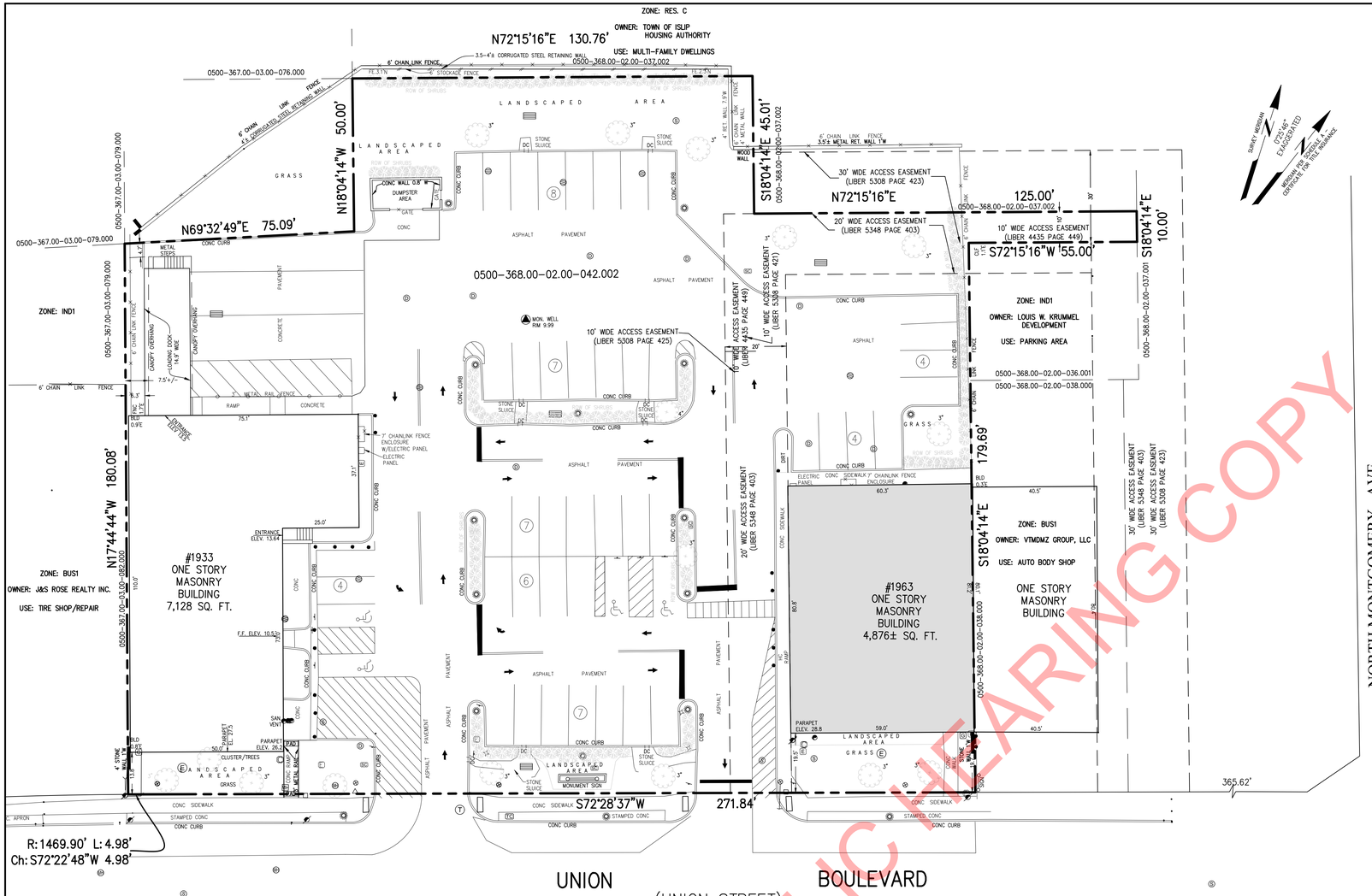
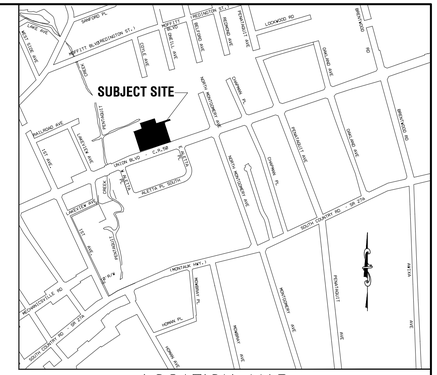




NOTES:

1. "CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE."
2. "COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE."
3. "OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610)"
4. "CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS."
5. "PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION."
6. "CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION."
7. "ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH."
8. "ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MAN-AGEMENT FACILITIES"."
9. "LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 2BF OR ITEM 2SB."
10. "ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD."
11. "THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED."
12. "APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS."
13. "REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS."
14. "PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK."
15. "PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED."

EXISTING PARKING CALCULATIONS :

REQUIRED PARKING:
NOTE: PARKING REQUIREMENTS AS PER THE PRIOR APPROVED SITE PLAN (SP2016-038) BY SIDNEY B. BOWNE & SON, LLP DATED APPROVED JANUARY 23, 2017
PARKING REQUIREMENTS AS PER APPENDIX E OF THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS 2004.

