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.

TABLE OF LAND USE - LOT 1

EXISTING ZONE: RAAA
PROPOSED ZONE: C - RESIDENCE C
PROPOSED USE: ASSISTED LIVING

DESCRIPTION		REQUIRED/ PERMITTED (RESIDENCE C)	PROPOSED LOT 1 CONDITIONS
SIZE OF LOT			
LOT AREA	(SQUARE FEET)	80,000	326,905 S.F. 7.50 Acres
LOT WIDTH	(FEET)	200 (1)	587
GROSS FLOOR AREA	(FEET)	-	90,000
FLOOR AREA RATIO	(FEET)	0.40	0.28
BUILDING HEIGHT			
STORIES	(NUMBER)	2	2
FEET	(FEET)	35	35
MINIMUM YARD DIMENSIONS			
FRONT BUILDING SETBACK	(FEET)	75 (1)	105
REAR BUILDING SETBACK	(FEET)	50 (1)	159
SIDE BUILDING SETBACK (MIN/SUM)	(FEET)	25 / 50 (1)	59 / 226

(1) Requirement for Senior Citizen Apartments. Dimensional requirements for Assisted Living are not specifically mentioned in code.

PARKING SUMMARY - LOT 1

DESCRIPTION	REQUIRED/ PERMITTED (RESIDENCE C)	PROPOSED LOT 1 CONDITIONS
PROPOSED PARKING REQUIREMENT		
PARKING SPACES PER UNIT (0.5 / UNIT) (1)	45 (1)	-
PROPOSED PARKING		
PROPOSED STANDARD SPACES	-	60
PROPOSED HANDICAP SPACES	-	5
TOTAL PROPOSED SPACES (0.72 / UNIT)	-	65

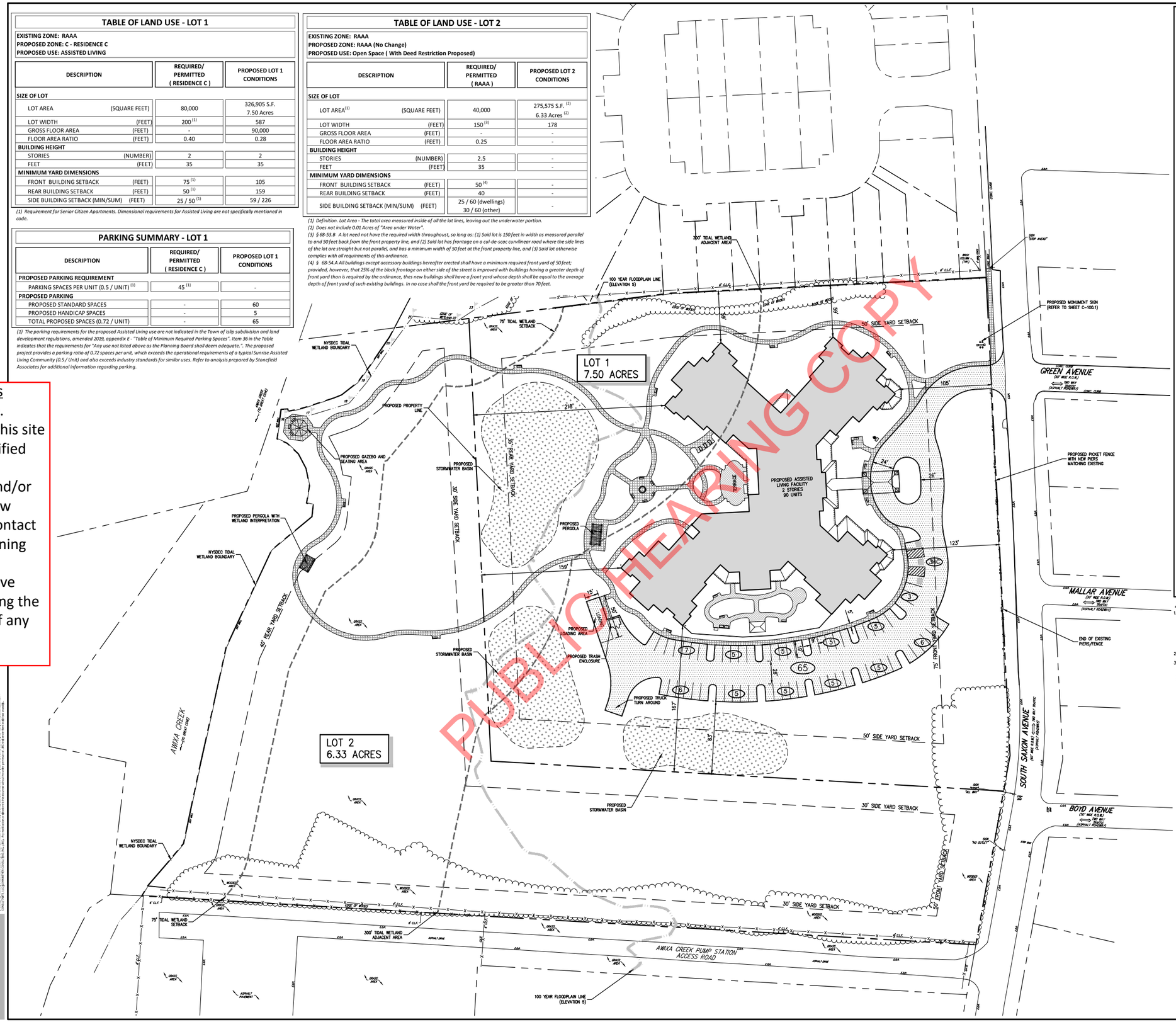
(1) The parking requirements for the proposed Assisted Living use are not indicated in the Town of Islip subdivision and land development regulations, amended 2019, appendix E - "Table of Minimum Required Parking Spaces". Item 36 in the Table indicates that the requirements for "Any use not listed above as the Planning Board shall deem adequate.". The proposed project provides a parking ratio of 0.72 spaces per unit, which exceeds the operational requirements of a typical Sunrise Assisted Living Community (0.5 / Unit) and also exceeds industry standards for similar uses. Refer to analysis prepared by Stonefield Associates for additional information regarding parking.

