





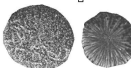

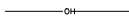

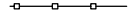


















N.T.S

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.

(ALL ITEMS EXISTING TO REMAIN UNLESS OTHERWISE NOTED)

- | | |
|--|---|
| UTILITY POLE W/
LIGHT ATTACHED |  |
| UTILITY POLE |  |
| CURB INLET |  |
| SIGN |  |
| SOLID MANHOLE COVER |  |
| WATER VALVE |  |
| TREE |  |
| DECORATIVE STREET LAMP |  |
| OVERHEAD WIRE |  |
| PVC FENCE |  |
| PROPOSED STOCKADE PVC FENCE |  |
| CONCRETE CURB |  |
| FLUSH CURB |  |
| DECORATIVE WALL MOUNTED
AREA LIGHT |  |
| PROPOSED AREA LIGHT |  |
| PROPOSED SIGN |  |
| PROPOSED PARKING
STALL COUNT |  |
| PROPOSED CURB RADIUS |  |
| PROPOSED CONCRETE CURB |  |
| PROPOSED FLUSH CURB |  |
| PROPOSED SOLID MANHOLE COVER |  |
| PROPOSED INLET GRATE |  |
| PROPOSED CONCRETE
MAT/ PAVEMENT |  |
| PROPOSED ASPHALT
REPLACEMENT IN R.O.W.
PER NYS DOT STANDARDS |  |
| PROPOSED TREE |  |

1. THIS PLAN REFERENCES:

- THIS PLAN REFERENCES:
A SURVEY PREPARED BY GALLAS SURVEYING GROUP
DATED: 5/14/18
A FLOOR PLAN PREPARED BY:
THIS FIRM
DATED: 4/6/22

2. APPLICANT:
BOLLA EM REALTY, LLC
809 STEWART AVENUE
GARDEN CITY, NY 11530
PROPERTY OWNER:
FMG NORTHEAST, LLC
C/O BLUE HILLS FUELS, LLC
2359 RESEARCH COURT
WOODBRIDGE, VA 22192

3. SITE IS LOCATED: BUSINESS J

4. PROPOSED USE: GASOLINE SERVICE STATION W/ CONVENIENCE STORE
(TOWN BOARD AND PLANNING BOARD SPECIAL PERMITS REQUIRED).

5. BULK REQUIREMENTS:

	CODE SECTION	PERMITTED/REQUIRED	PROVIDED
MIN. LOT AREA	68-375	40,000 SF	33,057 SF / 0.75 ACRES*
MIN. LOT WIDTH	68-376	100'	120.76'
MAX. LOT OCCUPANCY (F.A.R.)	68-374A	25% (8,264.25 SF)	8% (2,641 SF) - (BLDG. INCL. PORTICO) 8% (2,624 SF) - (BLDG. INCL. PORTICO) 7.9% (2,624 SF) - (BLDG.) 15.9% (5,265 SF) - (CANOPY & CANOPY)
GROSS FLOOR AREA (G.F.A.)	----	----	----
MIN. FRONT YARD	68-311 (MAIN BUILDING)	25'	25' SHORE ROAD 25' (BLDG.) 40.5' (CANOPY) 122' (BLDG.) HOWELLS ROAD 25' (BLDG.)
MIN. FRONT YARD	68-311.E (ACCESSORY STRUCTURES)	35'	22.5' (CANOPY)* 25' (BLDG.) 42' (CANOPY) HOWELLS ROAD 40.5' (CANOPY) 15' (TRASH ENCLOSURE)*
MIN. SIDE YARD SETBACK	68-312	10'	25.7' (BLDG.) 109.4' (CANOPY) 102.5' (TRASH ENCLOSURE)
MIN. REAR YARD SETBACK	68-313	10'	N/A
MAX. STRUCTURE HEIGHT	68-373	35'	26'-5" (BLDG.)
MAX. ACCESSORY STRUCTURE HEIGHT	68-306.C(1)	18'	23'-0" (CANOPY)*
MIN. WIDTH OF CURB CUT	68-382.C	10'	24'
MAX. NUMBER OF DISPENSERS	68-381	1 PER 75' OF FRONTAGE 643.68' / 75' = 8.5 9 DISPENSERS	6 DISPENSERS
MIN. TOTAL LANDSCAPE AREA	SLDR VI 0.3.1**	20%	37.3% (12,339.1 SF)
MIN. LANDSCAPE AREA IN FRONT YARD	SLDR VI 0.3.1**	20%	135.9% (8,969 SF)
MIN. LANDSCAPE WIDTH @ R.O.W. LINE	SLDR VI 0.3.1**	8'	8'
MIN. LANDSCAPE WIDTH @ ADJACENT RESIDENTIAL PROPERTY BOUNDARY	SLDR VI 0.3.2 **	25'	25.7' (BLDG.) 15' (SOUTH)*
STREET TREES	SLDR VI 0.3.5 **	1/2% OF FRONTAGE (LESS DRIVEWAYS) (641.06-84)/20=8	14 (EXIST.)

