

BULK ZONING TABLE			
EXISTING ZONING DISTRICT: INDUSTRIAL 1 (IND1)			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 68-338	(A) OFFICE	(A) OFFICE
USES PERMITTED BY SPECIAL PERMIT FROM PLANNING BOARD	§ 68-340.1	(B) VEHICLE REPAIR SHOP (C) OUTDOOR PARKING OF REGISTERED VEHICLES WITH NON-PREDOMINANCE (LESS THAN 50% OF LOT)	(B) VEHICLE REPAIR SHOP (C) OUTDOOR PARKING W/ MINIMUM LOT STORAGE OF 49.9% (24,850 SF / 49,800 SF)
ARTICLE XXV	USE DISTRICT REGULATIONS: INDUSTRIAL 1 DISTRICT		
MAXIMUM BUILDING HEIGHT	§ 68-343	(A) 60' / 4 STORIES	20' / 1 STORY
MAXIMUM FLOOR AREA	§ 68-344.A	0.35 (WITH ADDITIONAL 0.10 FOR MEZZANINES) 17,430 SF (4,890 SF FOR MEZZANINES) PERMITTED	0.07 FAR PROPOSED (3,500 SF)
MINIMUM LOT AREA	§ 68-345	20,000 SF	49,800 SF (1.14 ACRES)
MINIMUM LOT WIDTH	§ 68-346 § 476-PART2 ART-12	102' THROUGHOUT ALL "WIDTHS" SHALL BE NET, MEASURED TO OR FROM THE SIDES OF STREETS, ALLEYS, OR RIGHTS-OF-WAY.	COMPLIES
MINIMUM FRONT YARD	§ 68-347.A	50' PERMITTED	57' PROVIDED
MINIMUM SIDE YARD	§ 68-348	10' FOR EACH SIDE YARD 50' FOR ADJOINING RESIDENTIAL USES OR DISTRICTS	10'
MINIMUM REAR YARD	§ 68-349	25' FOR MAIN BUILDINGS 10' FOR ACCESSORY BUILDINGS	69' FOR MAIN BUILDINGS NO ACCESSORY BUILDINGS
ENCROACHMENTS	§ 68-350	NO ENCROACHMENTS ARE PERMITTED	COMPLIES
ARTICLE XXX	SIGHT OBSTRUCTIONS, FENCES AND WALLS		

SIGHT OBSTRUCTIONS	§ 68-404 & Figure 404	VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLES ARE NOT PERMITTED AT STREET INTERSECTIONS OR DRIVEWAYS. OBSTRUCTIONS SHALL INCLUDE: ANY SIGN, HEDGE, FENCE, SHRUBBERY, FOLIAGE, AUTOMOBILE OR OTHER OBJECT, WHICH IS HIGHER THAN 3' AND LOWER THAN 8' ABOVE THE ADJACENT EDGE OF PAVEMENT. OBSTRUCTIONS SHALL NOT INCLUDE: EXISTING BUILDINGS, PUBLIC UTILITY POLES, TRAFFIC CONTROL DEVICES, NATURAL GRADES, SIGN POSTS OR SMALL TREES (12" DIA. OR 38" CIRCUMFERENCE).	COMPLIES
SIGHT TRIANGLES	§ 68-405 (A) & (B) & Figure 405	(A) INTERSECTING STREETS ALL CORNERS 30' FROM ACTUAL OR PROJECTED INTERSECTION OF THE PAVEMENT EDGES. (B) INTERSECTING STREETS AT DRIVEWAYS 30' BY 20' DEEP DRIVEWAY LEG LENGTH	COMPLIES
FENCES AND WALLS	§ 68-406-A § 68-406-B § 68-406-C § 68-406-D	6 FT MAX. HEIGHT ABOVE THE GROUND, HOWEVER 8 FT MAX. FOR OPEN CHAIN LINK FENCES (OR FENCES THAT DO NOT RESTRICT VISIBILITY MORE THAN 15%). 4 FT MAX. HEIGHT ABOVE THE GROUND, WITHIN 15 FT OF STREET PROPERTY LINE. 3 FT MAX. HEIGHT ABOVE ADJACENT PAVEMENT EDGE, FOR ALL FENCES, WALLS, OR OBSTRUCTIONS, WHEN: (1) LOCATED WITHIN SIGHT TRIANGLE, OR (2) SETBACK LESS THAN 8 FT FROM ANY STREET PAVEMENT EDGE. NO GATE SHALL OPEN INTO ANY STREET.	COMPLIES COMPLIES N/A COMPLIES

