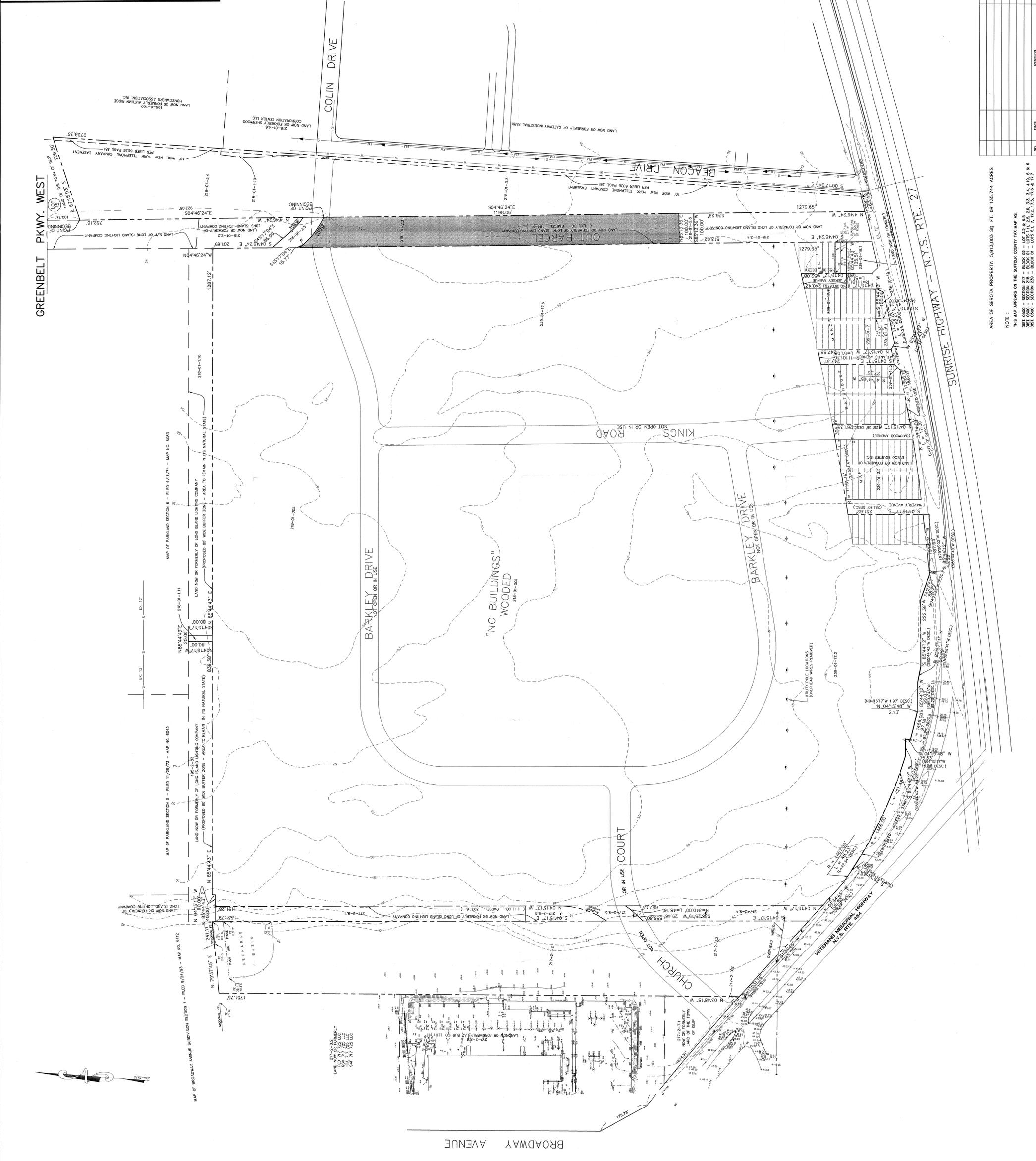
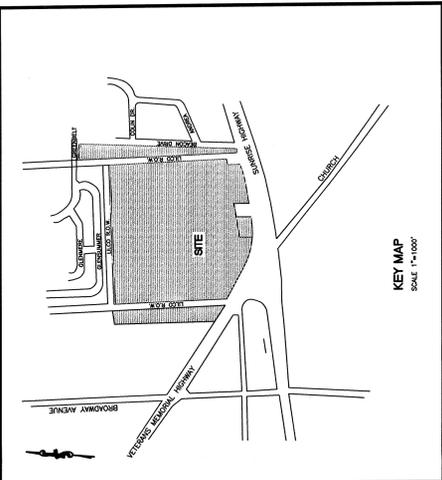


