

Town of Islip Notes

- 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.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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 OPTIONS.
- 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.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINE TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- 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.
- 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 NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFY THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 25B.
- ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- 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 SA.75 AND SA.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- 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 ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
- 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.
- 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.

General Notes

- EXISTING INFORMATION IS BASED ON SURVEY PREPARED BY: VHB ENGINEERING, SURVEY, LANDSCAPE ARCHITECTURE, AND GEOLOGY, PC 100 MOTOR PARKWAY SUITE 350 HAUPPAUGE, NY 11788 LAST REVISED 7/30/20
- TOPOGRAPHY: ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
- EXISTING PARKING STALLS AND DRIVE AISLE DIMENSIONS ARE PER RECORD PLANS AND SURVEY REFERENCED HEREIN, AND HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH REGULATORY CODES AND STANDARDS, INCLUDING ADA REQUIREMENTS.
- PARKING COUNT INCLUDES 1 ACCESSIBLE PARKING STALL. PARKING STALL COUNT DOES NOT INCLUDE THE 3 TRUCK STALLS SHOWN ALONG THE NORTHERN CURB LINE WHICH ARE TO BE REMOVED.
- EXISTING SITE FEATURES (INCLUDING BUT NOT LIMITED TO, FENCING, PAVEMENT, RAMPS, SIDEWALKS, OR CURBS) WHICH ARE VISIBLY CRACKED, DAMAGED, OR DEFORMED SHALL BE RESTORED OR REPLACED AS NECESSARY TO CONFORM TO REGULATORY STANDARDS.
- ANY EXISTING DAMAGED CONCRETE CURB TO BE REPAIRED. REFER TO TOWN OF ISLIP STANDARD TYPE 'A' CONCRETE CURB, ITEM 97A.
- EXISTING SITE / BUILDING LIGHTING TO REMAIN. NO ALTERATIONS TO LIGHTING CONDITIONS ARE PROPOSED.
- CONTRACTOR TO REMOVE UNREGISTERED TRUCK BODIES BEING USED FOR STORAGE.
- CONTRACTOR TO REMOVE DEBRIS ON SITE.
- EXISTING BOLLARDS SHALL BE REPAIRED WHERE NECESSARY AND PAINTED SAFETY YELLOW.
- GATES SHALL COMPLY WITH FIRE CODE REQUIREMENTS SET FORTH IN SECTIONS D103.5 AND 503.6.

Parking Requirements:

Mini-Storage Warehouse computed at 1 Stall per 5,000 SF GFA.
Office Space computed at 1 Stall per 200 SF GFA.
Office Space requires minimum 10 spaces

Existing: (43,677 SF GFA)		Proposed: (66,201 SF GFA)	
Warehouse: 42,187 SF / 5,000 SF = 8.44 Stalls	Office: 1,490 SF / 200 SF = 7.45 Stalls (min)	Warehouse: 65,631 SF / 5,000 SF = 13.13 Stalls	Office: 570 SF / 200 SF = 2.85 Stalls (min)
TOTAL = 19 Stalls		TOTAL = 24 Stalls	

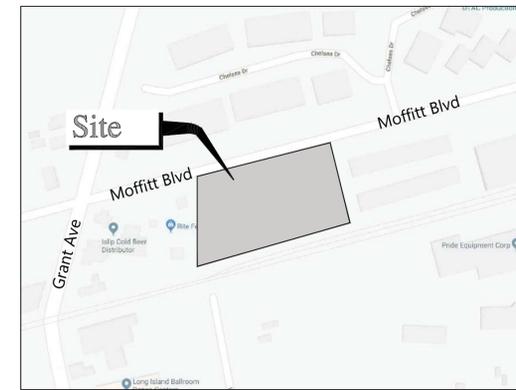
Parking Provided:

Total Parking Stalls*	24 Stalls*
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* REFER TO GENERAL NOTES ON THIS SHEET.

