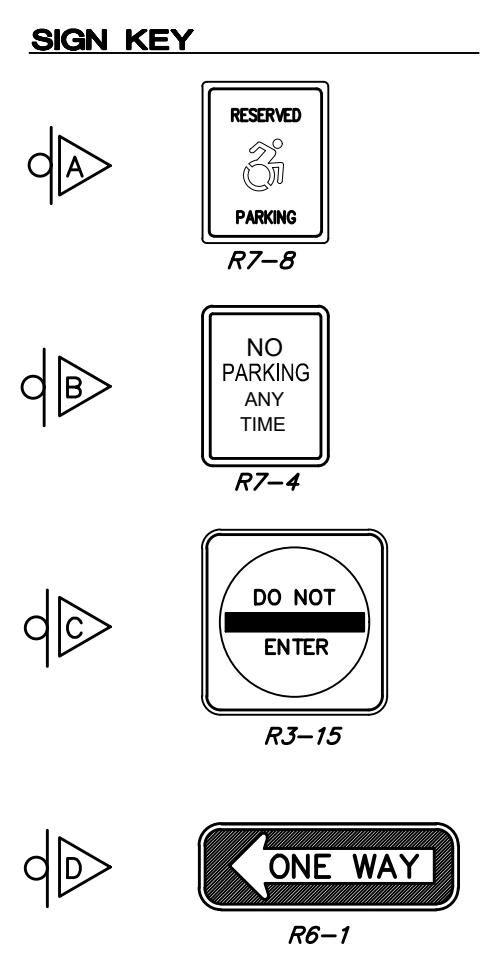
WALKS & DECKS = 1,864 SF X 1.0 X 2/12 FT = 311 CF

LANDSCAPE = 2,591 SF X 0.2 X 2/12 FT = 86 CF

TOTAL CF REQUIRED = 1,712 CF

1,712 CF / 68.42 CF/VF = 25.0 VF

USE 3 - 10" DRYWELLS AT 9' EFFECTIVE DEPTH (1,847 CF PROVIDED)



**KEY MAP**  
SCALE: 1"=600'

SITE DATA			
OWNER/APPLICANT	584 MAIN STREET, LLC	584 MAIN STREET	ISLIP, NY 11751
SITE AREA	12,343 SF		
ZONING	GST - GENERAL SERVICE T		
USE	MIXED USE (RESIDENCE/OFFICE/ PERSONAL SERVICE)		
NUMBER OF RESIDENTIAL UNITS	5		
	PER CODE (GST)	PROVIDED	
MIN. LOT AREA	10,000 SF	12,343 SF	
MIN. LOT WIDTH	100'	57.60**	
MIN. FRONT YARD SETBACK	25'	44.3'/2.8**	
MIN. REAR YARD SETBACK	35'	62.5'	
MIN. SIDE YARD SETBACK	10'	11.0'/0.3**	
LANDSCAPED AREA	20% (2,469 SF)	17.2% (2,118 SF)**	
LANDSCAPED AREA IN FRONT YD	50% OF TOTAL (1,235 SF)	17.4% (430 SF)**	
MAX. BUILDING HEIGHT	35'/2 STORIES	<35'	
MAX. FLOOR AREA RATIO	0.25	0.44**	
EXISTING BUILDING 584:	FIRST FLOOR 2,158 SF (INCL. 886 OFFICE SPACE)		
	SECOND FLOOR 1,320 SF		
	THIRD FLOOR 993 SF		
EXISTING BUILDING 590/592:	FIRST FLOOR 948 SF		
	TOTAL 5,419 SF		
NOTE: PARTIAL BASEMENT LESS THAN 7'-6" (MECHANICAL ONLY)			
*EXISTING CONDITION			
**RELAXATION REQUIRED			

10/05/22	SS/MM	TOWN COMMENTS
8/12/22	SS/MM	TOWN COMMENTS
3/31/22	SS/MM	TOWN COMMENTS
3/22/22	SS/MM	TOWN COMMENTS (3/4/22)
10/19/21	LZ	SITE PLAN REVISIONS
10/1/21	LZ	ENGINEERING COMMENTS (8/25/21)
7/16/21	SS	EVERGREEN BUFFER PLANTING
Date	By	Revision
Designed by: NM	Drafted by: SS	Checked by: MM

**Barrett Bonacci & Van Weele, PC**  
Engineers • Surveyors • Planners  
175A Commerce Drive Hauppauge, NY 11788  
t 631.435.1111 • 631.435.1022  
www.bbvp.com

Tax Map No.: DISTRICT 500 SECTION 370 BLOCK 4 LOT 47

**THE COTTAGE SUITES**  
**584,590/592 MAIN STREET**  
TOWN OF ISLIP      SUFFOLK COUNTY, NY

**SITE PLAN**  
SP 2022-010  
Date: JULY 2, 2021  
Scale: 1"=20'  
Project No.: A210233  
Sheet No.: 1 of 1