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# APPENDIX B



**EXISTING CONDITIONS PLAN**

**ISLIP PINES**

TOWN OF ISLIP, NEW YORK

**IBOWNE**  
PLANNING & DESIGN GROUP

SCALE: 1"=100'

DATE: JANUARY 17, 2011

PROJECT NO: 110891381

CHECKED BY: [Signature]

DRAWN BY: [Signature]

DATE: [Date]

BY: [Signature]

REVISION: [Table]

NOTE: 1. This map shows the proposed utility lines and easements for the project. It is based on the information provided by the applicant and the utility companies. The utility companies are responsible for the accuracy of the information provided to them.

2. The utility lines shown on this map are not to be used for any other purpose than the one for which they were installed.

3. The utility lines shown on this map are not to be used for any other purpose than the one for which they were installed.

4. The utility lines shown on this map are not to be used for any other purpose than the one for which they were installed.

AREA OF SERVICED PROPERTY: 5,913,003 SQ. FT. OR 135,744 ACRES

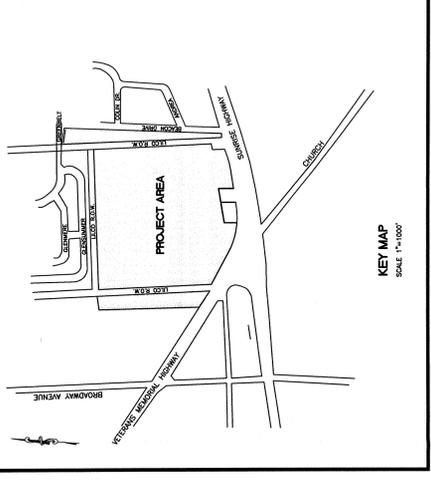
NOTE: THIS MAP APPEARS ON THE SUFFOLK COUNTY TAX MAP AS:

DIST. 0500 - SECTION 211 - BLOCK 02 - LOT 32 & 33

DIST. 0500 - SECTION 211 - BLOCK 01 - LOT 31, 32, 33 & 34

DIST. 0500 - SECTION 211 - BLOCK 01 - LOT 31, 32, 33 & 34

DIST. 0500 - SECTION 211 - BLOCK 01 - LOT 31, 32, 33 & 34



**OVERALL PROJECT AREA**

- 1. SEROTA PROPERTY = 135,744 ACRES
- 2. P/O TOWN OF ISLIP PROPERTY = 0,243 ACRES
- 3. P/O TOWN OF ISLIP PROPERTY = 0,250 ACRES
- 4. P/O DAWOOD, ATLANTIC & JERSEY AVE. = 143,239 ACRES (6,329,225.01 SQ. FT.)

TOTAL PROJECT AREA = 143,239 ACRES (6,329,225.01 SQ. FT.)

**PROPOSED ISLIP SMART GROWTH PLANNED DEVELOPMENT DISTRICT (ISGPPD)**

TOTAL SEROTA PROPERTIES = 135,744 ACRES

1. ISG INDUSTRIAL (ISG-I) SUBDISTRICT = 72,095 ACRES (3,111.1)

TOTAL GROSS INDUSTRIAL FLOOR AREA = 1,085,400 S.F.

TOTAL GROSS OFFICE FLOOR AREA = 130,904 S.F.

TOTAL GROSS HOTEL FLOOR AREA = 100,000 S.F.

(200 GUEST ROOMS)

TOTAL = 1,316,304 S.F.

**ZONING INFORMATION CHART**

REZONED: 58 (2.0) TEL

MINIMUM LOT AREA: 10 ACRE

MINIMUM LOT WIDTH: 100 FT.

MINIMUM SETBACK (FRONT): 25 FT.

MINIMUM SETBACK (SIDE): 10 FT.

MINIMUM SETBACK (REAR): 10 FT.

MINIMUM DISTANCE BETWEEN BUILDINGS: 15 FT.

MINIMUM DISTANCE BETWEEN DRIVEWAYS: 15 FT.

MINIMUM DISTANCE BETWEEN DRIVEWAYS: 15 FT.

MINIMUM DISTANCE BETWEEN DRIVEWAYS: 15 FT.