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING

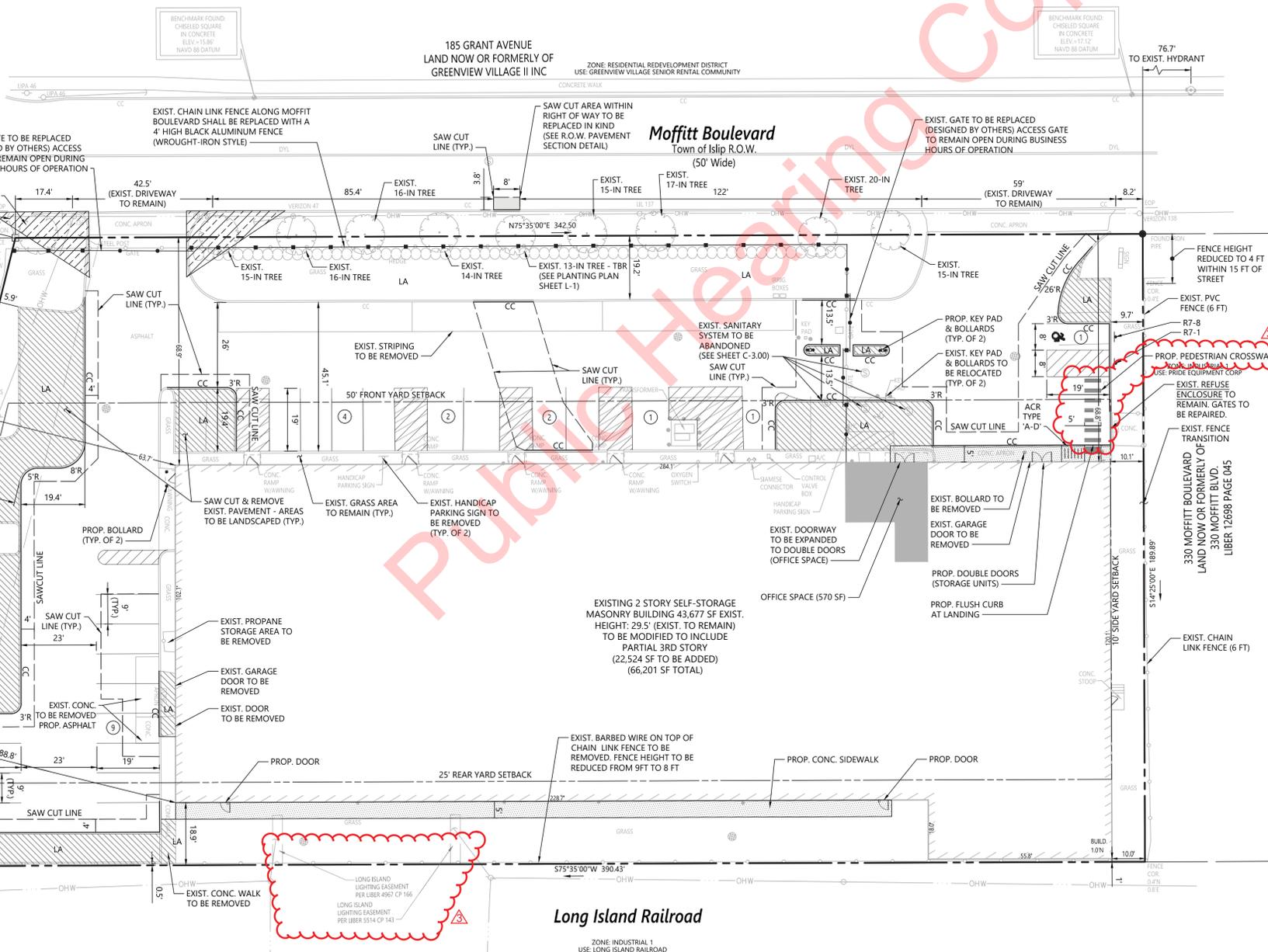


Location Map
1" = 200'

Electricity Consumption Chart

CURRENT ESTIMATED ANNUAL ELECTRICITY CONSUMPTION:	65,105	kWh
PROPOSED ESTIMATED ANNUAL ELECTRICITY CONSUMPTION:	118,662	kWh
ESTIMATED ANNUAL PRODUCTION OF EXISTING SOLAR:	61,000	kWh*
CURRENT PERCENTAGE OF ELECTRICITY FROM SOLAR:	94%	
PROPOSED PERCENTAGE OF ELECTRICITY FROM SOLAR:	51%	

* VALUE PROVIDED BY SOLAR SYSTEM INSTALLER.