6. PARKING REQUIREMENTS:

MIN. PARKING SPACE SIZE	SLDR VI L.7.1**	9'x19'	9'x19'
MIN. NUMBER OF PARKING STALLS (CONV. MARKET: 1 STALL PER 100 GFA)	TABLE OF MIN. REQUIRED PARKING SPACES	CONVENIENCE STORE: 2,600sf/100= 26	15 (INCLUDING 1 ADA)*

*PROPOSED NON-CONFORMING CONDITION REQUIRING VARIANCE
**SLDR REFERS TO TOWN OF ISIP SUBDIVISION/LAND DEVELOPMENT REGULATIONS

7. PER SECTION 68-402(A), OF ZONING CODE, INTERSECTING STREETS SHALL HAVE A SIGHT TRIANGLE AT EVERY CORNER. EACH SIGHT TRIANGLE SHALL BE MAINTAINED TO THE PAVED SURFACE EDGES AND A DIAGONAL LINE EDGES WHICH ARE LOCATED 30 FEET FROM THE POINT OF THE ACTUAL OR PROJECTED INTERSECTION OF THE PAVED EDGES.

8. DERRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DERRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.

9. ALL DRYWELLS AND CATCH BASINS SHALL HAVE PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN OF ISIP STANDARDS.

10. ALL GRADES SHALL BE 1% MINIMUM ON CONCRETE, 1 1/2% ON ASPHALT. CONTRACTOR MAY ADJUST GRADES, AS FIELD CONDITIONS DICTATE, ONLY AFTER APPROXIMATE WRITTEN APPROVAL OF THE TOWN ENGINEER.

11. ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR ACKNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH HIMSELF AND THOSE PARTIES UNDER HIS DIRECTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES (WHETHER DEPICTED ON THESE PLANS OR NOT) PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT PRIOR TO PERFORMING ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS MUST BE VERIFIED BY THE CONTRACTOR. ANY DAMAGE OR STRUCTURE DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

13. CONTACT THE ENGINEERING INSPECTOR (631-224-5363) 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.

14. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

15. CONTRACTOR SHALL OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5410).

16. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SHOWN 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 BE MAINTAINED IN PERMANENT IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.

17. 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.

18. 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO PENALTY.

19. ALL EXISTING OR PROPOSED SUBSTANTIALLY ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.

20. 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 (CD&D) SOURCE PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENVYR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".

21. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO BE BROUGHT ON SITE SHALL BE IDENTIFIED BY A LICENSED LAND SURVEYOR.

22. ALL CD&D MATERIALS 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 ISIP ENGINEERING INSPECTOR FOR THE RECORD.

23. ISIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 5 SHALL BE FOLLOWED.

24. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS FOLLOWS WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 54.75 AND 54.76 SHALL BE ATTACHED. CONSTRUCTION AND EROSION DERRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.