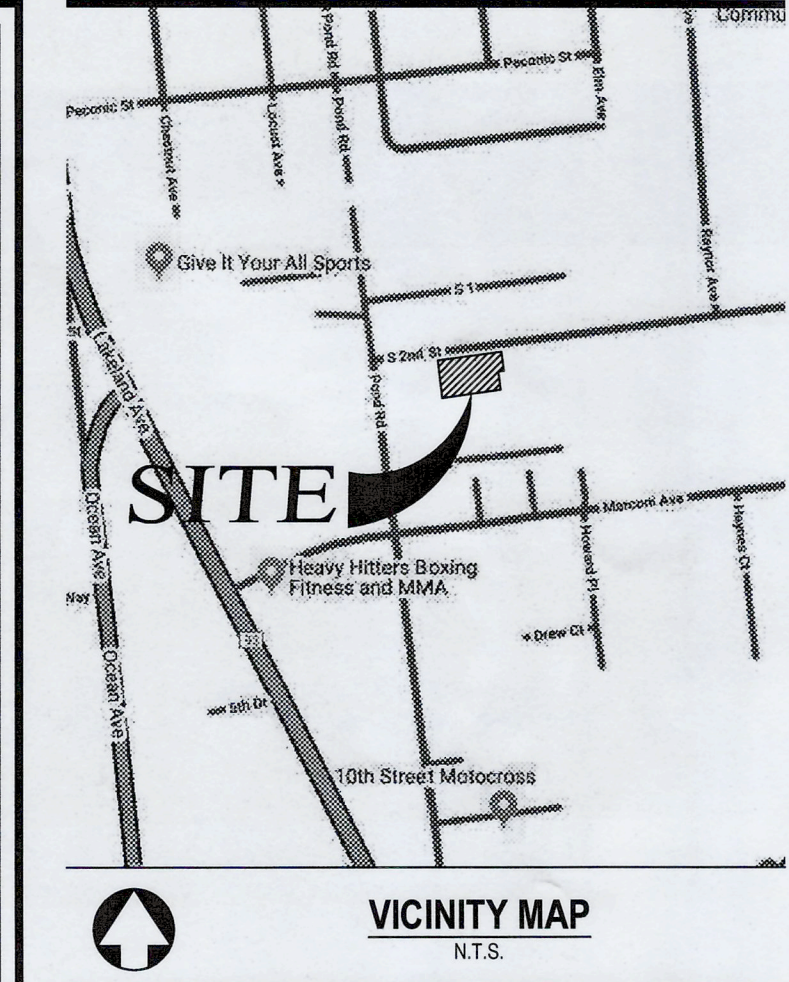
SOLDER	TOWN OF ISLIP - SUBDIVISION AND LAND DEVELOPMENT REGULATIONS		
DUMPSTERS	SOLDER VIK	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW, WITH PLANTINGS DIRECTED BY DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C, AND SHOULD BE A MASONRY STRUCTURE THAT COMPLIMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	COMPLIES
LOT DEVELOPMENT	SOLDER VIN	(4) TO AVOID BOTTOMING OF VEHICLES DURING INGRESS AND EGRESS, DRIVEWAY GRADIENT SLOPE MUST BE BETWEEN 1% AND 8%.	COMPLIES
LANDSCAPE DESIGN COMMERCIAL STANDARDS	SOLDER VI-Q-3.1	(1) 20% MIN. LOT AREA LANDSCAPED (9,960 SF MINIMUM REQUIRED) (2) 50% MIN. OF LANDSCAPE LOCATED WITHIN FRONT YARD (4,890 SF MINIMUM REQUIRED) (3) 8 FT MIN. LANDSCAPE DEPTH AREA ALONG ALL STREET FRONTS	24.19% PROVIDED LANDSCAPE (12,046 SF / 49,800 SF) 52.87% PROVIDED LANDSCAPE (5,296 SF / 9,960 SF) COMPLIES
TREES		PERIMETER BUILDING AND PARKING LOT REQUIREMENTS SHALL INCLUDE THE FOLLOWING: (a) 20' FT MAX. C.C. TREES ON STREET FRONTS (b) ALL PARKING AREAS, LOADING AREAS, DUMPSTERS AND STORAGE AREAS SHALL BE SCREENED FROM VIEW THROUGH SCREEN PLANTINGS, A HEDGE, DECORATIVE FENCE / WALL OR BERRY (c) 5 FT MIN. LANDSCAPE REQUIRED BETWEEN THE PROPERTY LINE AND ANY INTERIOR PARKING FACILITIES.	(a) 9 TREES PROPOSED (b) SCREENING PROPOSED (c) COMPLIES
SCREENING	SOLDER VI-Q-3.5		
LANDSCAPE			
IN-GROUND IRRIGATION SYSTEM	SOLDER VI-Q-3.5	IN-GROUND IRRIGATION SYSTEM IS REQUIRED ALONG ENTIRE ROAD FRONTAGE	COMPLIES
SOLDER	TOWN OF ISLIP SUBDIVISION & LAND DEVELOPMENT REGULATIONS		

