

## **SOIL BORING**

(EL. 2.05) GROUND SURFACE FINE TO COARSE BROWN AND DARK BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL, SOME CLEAN SAND (SM) FINE TO COARSE DARK 6 2 BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL INTO FINE TO MEDIUM CLEAN SAND, SOME GRAVI 5 12 11 3 FINE TO COARSE DARK BROWN AND LIGHT BROW CLEAN AND SILTY SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL ARGE STONE (SM/SW) 8 8 4 FINE TO COARSE LIGHT BROWN CLEAN SAND, SON 9 FINE TO SMALL GRAVEL 5 5 5 FINE TO MEDIUM LIGHT BROWN CLEAN SAND, SOMI FINE TO SMALL GRAVEL (SW) 4 4 6 FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW) 1. SOIL DESCRIPTIONS ARE BY VISUAL FINE TO MEDIUM LIGHT **EXAMINATION OF SOIL SAMPLES RECOVERED** TRACE FINE TO COARSI **DURING DRILLING OPERATIONS.** SMALL STONE (SW) SOIL DESCRIPTIONS ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATION ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS. 4. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM THE SURVEY PREPARED BY SLACKE TEST BORING, INC, DATED SEPTEMBER END OF BORING 22'-0'

# **SCHEDULE OF SIGNS**

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	PARKING ARKING	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"
2	NO STOPPING ANYTIME	NO STOPPING ANYTIME	NYR7-4	12" x 18"
<u>3</u>	STOP	STOP SIGN	R1-1	30"

The posted plan is subject to change. Please

during the Town Planning Board and/or Town

note that this site plan may be modified

Board review process. Please contact the

you have questions regarding the date and

status of any posted graphics.

1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.

- 2. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- 3. ALL SIGNS ARE TO BE REFLECTORIZED.
- 4. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24

### SITE DATA

0500-395.00-03.00-001.002 24,247.49 SF (0.557 Ac) TOTAL MAP AREA: EXISTING ZONE: **INDUSTRIAL 1** EXISTING USE: COMMERCIAL SUFFOLK COUNTY WATER AUTHORITY WATER DISTRICT: POST OFFICE BAY SHORE, 11706 FIRE DISTRICT: SCHOOL DISTRICT: ISLIP UFSD GROUNDWATER ZONE: GROUNDWATER ZONE I 25 DEGNON BOULEVARD, BAY SHORE, NY 11706 SITE ADDRESSES: FEMA ZONE: TOWN FREEBOARD

SOUTHWEST SD-03

#### LOT COVERAGE

SEWER DISTRICT:

**ROOF AREA** 4,446.0 SF / 18.34% IMPERVIOUS AREA 9,824.1 SF / 40.52% LANDSCAPED AREA 9,977.4 SF / 41.14% TOTAL 24,247.5 SF / 100.00%

## LANDSCAPE TABLE:

4,849.4 SF (20.0%) 6,828.6 SF (28.2 %) OVERALL LANDSCAPE (20 % MIN., EXCLUDING BUFFER AREA) STREET FRONTAGE FRONT YARD LANDSCAPE 2,424.7 SF (10.0%) 824.4 SF (3.4%) \* (50% MIN. OF REQUIRED LANDSCAPING) \* VARIANCE REQUIRED

#### **ZONING COMPLIANCE TABLE**

**ZONE: INDUSTRIAL 1** MAXIMUM HEIGHT OF BUILDING (FT/STY) <60 / 2 STY 60/4 STY MAXIMUM FLOOR AREA RATIO (FAR) 0.345 0.35 MINIMUM LOT AREA (SF) 24,248 SF 142.72' 78.3' MINIMUM LOT WIDTH (FT) MINIMUM FRONT YARD DEPTH (FT) MINIMUM SIDE YARD (FT) MINIMUM SIDE YARD (FT) - COMBINED MINIMUM REAR YARD (FT) - EXISTING BUILDING MINIMUM REAR YARD (FT) - PROPOSED BUILDING \* VARIANCE REQUIRED