**PARKING CALCULATIONS**

-PARKING REQUIRED: INDUSTRIAL 1.0 SPACE/1,000 SQ. FT. OF GROSS FLOOR AREA

OFFICE 3.3 SPACES/1,000 SQ. FT. OF GROSS FLOOR AREA

HOTEL 1.0 PARKING SPACE/GUEST ROOM PLUS 5% OF TOTAL FOR EMPLOYEES

PARKING REQUIRED =  $(1,085,400 \times 1.0) + (130,904 \times 3.3) + (100,000 \times 1.0) + (200 \times 0.65)$

= 1,728 SPACES

-PARKING PROVIDED: = 2,323 SPACES

**ISG RESIDENTIAL (ISG-R) SUBDISTRICT = 13.317 ACRES (8.81%)**

TOTAL NUMBER OF DWELLING UNITS = 250

**ZONING INFORMATION CHART**

REZONED: 4 (0.03) TEL

MINIMUM LOT AREA: 18,777 SQ. FT.

MINIMUM LOT WIDTH: 17.1 FT.

MINIMUM SETBACK (FRONT): 25 FT.

MINIMUM SETBACK (SIDE): 25 FT.

MINIMUM SETBACK (REAR): 25 FT.

MINIMUM SETBACK (INTER-SUBDISTRICT ROADS): 25 FT.

MINIMUM SETBACK (INTRA-SUBDISTRICT ROADS): 15 FT.

**ISG RETAIL (ISG-R) SUBDISTRICT = 50.332 ACRES (37.08%)**

TOTAL GROSS LEASABLE RETAIL AREA = 48,672 SQ. FT.

TOTAL GROSS FLOOR AREA = 56,000 SQ. FT.

CINEMA GROSS FLOOR AREA = 48,672 SQ. FT.

**ZONING INFORMATION CHART**

REZONED: 45 (0.33) TEL

MINIMUM LOT AREA: 10,000 SQ. FT.

MINIMUM LOT WIDTH: 61.6 FT.

MINIMUM SETBACK (FRONT): 15 FT.

MINIMUM SETBACK (SIDE): 15 FT.

MINIMUM SETBACK (REAR): 15 FT.

MINIMUM SETBACK (INTER-SUBDISTRICT ROADS): 25 FT.

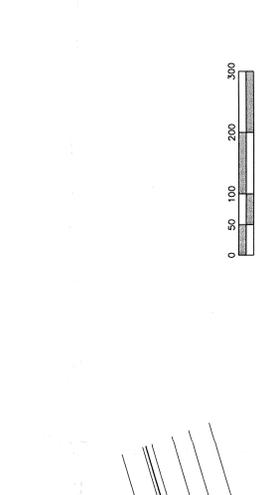
MINIMUM SETBACK (INTRA-SUBDISTRICT ROADS): 15 FT.

**PARKING CALCULATIONS**

-PARKING REQUIRED: 4 SPACES PER 1,000 SQ. FT. OF GROSS LEASABLE AREA

PARKING REQUIRED =  $(48,672 \times 4.0) = 1,946.88$  SPACES

-PARKING PROVIDED: = 2,785 SPACES



**APPLICANT:** SEROTA ISLIP LLC  
 70 EAST SUNRISE HIGHWAY  
 SUITE 610  
 MINE STREAM, NY 11691  
 PHONE: (516) 561-9500

**PLANNER:** GREENBERGFAROW  
 44 WEST 28TH STREET,  
 NEW YORK, NY 10001  
 PHONE: (212) 725-9530

**CONCEPTUAL MASTER PLAN**

TOWN OF ISLIP, NEW YORK

ISLIP PINES

SCALE: 1"=100'

