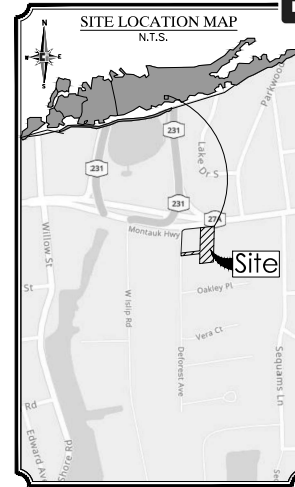


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

BULK REQUIREMENTS		
OWNER / APPLICANT: 380 MONTAUK HIGHWAY, LLC		
SURVEY BY: PINNACLE L.S. LLP DATE MAY 19, 2021		
ARCHITECTURE: NSA, PC PATCHOGUE, NY		
TOWN OF ISLIP ZONE: GENERAL SERVICE D		
S.C.T.M. #: 500-472-2-78.007		
SITE AREA: 29,880.4 (0.685 Ac)		

BULK REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	20,000 SF	29,880.4 SF
MIN. LOT WIDTH	100'	102.29'
MIN. FRONT YARD	25'	30.3'
MIN. SIDE YARD	15' / 30' COMBINED	10.1' / 48.3'
MIN. REAR YARD	35'	122.42'
MAX. FLOOR AREA RATIO (FAR)	0.40	0.27
MAX. HEIGHT OF BUILDING	35'	26'-6"
OVERALL LANDSCAPE AREA	20% (5,976 SF)	25.77% (7,683 SF)
FRONT YARD LANDSCAPING	10% OF OVERALL (2,988 SF)	8.31% (2,485 SF)

PARKING SUMMARY	
FIRST FLOOR @ 1 STALL PER 150 SF 5,400 SF ÷ 150 = 36	
ATTIC @ 1 STALL PER 600 SF (STORAGE) 2,752 SF ÷ 600 = 4.6	
TOTAL STALLS REQUIRED = 41	
TOTAL STALLS PROVIDED = 33	



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REVISIONS	

T.J. FILAZZOLA

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 59841

PREPARED BY

CIVIL INSITES
Civil Engineering • Land Planning • Project Management

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Sayville, NY 11782

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tjf@civilinsites.com

PROJECT

Existing
Medical Office

380 Montauk Highway
West Islip, NY

TITLE

Parking
Reconfiguration
Site Plan

SHEET #

P-1

PROJECT No.: 21.380mh.07
SCALE: 1" = 20' DATED: 2/3/22
REVISION: