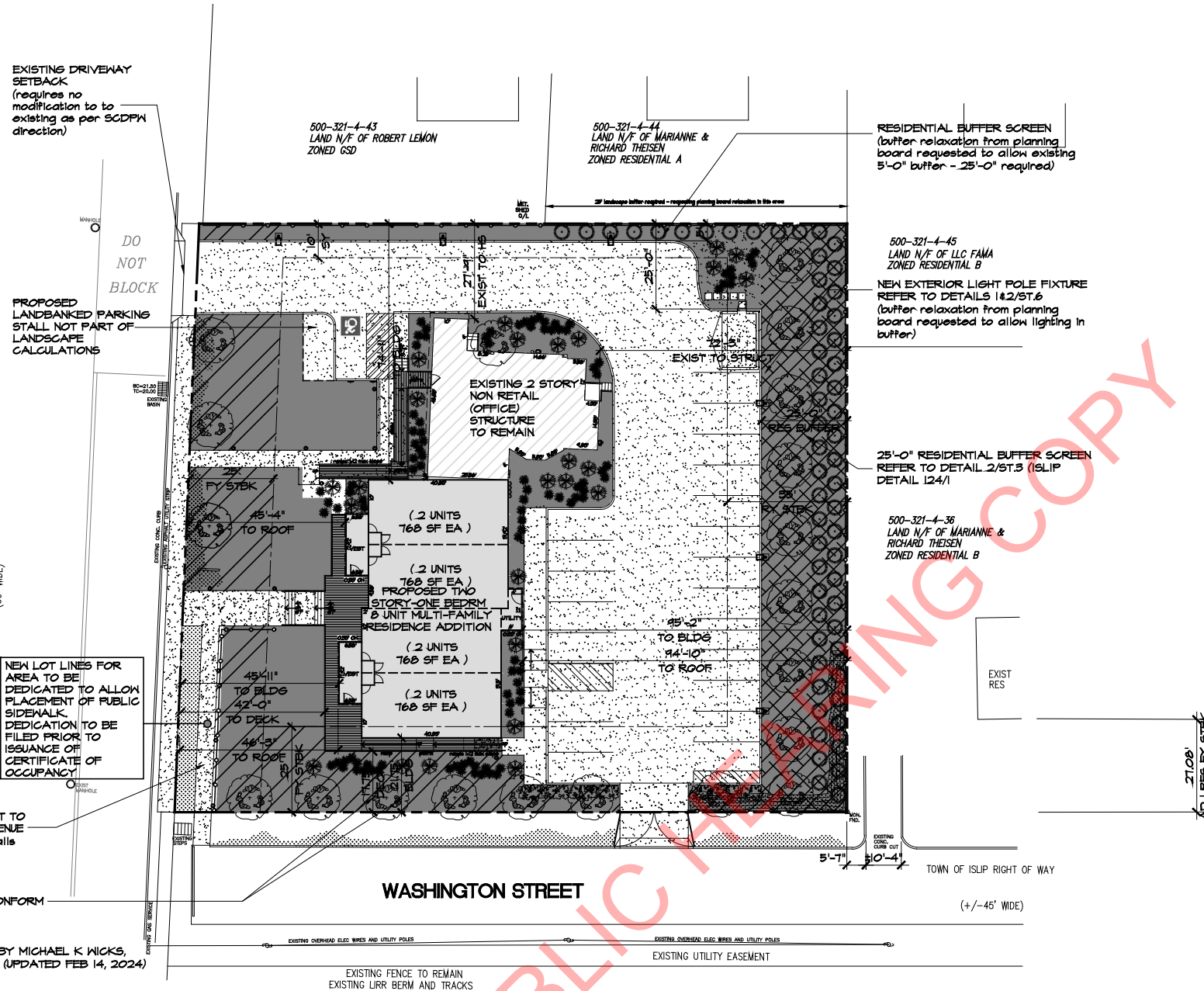
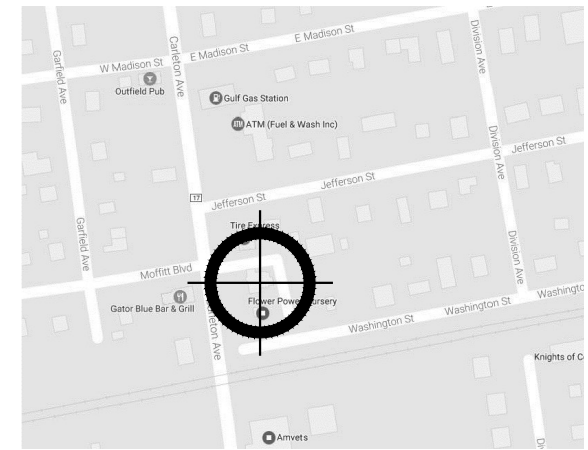