DATE: JANUARY 17, 2014

PROJECT NO.: 11085138

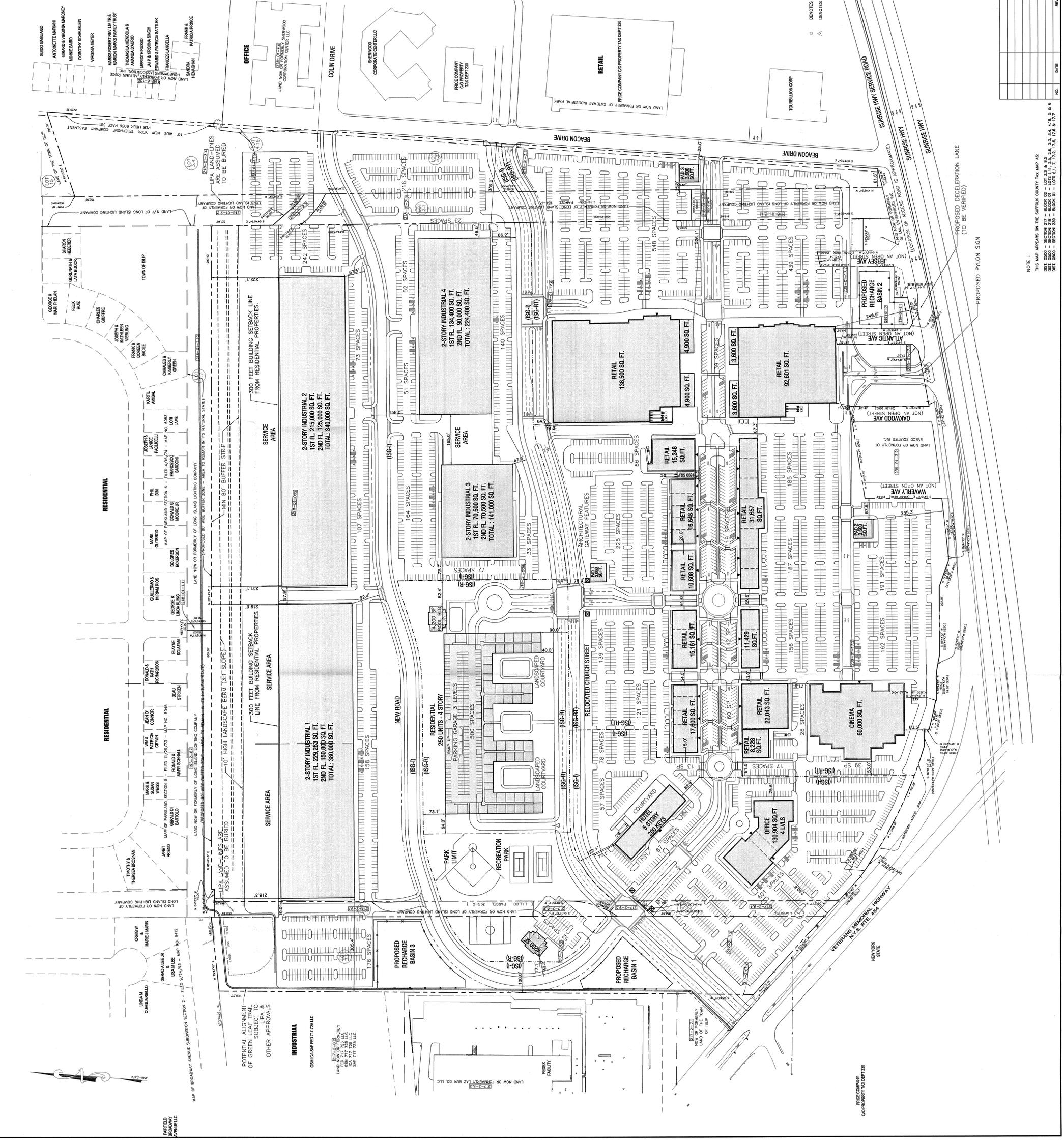
DWG. C-1

ISSUED BY: [Signature] CHECKED BY: [Signature]

DATE: [Blank]

NO. [Blank]

REVISED: [Blank]

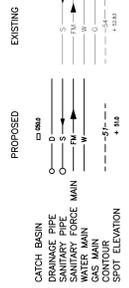


NOTE: THIS MAP APPEARS ON THE SUFFOLK COUNTY TAX MAP AS DIST. 0000 - SECTION 217 - BLOCK 05 - LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**DRAINAGE CALCULATIONS:**

- TOTAL PROJECT AREA = 6,239,225.01 SF. (143,233 AC.)
- PROVIDE 2" OF ON-SITE STORAGE WITH DRYWELLS.
- BIO-RETENTION BASINS AND RECHARGE BASINS
- RUNOFF COEFFICIENTS
  - = 1.00
  - = 0.30
  - = 0.30
  - = 0.15
- PAVEMENT AND BUILDING AREAS
- LANDSCAPED AND LAWN
- NATURAL AREAS
- PAVEMENT AND BUILDING AREAS
  - = 4,496,659.41 SF.
  - = 1,322,890.11 SF.
  - = 1,322,890.11 SF.
  - = 484,345.85 SF.
- RECHARGE BASIN
- NATURAL AREAS
- STORAGE REQUIRED
  - = ((4,496,659.41)(1.0)+(1,322,890.11)(0.30)+(1,322,890.11)(0.30)+(484,345.85)(0.15))(2" / 12)
  - = 559,908.4 CF.
- STORAGE TO BE PROVIDED
  - = 840,000.0 CF.