WAREHOUSE(BLDG. #1933):	(1 STALL PER 600 SF) x 2,936 SF	= 5 STALLS
OFFICE (BLDG. #1933):	(1 STALL PER 200 SF) x 3,464 SF	= 17 STALLS
OFFICES(BLDG. #1963)	(1 STALL PER 200 SF) x 4,770 SF	= 24 STALLS
	TOTAL STALLS REQUIRED	= 46 STALLS

ADJUSTED PARKING CALCULATIONS:

REQUIRED PARKING:
NOTE: PARKING REQUIREMENTS AS PER APPENDIX E: TABLE OF MINIMUM PARKING SPACES IN THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AMENDED NOVEMBER 2019

WAREHOUSE(BLDG. #1933):	(1 STALL PER 1,000 SF) x 2,936 SF	= 2.94 STALLS
OFFICE (BLDG. #1933):	(1 STALL PER 200 SF) x 3,464 SF	= 17.32 STALLS
MEDICAL OFFICES (BLDG. #1963)	(1 STALL PER 150 SF) x 4,876 SF	= 32.51 STALLS
	TOTAL STALLS REQUIRED	= 53 STALLS

PROPOSED PARKING:

47 TOTAL STALLS PROVIDED (INCLUDING 4 ADA SPACES) = 47 STALLS

6 STALL DEFICIT (11.32%) RELEXATION REQUIRED FROM PLANNING BOARD

SITE DATA:

APPLICANT/OWNER:	SOUTHSIDE HOSPITAL 301 EAST MAIN STREET BAYSHORE, NY 11706 CONTACT: ANTHONY PELLICONE PHONE: 631-675-4090 APELLICONE@NORTHWELL.EDU
PREPARER:	THE LIRO ENGINEERS, INC. 235 E. JERICHO TURNPIKE MINEOLA, NY 11501 516-746-2350 CONTACT: LAWRENCE KUO EMAIL: KUO@LIRO.COM
REPRESENTATIVE:	EUGENE L. DENICOLA, ESQ. 200 RAILROAD AVENUE SAYVILLE, NY 11782 631-567-1200 EMAIL:DENICOLALAW@OPTONLINE.NET
TAX MAP NO.:	DISTRICT 500; SECTION 368; BLOCK 02; LOT 42.002
SITE AREA:	1.336 AC (58,185 SF)
EXISTING ZONING:	BUS1 & IND1
EXISTING USE:	WAREHOUSE & OFFICE (BUILDING #1933) OFFICE (BUILDING #1963)
PROPOSED USE:	WAREHOUSE & OFFICE (BUILDING #1933) MEDICAL (BUILDING #1963)
ZBA VARIANCE:	EXTENDED WAREHOUSE USE, CASE @314-16
GROSS FLOOR AREA:	12,004 SF
FLOOR AREA RATIO:	0.206%

PUBLIC HEARING COPY

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.

20 0 10 20 40 80
GRAPHIC SCALE
1"=20'

LEGEND:

UNKNOWN MANHOLE
GRATE/CATCH BASIN
COMM PULL BOX
UTILITY POLE
LIGHTPOLE
TSP METAL TRAFFIC POLE
DRAIN INLET
SIGN
WATER METER
WATER VALVE
HYDRANT
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
TRAFFIC CONTROL BOX
COMMUNICATION PULL BOX
UNKNOWN UTILITY BOX
GAS METER
GUY
OHW OVERHEAD WIRES
VINYL FENCE
CHAINLINK FENCE
PROPERTY LINE
LEASE LINE
RIGHT TURN ARROW
LEFT TURN ARROW
STRAIGHT ARROW
HC HANDICAP PARKING SPACE
HANDICAP RAMP WITH PAD
DC DROP CURB
BOLLARD
EOP EDGE OF PAVEMENT
CW CONCRETE WALK
BW BRICK OR BLOCK WALK
L.S.A. LANDSCAPED AREA
(XX) PARKING STALLS

TOWN APPROVAL:

REFERENCES:

1. MAP OF EXISTING CONDITIONS
BY: RLT ENGINEERING, GEOLOGY AND LAND SURVEYING, P.C.
235 EAST JERICHO TURNPIKE
MINEOLA, NY 11501
(516) 746-2350

TAX MAP NUMBER:
DISTRICT 500; SECTION 368; BLOCK 02; LOT 42.002

NO.	DATE	REVISION	BY
1	08/08/2022	AS PER TOWN COMMENTS	LK

NOTE:
It is a Violation of the New York State Education Law for any person , unless acting under the direction of a LICENSED Professional Engineer to alter any item on this drawing and/or related specifica tion. all alterations must be made in compliance with the New York State education law. the Professional Engineer whose seal appears hereon assumes no responsibility for any such alteration or re-use without his written consent.

STATE OF NEW YORK LAWRENCE YEN KUO 083477 LICENSED PROFESSIONAL ENGINEER

SITE PLAN - CHANGE OF TENANT USE

NORTHWELL HEALTH
PROPERTY ADDRESS: 1933 UNION BLVD,
(TENANT SPACE #1963), BAYSHORE
SUFFOLK COUNTY, NEW YORK

LiRo Engineers, Inc.
A LiRo Group Company
Mineola, N.Y. 516-746-2350[T]

SCALE:
PLAN: 1"=20'
PROFILE:
HORIZ: N/A
VERT: N/A
DATE: JUNE 2022
DRAWING NUMBER C-001
SHEET NUMBER 1 OF 1

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:
-	HIK	LK	22-112-1073