25. ALL PROPOSED GARBAGE DUMPSTER SHALL BE LOCATED AT THE DIRECTION OF THE TOWN ENGINEER AND SHALL BE ENCLOSED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/ OR FUMES. APPLICANT/ OWNER SHALL MAINTAIN REFUSE DUMPSTERS IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSSED FOR LOADING OR UNLOADING OF DUMPSTERS. DUMPSTERS SHALL BE EMPTIED ON A REGULAR BASIS TO PREVENT OVERFLOW. GARBAGE CANS FOR CUSTOMERS SHALL BE PROVIDED INSIDE AS WELL AS OUTSIDE OF THE PROPOSED BUILDING(S) AND SHALL BE EMPTIED ON A REGULAR BASIS. THE SUBJECT SITE SHALL BE MAINTAINED IN A NEAT, CLEAN, AND LITTER FREE CONDITION.

26. ALL PLANTINGS SHALL BE MAINTAINED TO THE SATISFACTION OF THE PLANNING BOARD AND ALL PLANT MATERIAL SHALL BE KEPT IN A HEALTHY, WELL MAINTAINED CONDITION. THE SUBJECT PROPERTY SHALL ALSO BE KEPT CLEAN OF LITTER, GRASS AND DERRIS AT ALL TIMES.

27. ALL LIGHTING SHALL BE POSITIONED OR SHIELDED SO AS TO ILLUMINATE ONLY THE SUBJECT PARCEL.

28. ALL PLANS AND SPECIFICATIONS SHALL BE MAINTAINED AND KEPT ON SITE. ALL PLANS AND APPLICATIONS BY OTHERS FOR ADDITIONAL INFORMATION.

29. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

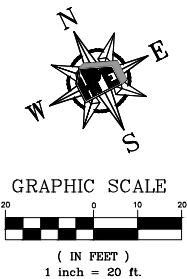
30. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEEDGRANTOR (S) TO THE TOWN OF ISIP MUST BE RECORDED WITH THE SUPERIOR COUNTY CLERK.

31. NO SPEAKER SYSTEM WILL BE OPERATED OUTDOORS.

32. MOUNDING TO SIGN SHALL BE WITHIN 100 FEET UP TO 100 MPH.

33. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO ENSURE ALL REQUIREMENTS STIPULATED WITHIN THE 2020 EXISTING BUILDING CODE OF NYS CHAPTER 15 OF SE 8105.01 & THE 2020 BUILDING CODE OF NYS CODE §3307.1 ARE ADHERED TO.

34. CONTRACTOR IS RESPONSIBLE FOR SECURING FIRE ALARM APPROVALS AND PERMITS. THIS INCLUDES PREPARATION AND SUBMITTAL OF PLANS, APPLICATIONS, AND ALL OTHERS REQUIRED DOCUMENTS TO ALL AGENCIES NECESSARY TO PERFORM FIRE ALARM INSTALLATION WITHOUT DELAYING THE CONSTRUCTION PROJECT.



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UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/ CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED ON THESE PLANS OR OTHERWISE.

[illegible]

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN AND SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS.
(NYS EDUCATION LAW SECTION 7209-2)



SITE ADDRESS:

BOLLA MARKET W/ MOBIL
FILLING STATION

236 BAY SHORE ROAD
BAY SHORE,
TOWN OF ISLIP
SUFFOLK COUNTY, NY

DISTRICT: 500 BLOCK: 2
SECTION: 338 LOT: 9

SCALE:	1"=20'	HPE #:	SING17-25
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DATE:	5/17/18	DWG #:	SING17-25E-R1.1
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<u>DRAWN BY:</u> ID	<u>CHECKED BY:</u> CT
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_____	_____
Title:	

FILE

[illegible]

SITE PLAN

SITE PLAN

SHEET NO:

CD 1

SP-1

— 100 —

REV. 1	OF 1
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