**LEGEND**



**NOTES:**

1. ALL WORK WITHIN THE SITE SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE TOWN OF ISLIP.
2. ALL UNSUITABLE MATERIAL BELOW THE GRADING PLANE SHALL BE EXCAVATED AND REMOVED TO A MINIMUM OF 2 FEET BELOW THE GRADING PLANE. GRANULAR MATERIAL AS SPECIFIED IN ITEMS 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
3. ALL BACKFILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR TEST.

**GRADING AND DRAINAGE NOTES**

1. VERTICAL CURVE DATA OF 1524' DISTANCE REFER TO NATIONAL GEODETIC DATUM OF 1983.
2. NEW CONCRETE CURB REVEAL SHALL BE 6" UNLESS OTHERWISE SPECIFIED.
3. A MINIMUM OF 1.0% PITCH TO BE MAINTAINED ACROSS ALL LANDSCAPED AREAS.
4. ALL PROPOSED STORMWATER DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
5. EXTEND A MINIMUM OF 6 FEET INTO SAND AND GRAVELL FILL.
6. ALL ROOF DRAINAGE PIPE SHALL BE CAST IRON OR POLYETHYLENE PIPE (PEP), UNLESS OTHERWISE SHOWN ON THE PLANS.
7. ALL ROOF DRAINAGE PIPE SHALL BE CAST IRON OR POLYETHYLENE PIPE (PEP), UNLESS OTHERWISE SHOWN ON THE PLANS.
8. WHERE ANY PLASTIC PIPE IS USED FOR INTERCONNECTION BETWEEN DRAINAGE STRUCTURES OR AS DRAINAGE LINES IT SHALL BE REINFORCED CONCRETE PIPE (RCP) IS USED FOR COVER.
9. IF RCP IS USED FOR COVER, IT SHALL BE PROVIDED WITH A MINIMUM OF 2" - 0" OF COVER.
10. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN VERTICAL CURVES SHALL BE MAINTAINED.
11. ALL DRAINAGE STRUCTURES SHALL MEET TOWN OF ISLIP STANDARDS.
12. ALL DRAINAGE STRUCTURES SHALL MEET TOWN OF ISLIP STANDARDS.
13. ALL DRAINAGE STRUCTURES SHALL MEET TOWN OF ISLIP STANDARDS.
14. ALL DRAINAGE STRUCTURES SHALL MEET TOWN OF ISLIP STANDARDS.

**UTILITY NOTES**

1. ALL SANITARY WORK SHALL MEET THE REQUIREMENTS OF THE SOCS AND SCDFP.
2. ALL SANITARY WORK SHALL MEET THE REQUIREMENTS OF THE SOCS AND SCDFP.
3. ALL SANITARY WORK SHALL MEET THE REQUIREMENTS OF THE SOCS AND SCDFP.



**APPLICANT:**  
**PLANNER:**  
**GREENBERG FARROW**  
 44 WEST SUNRISE HIGHWAY  
 VALLEY STREAM, NY 11581  
 PHONE: (516) 561-9500

