

SITE DATA		
APPLICANT.....	161 EAST MAIN STREET, LLC 1 ANCHOR STREET BAY SHORE, NEW YORK 11708 (631) 665-7559	
SITE LOCATION.....	161 E. MAIN STREET (AKA 11 1ST AVENUE) BAY SHORE, NEW YORK 11708	
LOT AREA.....	28,186 SF (0.65 ACRES)	
SITE AREA.....	35,338 SF (0.81 ACRES) (WITH EASEMENT)	
ZONING.....	DDD - DOWNTOWN DEVELOPMENT DISTRICT	
USE.....	APARTMENT BUILDING (20 UNITS)	
SCM.....	0500-393-03-140.1	
SECTION 68-180.6.C	REQUIRED*	PROPOSED
LOT AREA.....	20,000 SF MIN.	28,186 S.F. (0.65 ACRES) 35,338 S.F. (0.81 ACRES)***
FRONT SETBACK.....	N/A**	107.76' (EXISTING) 99.4' (PROPOSED)
SIDE SETBACK.....	N/A**	0.06'/12.92' (EXISTING)
REAR SETBACK.....	N/A**	15.40' (EXISTING)
LOT WIDTH.....	N/A**	151.59' (EXISTING)
BUILDING HEIGHT.....	65' (5 STORIES)	49' (4 STORIES)
FLOOR AREA RATIO.....	2.5 MAX.	0.725 (20,427 SF) 0.578 (20,427 SF)***
MAXIMUM DENSITY.....	38 UNITS PER ACRE	30.9 UNITS PER ACRE 24.7 UNITS PER ACRE***
LANDSCAPE AREA..... (NOT INCLUDING DEC AREAS)	20% MIN.	24.5% (6,913 SF/ 28,186 SF) 30.7% (12,056 SF/ 35,338 SF)***
LANDSCAPE PROVIDED IN FRONT YARD..... (EXCLUDES RESIDENTIAL BUFFERS)	50% MIN.	48.6% (3,360 SF/ 6,913 SF) 27.9% (3,360 SF/ 12,056 SF)***


*SEE GENERAL NOTE 6
**AS MAY BE REQUIRED BY THE PLANNING BOARD,
BASED UPON THE SITE PLAN REVIEW PROCESS.
***INCLUDES AREA OWNED BY THE TOWN USED FOR AN EASEMENT.

PARKING DATA	
PARKING REQUIRED (SECTION 68-180.6.C):	
APARTMENT HOUSE: 2 SPACES PER UNIT	
20 UNITS x 2 SPACES PER UNIT	= 40 SPACES
TOTAL REQUIRED	= 40 SPACES
NOTE: PARKING RELAXATION GRANTED (SEE T.C. #2528-6-C-L, 31 STALLS REQUIRED)	
PARKING PROVIDED:	25 STANDARD STALLS
	7 LANDBANKED STALLS
	2 HANDICAP STALLS
	34 TOTAL STALLS

DATE	BY	REVISION
1/26/22	MM/SK	SCDHS & SCDPW COMMENTS
7/22/21	MM/SS	NYSDEC METLANDS LINE ADDED
5/4/21	MM/SK	SCDPW & SCDHS REVISIONS
2/4/20	MM/SK	DRAFT REVISIONS
8/5/19	MM/SK	LANDBANKED PARKING
6/20/19	MM/SK	SITE PLAN RESUBMISSION SET (TOWN, SCDHS, & SCDPW)
7/27/18	MM/SK	SITE PLAN SUBMISSION SET (TOWN)
7/23/18	MM/SK	SITE PLAN SUBMISSION SET (SCDHS)
5/11/18	MM/SK	PER ARCHITECT
Date: _____ By: _____ Revision: _____		
Designed by: FG	Drafted by: FG/MW	Checked by: MM



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**161 E. MAIN STREET, LLC
BAY SHORE**
TOWN OF ISLIP SUFFOLK COUNTY, NY

**DIMENSIONAL
PLAN**

Tax Map No.: DIST. 500, SECT. 393, BLK. 3, LOT 140.1

Date: SEPTEMBER 28, 2016 Scale: 1"=20' Project No.: A000652 Sheet No.: 1 of 7

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.

COUNTY OF SUFFOLK
D.P.W. - SANITATION DIVISION

☒ APPROVED
☐ APPROVED AS NOTED
☐ DISAPPROVED

These plans and specifications have been reviewed for the ability of the system to conform to Suffolk County waste water treatment requirements. Approval of these documents shall in no way relieve the design engineer of responsibility of the adequacy of the complete design. The approval expires two years from the date below.

BY: _____ Date: 3/29/22

