



Engineering, Surveying,
Landscape Architecture
and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

Site Data

SUFFOLK COUNTY TAX MAP: DIST. 0500 - SECT. 165.00 - BLK. 13.00 - LOT 2.005
AREA OF SITE: (177,862 SF OR 4.08 ACRES)

Zoning Summary Chart

Owner/Applicant:
Steel Campus LLC And Marcus ISP
Apts Holdings LLC As Tenants In
Common
999 South Oyster Bay Road
Bethpage, NY 11714
Phone: (516) 465-0000

Existing Zoning: PDD-EC

Existing Use: Chapel

Proposed Use: Medical Office

Proposed Zoning District: PDD-EC

Zoning Regulation Requirements	Required	Provided
MAXIMUM BUILDING HEIGHT	45 ft.*	1 Story (<40 ft.)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY	8.75%	4.30%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.36	0.043
SETBACK FROM CARLETON AVE.	200 FT.	167.5 FT.*
SETBACK FROM ALL PUBLIC ROADS	70 FT.	N/A
SETBACK FROM ALL PRIVATE ROADS	20 FT.	68.9 FT.
MINIMUM RESIDENTIAL BUFFER	25 FT.	35.7 FT.
BUFFER FROM CARLETON AVENUE	67 ft.	67 ft.

* Maximum height adjacent to Residential Uses per section 68-324(A)(4)(a)
+ Existing non-conforming condition

Parking Summary Chart

Parking Requirements:

MEDICAL OFFICE (BUILDING B)	7,563 SF	x	1 SPACES	/	150	=	51 SPACES
TOTAL PARKING REQUIRED							51 SPACES

Parking Provided

Description	Size		Spaces		
	Required	Provided	Required	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	48	-	119
STANDARD ACCESSIBLE SPACES	8 x 19	8 x 19	3	-	4
TOTAL SPACES			51	-	123

General Notes

- THIS PLAN WAS PREPARED FOR THE SPECIAL PERMIT APPLICATION TO THE TOWN OF ISLIP FOR THE PROPOSED ADAPTIVE REUSE OF THE EXISTING BUILDING INTO A MEDICAL OFFICE.
- BASE PLAN: THE PHYSICAL FEATURES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS DATED JANUARY 10, 2018. PROPERTY LINE AND COVENANT INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

Hatch Legend

	PROPOSED CONCRETE SIDEWALK
	EXISTING BUILDING

Proposed Medical Office

Carleton Avenue
Central Islip, New York

No.	Revision	Date	Appr'd.

Designed by	MW	Checked by	AL
Issued for	Special Permit		
		Date	May 19, 2023

Not for Construction

Preliminary Layout and
Materials Plan

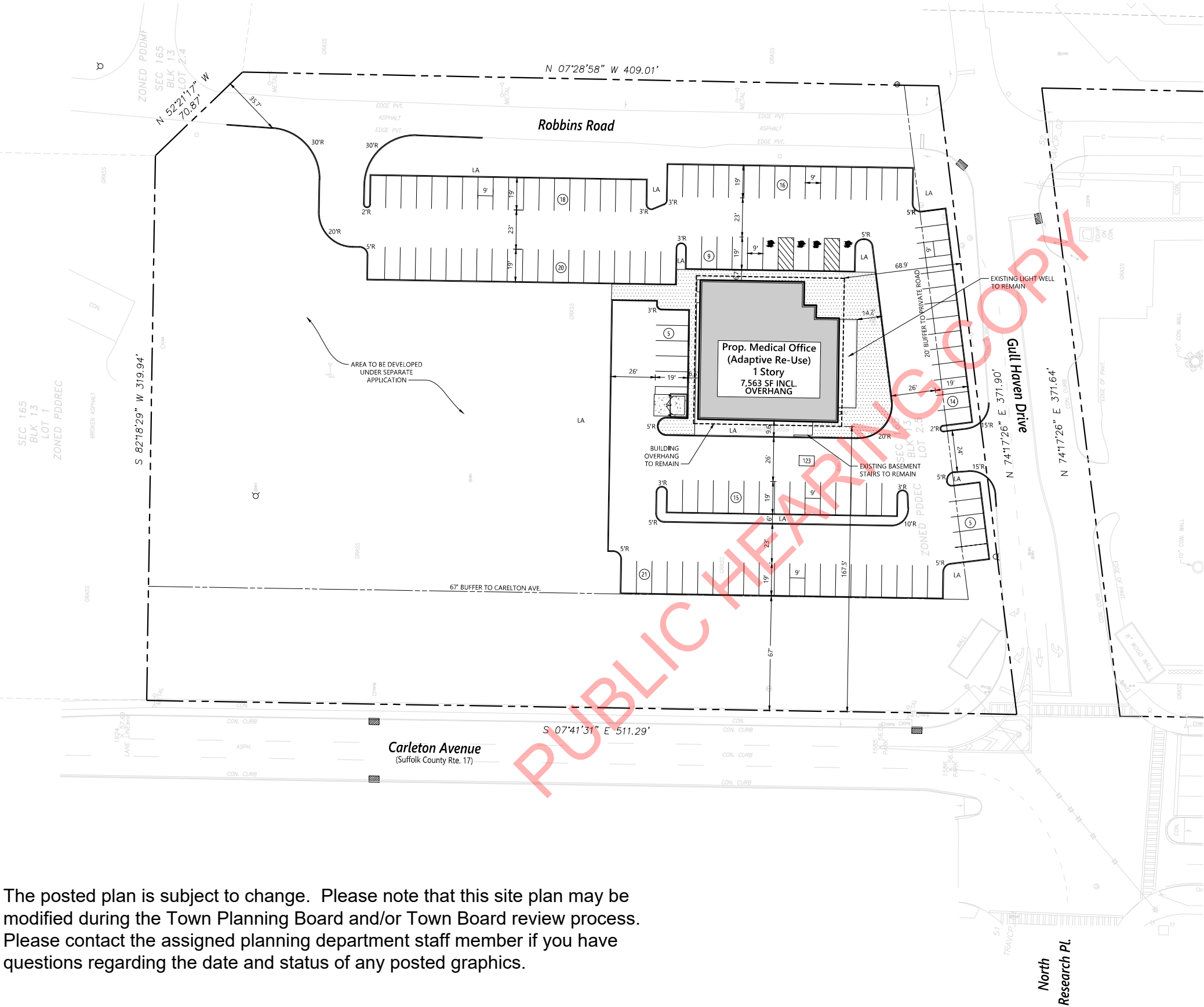
SCTM#: 0500-165.00-13.00-002.005



LM1.0

Sheet 1 of 1

Project Number
20242.02



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.