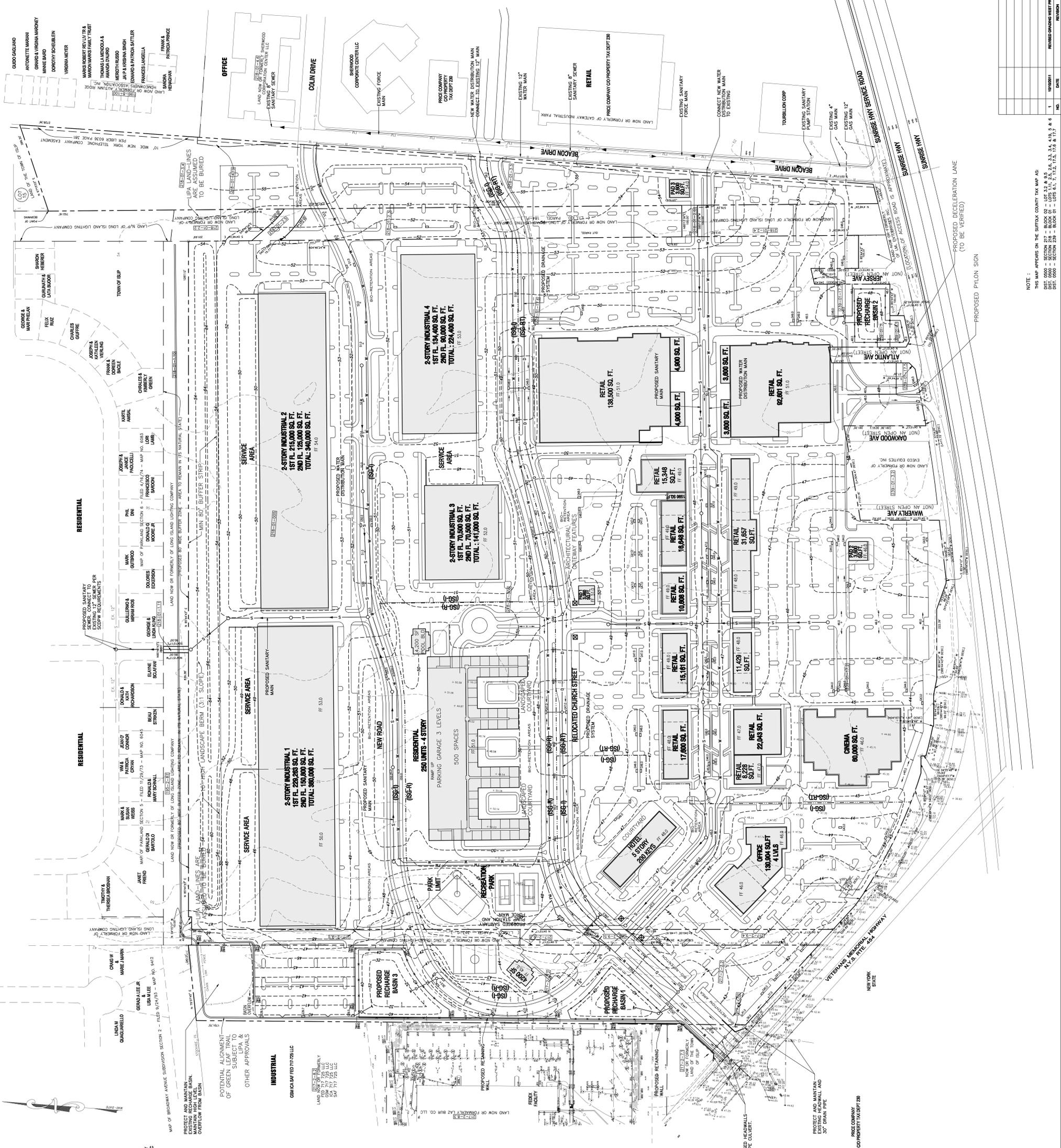
**CONCEPTUAL GRADING,  
 DRAINAGE AND UTILITY PLAN**

**ISLIP PINES**  
 TOWN OF ISLIP, NEW YORK

**BOWNE GROUP**  
 235 East 42nd Street  
 New York, NY 10017  
 Phone: 212-692-2350  
 www.bownegroup.com

DATE	NO.	DESCRIPTION
1/10/2011	1	ISSUED FOR PERMIT

NOTE: THIS MAP APPEARS ON THE SUFFOLK COUNTY TAX MAP AS:  
 DIST 0000 - SECTION 219 - BLOCK 02 - LOTS 31.2, 3.3, 3.4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0



PROPOSED Pylon SIGN  
 PROPOSED DECELERATION LANE  
 (TO BE VERIFIED)

PROPOSED RECHARGE BASIN 1  
 PROPOSED RECHARGE BASIN 2  
 PROPOSED RECHARGE BASIN 3

RELOCATED CHURCH STREET  
 ARCHITECTURAL RETENTION  
 LANDSCAPED COURTYARD

RECREATION PARK  
 PARK LIMIT  
 500 SPACES  
 2500 RAMP UP

INDUSTRIAL  
 CONCEPTUAL SITE PLAN  
 1/10/2011  
 717 725 LLC  
 717 725 LLC  
 717 725 LLC

PROTECT AND MAINTAIN EXISTING REVEAL AND 30" DRAIN PIPE  
 PRICE COMPANY  
 CONCEPTUAL SITE PLAN