TABLE OF LAND USE - LOT 2

EXISTING ZONE: RAAA
PROPOSED ZONE: RAAA (No Change)
PROPOSED USE: Open Space (With Deed Restriction Proposed)

DESCRIPTION		REQUIRED/ PERMITTED (RAAA)	PROPOSED LOT 2 CONDITIONS
SIZE OF LOT			
LOT AREA (1)	(SQUARE FEET)	40,000	275,575 S.F. (2) 6.33 Acres (2)
LOT WIDTH	(FEET)	150 (3)	178
GROSS FLOOR AREA	(FEET)	-	-
FLOOR AREA RATIO	(FEET)	0.25	-
BUILDING HEIGHT			
STORIES	(NUMBER)	2.5	-
FEET	(FEET)	35	-
MINIMUM YARD DIMENSIONS			
FRONT BUILDING SETBACK	(FEET)	50 (4)	-
REAR BUILDING SETBACK	(FEET)	40	-
SIDE BUILDING SETBACK (MIN/SUM)	(FEET)	25 / 60 (dwellings) 30 / 60 (other)	-

(1) Definition. Lot Area - The total area measured inside of all the lot lines, leaving out the underwater portion.
(2) Does not include 0.01 Acres of "Area under Water".
(3) § 68-53.B A lot need not have the required width throughoust, so long as: (1) Said lot is 150 feet in width as measured parallel to and 50 feet back from the front property line, and (2) Said lot has frontage on a cul-de-scac curvilinear road where the side lines of the lot are straight but not parallel, and has a minimum width of 50 feet at the front property line, and (3) Said lot otherwise complies with all requirments of this ordinance.
(4) § 68-54.A All buildings except accessory buildings hereafter erected shall have a minimum required front yard of 50 feet; provided, however, that 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, thes new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 70 feet.



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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- 100 YEAR FLOOD LINE (ELEVATION 5)
- 300' TIDAL WETLAND ADJACENT AREA
- 75' TIDAL WETLAND SETBACK
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED PAVERS
- PROPOSED CONCRETE APRON
- PROPOSED STONEDUST ACCESS PATH
- PROPOSED FIRE ACCESS GRASS-PAVE
- PROPOSED ASTRO-TURF
- PROPOSED RUBBER MATTING
- PROPOSED DECK/WETLAND OBSERVATION AREA
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL
- PROPOSED CHAIN LINK FENCE
- PROPOSED VINYL FENCE
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "ALTA/NSPS LAND TITLE SURVEY," PREPARED BY CONTROL POINT ASSOCIATES IC, PC, DATED 02/25/2019, REVISED TO ADD WESTERLY BOUNDARY TIE, DATED 05/31/2019, REVISED PER UPDATED TITLE REPORT, DATED 06/19/2019, REVISED PER ATTORNEY COMMENT, DATED 06/20/2019, REVISED PER ATTORNEY COMMENT, DATED 06/28/2019, REVISED PER CLIENT COMMENTS, DATED 09/09/2019.
2. EXISTING TAX MAP NUMBER: 0500-39500-0100-001001
3. DISTRICTS SERVICING THE EXISTING SITE:
   3.1. FIRE DISTRICT: BAY SHORE FIRE DEPARTMENT
   3.2. WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
   3.3. SCHOOL DISTRICT: ISLIP UNION FREE SCHOOL DISTRICT
   3.4. SEWER DISTRICT: SOUTHWEST CSD-03

NOT FOR CONSTRUCTION

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No.	Revision	Date	By
	Previous Editions Obsolete		

APPLICANT: SUNRISE DEVELOPMENT, INC.
7902 WESTPARK DRIVE
McLEAN, VA 22102

ARCHITECT: EGA, PC
ONE VERNON STREET
NEWBURYPORT, MA 01950

JMC
www.jmcplanning.com

PRELIMINARY SITE PLAN

SUNRISE OF BAY SHORE
26 SOUTH SAXON AVENUE
TOWN OF ISLIP, NEW YORK

STATE OF NEW YORK — ROBERT ANDREWS — 087... — LICENSED PROFESSIONAL ENGINEER

Drawn:	JJ
Approved:	RA
Scale:	1" = 40'
Date:	12/07/2021
Project No:	18172
18172-SITE	C-100
Drawing No:	C-100