SITE LAYOUT & PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
ARTICLE XXII	USE DISTRICT REGULATIONS: INDUSTRIAL DISTRICTS GENERALLY		
SITE IMPROVEMENTS	SOLDER APPENDIX C 6 & 9	CURB CUTS FOR PARKING FIELDS: MINIMUM OF 30' WIDE AT PROPERTY LINE / CURB RETURN	30' WIDE CURB CUT
PARKING	REQUIREMENTS & CALCULATIONS		
HANDICAPPED PARKING	IBC NYS 1108.1	(1) TOTAL SPACES PROVIDED = 26 TO 50 (2) REQ. MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES WITH ADJACENT 8' WIDE ACCESS AISLE
MINIMUM NUMBER OF PARKING SPACES	SOLDER APPENDIX E 7 & 21	OFFICE = 1 (5 STALL / 200 SF GFA) * (1,000 SF) = 5 SPACES REPAIR SHOP = 1 (5 STALL / 200 SF GFA) * (2,500 SF) = 12.5 SPACES MIN. = 13 SPACES TOTAL REQUIRED = 5 SPACES + 13 SPACES = 18 SPACES	23 REGULAR / STDND PARKING SPACES PROVIDED (2 ADA SPACES INCLUDED) 30 STORAGE VEHICLES OUTDOOR STORAGE SPACES PROVIDED
MINIMUM AISLE WIDTH & STALL SIZE	SOLDER VI-L-7.1	23' WITH 90° PARKING 9' x 19' STALL SIZE 20' WITH 90° PARKING 10' x 19' STALL SIZE	23' MIN. AISLE WIDTH 9' x 19' STALL SIZE 10' x 40' CARTING STALL SIZE
IBC NYS 2015 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)	SOLDER	TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS	STDND STANDARD

#### TOWN OF ISLIP SITE PLAN NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-5380) 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 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.
- 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 MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES 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 NYSDOC REGISTERED OR PERMITTED CONCRETION AND DEMOLITION (CD&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOIL WASTE MANAGEMENT FACILITIES".
- 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 28F OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDOC FACILITY. LOAD/TRENSFER 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 5A.75 AND 5A.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 FLAVORS. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS 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.

PROPOSED DEVELOPMENT TO COMPLY WITH  
THE TOWN OF ISLIP PLANNING BOARD SPECIAL PERMIT CONDITIONS 1-18,  
AS RESOLVED AND APPROVED UNDER PB2019-030, DATED OCTOBER 3, 2019.



PROJECT DATA	
APPLICANT/OWNER	GATLAS ENTERPRISES, INC. 546 CENTRAL AVENUE MASSAPEQUA, NEW YORK 11758 CONTACT: STEPHANIE GALLONE PHONE: (616) 965-9125 EMAIL: SGALLONE@GMAIL.COM
TAX MAP NUMBER	DIST. 500, SECT. 105, BLOCK 2, LOT 25.2
SITE AREA	49,800 SF (1.14 ACRES) WITH TAKING 52,400 SF (1.20 ACRES) WITHOUT TAKING
CURRENT ZONING	INDUSTRIAL 1 (IND1)
PROPOSED USE	§ 68-338. PERMITTED USES: (A) OFFICE § 68-340.1. USES PERMITTED BY SPECIAL PERMIT FROM PLANNING BOARD: (B) VEHICLE REPAIR SHOP (C) OUTDOOR PARKING STORAGE
PROPOSED FOOTPRINT	3,500 SF
GROSS FLOOR AREA	OFFICE: 1,000 SF VEHICLE REPAIR SHOP: 2,500 SF TOTAL: 3,500 SF
LANDSCAPE/NATURAL AREA	12,046 SF
PAVEMENT/CONCRETE AREA	34,254 SF

NO.	DATE	BY	DESCRIPTION
6	09/25/2020	LC	REV. PER TOWN PLANNING DEPT. LETTER DATED 09/16/2020
5	05/06/2020	LM	REV. PER 05/05/2020 TOWN ENGR CMTS AND PER 04/07/2020 SCDHS WMM CMTS
4	02/05/2020	LM	SUBMISSION TO TOWN OF ISLIP ENGINEERING
3	09/30/2019	LM	REV. PER 09/26/19 MTG
2	08/23/2019	LM	REV. PER 07/22/19 TOWN CMTS ADJ FENCE HEIGHT
1	07/31/2019	LM	REV. PER 07/26/19 TOWN CMTS

**REVISIONS**

**KEY**  
CIVIL ENGINEERING  
664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0506  
www.KeyCivilEngineering.com

**PROJECT NAME**  
**PROPOSED OUTDOOR STORAGE OF REGISTERED VEHICLES**  
0 SOUTH 2ND STREET, RONKONKOMA, NY 11779  
TOWN OF ISLIP, COUNTY OF SUFFOLK  
DIST.: 500, SECT.: 105, BLOCK: 2, LOT: 25.2  
ZONE: INDUSTRIAL 1 (IND1)  
TOWN OF ISLIP - SP2020-007

**DRAWING TITLE**  
**SITE PLAN**

DATE: 04/16/2019  
SCALE: 1" = 20'  
PROJECT NUMBER: 18193  
DRAWING BY: LM  
CHECKED BY: YT  
APPROVED BY: JP

SEAL & SIGNATURE:  
JACLYN PERANTEAU, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER 0083957

ALTERNATION OR ADDITION TO THIS DRAWING MUST BE DONE BY THE SAME PROFESSIONAL ENGINEER AS A SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No: C-1

PAGE No: 1 OF 8