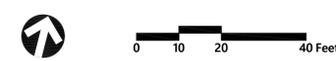


Zoning Summary Chart

Owner	Palatine Capital Partners Acquisitions, LLC 1691 Michigan Ave., Suite 320 Miami Beach, FL 33139 (305) 417-6253
Applicant	PAL Islip Storage, LLC 1691 Michigan Ave., Suite 320 Miami Beach, FL 33139 (305) 417-6253
Zoning District:	I-1: Industrial 1 District
Existing / Proposed Use:	Self Storage Facility (Mini-Storage Warehouse)

Zoning Regulation Requirements	Required	Provided
MAXIMUM FLOOR AREA RATIO (F.A.R.) ³	0.42	0.63 (EXIST.) 0.95 (PROP.)
MINIMUM LOT AREA	20,000 SF	69,588 SF
MINIMUM LOT WIDTH	100 FT	342.5 FT
MINIMUM FRONT YARD SETBACK	50 FT	68.9 FT
MINIMUM SIDE YARD SETBACK	25 FT (STREET) 50 FT (RESIDENTIAL)	10.0 FT
MINIMUM REAR YARD SETBACK ³	25 FT (RESIDENTIAL)	1.0 FT
MAXIMUM BUILDING HEIGHT	60 FT / 4 STORIES	29.5 FT / 3 STORIES
MINIMUM LANDSCAPED AREA	25% (17,397 SF)	20.9% 14,574.7 SF (EXIST.) 25.0% 17,398.2 SF (PROP.)
MINIMUM LANDSCAPED AREA IN FRONT YARD	50% OF REQUIRED (8,699 SF)	38.9% 6,719.0 SF (EXIST.) 51.5% 8,964.5 SF (PROP.)

- PER ZONING APPEALS DECISION #564-98 DATED 11/17/98, RELAXATION GRANTED INCREASING PERMITTED F.A.R. FROM 0.35 TO 0.65.
- PER ZONING BOARD OF APPEALS DECISION #333-81 DATED 7/28/81, RELAXATION GRANTED REDUCING REQUIRED REAR YARD FROM 25 FT TO ZERO FEET.
- TOWN CODE §68-344B ALLOWS INCREASED FLOOR AREA RATIOS, UP TO A MAXIMUM OF 1.00, FOR MINI-STORAGE WAREHOUSES MEETING THE FOLLOWING CRITERIA:
 - SURETY BOND TO COVER COST OF BUILDING DEMOLITION
 - 25% OF LOT AREA LANDSCAPED; MINIMUM OF 50% LOCATED WITHIN FRONT YARD.
 - RENEWABLE ENERGY PROVIDING MINIMUM 50% ENERGY DEMAND. REFER TO ELECTRICITY CONSUMPTION CHART, THIS SHEET, FOR ADDITIONAL INFORMATION.
 - USE OF "SUPERIOR ARCHITECTURE" ON FACADE FOR BUILDING ELEVATIONS VISIBLE FROM STREETS.
 - USE OF ARCHITECTURE SIMILAR TO "SUPERIOR ARCHITECTURE" ON FACADE FOR BUILDING ELEVATIONS NOT VISIBLE FROM STREETS.



Palatine Partners - Islip Self Storage

260 Moffitt Boulevard
Islip, New York 11751

No.	Revision	Date	App'd.
1	SCDHS Comments	12/09/19	SS
2	Town and SCDHS Comments	02/07/20	SS
3	Town and SCDPW Comments	07/30/20	SS

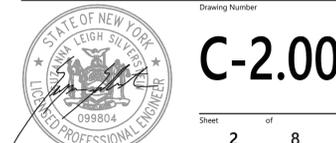
Designed by TC Checked by KW
Issued for Permit Date May 31, 2019

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C-2.00

Sheet of
2 of 8



TOI Site Plan #: SP-2019-054
SCDHS Ref. #: C05-19-0042
SCDPW Permit #: 344-449-0002
SCTM#: 500 - 344 - 3 - 15.3

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
26931.00

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.