#### **PARKING CALCULATIONS**

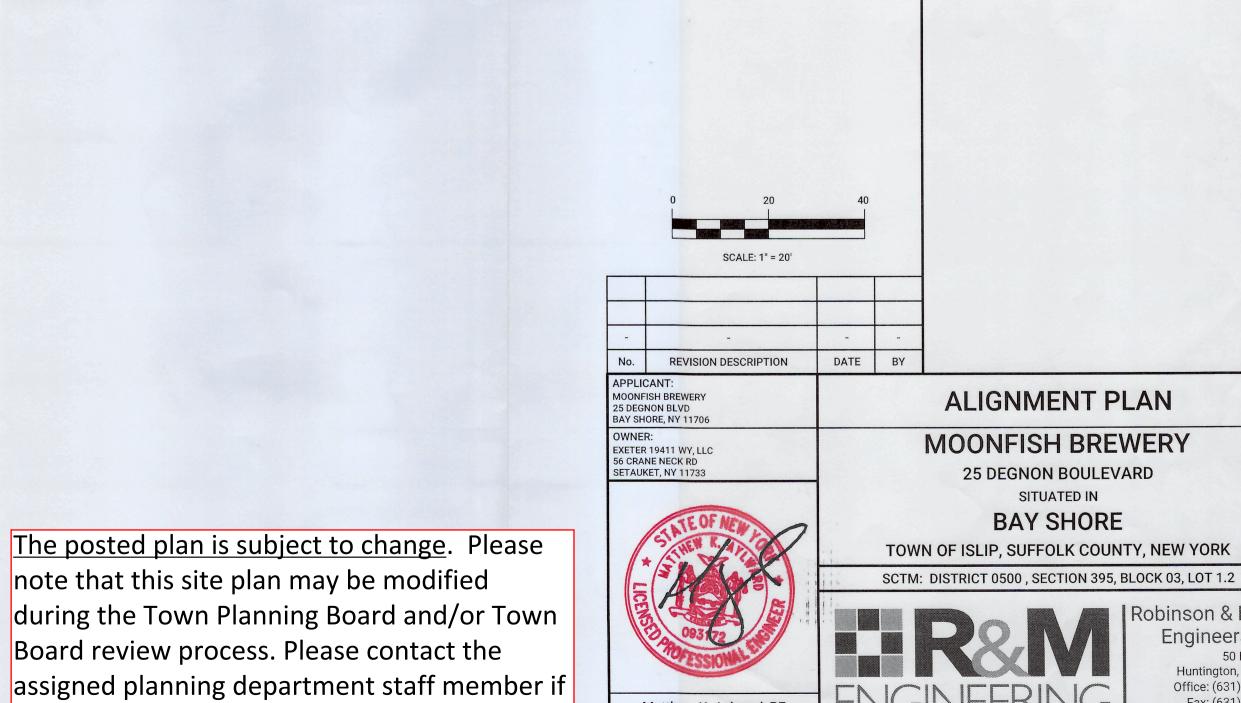
PARKING REQUIRED: **BUILDING 1** OFFICE AREA (2ND FLOOR) 1,530.7 SF @ 1 PER 200 SF = 7.7 STALLS STORAGE (1ST FLOOR) 1,598.6 SF @ 1 PER 1,000 SF = 1.6 STALLS TASTING ROOM (836.6 SF) 28 SEATS (8 BAR) @ 1 PER 2 SEATS = 14 STALLS BREWERY PROCESSING FLOOR (1,654.4 SF)

AREA NOT INCLUDED = 0 STALLS BREEZEWAY 250.0 SF @ 1 PER 200 SF = 1.3 STALLS STORAGE (2ND FLOOR) 2,491.0 SF @ 1 PER 1,000 SF = 2.5 STALLS TOTAL PARKING REQUIRED = 27.1 STALLS PARKING PROVIDED:

PAVED PARKING STALLS (INCLUDES 2 H.C.) = 25 STALLS = 1 STALLS LANDBANKED (LB) STALLS TOTAL PARKING PROVIDED = 26 STALLS \*

# SCHEDULE OF VARIANCES

DESCRIPTION	REQUIRED	PROVIDED		
FRONT YARD LANDSCAPE	2,424.7 SF	824.4 SF		
REAR YARD SETBACK - EXISTING BUILDING	25 FT	7.1 FT		
REAR YARD SETBACK - PROPOSED BUILDING	25 FT	8.2 FT		
FILL MATERIAL WITHIN FLOODZONE (AE)	-	1,264 CY		
PARKING RELAXATION REQUIRED FOR 2 STALLS				



**MOONFISH BREWERY 25 DEGNON BOULEVARD** 

SITUATED IN **BAY SHORE** TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

Robinson & Mulle

Matthew K. Aylward, PE DJG CHK'D. BY:

www.rmengineering.co

04-21-21

04-22-21

SP-1

Engineers, P.C

Huntington, NY 11743

Office: (631) 271-0576 Fax: (631) 271-059

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