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



Site Zoning Plan
 scale: 1" = 20'-0"
 DIMENSIONS CONFORM TO ZBA#116-19 APPROVAL
 SITE PLAN BASED ON SURVEY PREPARED BY MICHAEL K WICKS, LAND SURVEYING, DATED MARCH 28, 2018 (UPDATED FEB 14, 2024)

Location Map



Property Information

155 CARLETON AVENUE
 EAST ISLIP, NEW YORK
 SCTM: 0500 - 346 - 02 - 001
 ZONE: GENERAL SERVICE T DISTRICT

PROPERTY OWNER
 E & J LAND DEVELOPMENT, LLC
 C/O JOY MOONEY-GRAZIANO
 27 TERRA PINES GATE
 YAPHANK, NY 11980
 631-581-8105
APPLICANT
 BUZZELL, BLANDA & VISCONTI
 535 BROADHOLLOW RD SU B-4
 MELVILLE, NY
 631-442-1334

Building / Site Information

TOTAL SITE AREA: 33,066.74 SF (0.759 ACRES)
 TOTAL BUILDING FOOTPRINT: 5,017.4 SF
 EXISTING NON-RETAIL (OFFICE) BUILDING: 1,656.56 SF
 PROPOSED MULTI-FAMILY RESIDENCE ADDITION: 3,360.84 SF
 TOTAL LANDSCAPING AREA: 17,575.18 SF
 TOTAL PAVED/CONC AREA: 10,476.16 SF
 TOTAL LANDSCAPED BUFFER: 12,611.65 SF (6,613.35 SF REQUIRED)
 LANDSCAPE AREA RESIDENTIAL BUFFER: 4,961.53 SF (NOT INCL IN TOTAL)
 LANDSCAPE AREA WITH OUT RESIDENTIAL BUFFER: 8,221.75 SF (25.2% > 20%)
 LANDSCAPE AREA OF FRONT YARD: 4,284.9 SF (13.0% > 10%) (INCL. WASHINGTON AVE FRONTAGE)
 CONSTRUCTION CLASSIFICATION: TYPE 5
 OCCUPANCY CLASSIFICATION: R-3

Zoning Calculations

SETBACKS	REQUIRED	PROPOSED
FRONT YARD SETBACK (CARLETON)	25'	42.66'
FRONT YARD SETBACK (WASHINGTON)	25'	17.75' TO DECK / 21.75' TO BLDG*
SIDE YARD MIN SETBACK	10'	74.91'
TOTAL SY SETBACK	20'	N/A
REAR YARD SETBACK	35'	95.16'
BUILDING HEIGHT	35' (2 1/2 STOR)	30'-0"
BUILDING FAR	25%	30.66%**

***FAR CALCULATIONS:**

EXISTING NON-RETAIL (OFFICE) STRUCTURE:	BASEMENT=	887.72 SF
	FIRST FL=	1,656.56 SF
	SECOND FL=	840.15 SF
	ATTIC =	288 SF
TOTAL=	3,672.43 SF	
PROPOSED MULTI-FAMILY RESIDENCE ADDITION:	FIRST FL=	3,360.84 SF
	ROOFED OVER AREAS=	0 SF(a)
	SECOND FL=	3,110.19 SF
	ATTIC =	405 SF(b)
TOTAL=	6,471.03 SF	

(a) DECKS, RAMPS & STAIRS NOT ROOFED OVER = 770.04 SF (NOT INCL. IN GFA PER 68-3(2)(b))

(b) ATTIC AREA UNDER ROOF FLOOR-TO-CEILING HEIGHT IS LESS THAN FOUR FEET SIX INCHES NOT INCL. IN GFA AS PER 68-3(1)(h).

Zoning 68-493 Percentage of Lot Occupancy

EXIST NON-RETAIL (OFFICE) FAR (11.10%) +
 PROPOSED MULTI-FAMILY RESIDENCE ADDITION FAR (19.56%) +
 TOTAL PROPOSED FAR = 30.66% > 25%**

* REQUIRED FRONT YARD SETBACK VARIANCE TO REDUCE REQUIRED FY SETBACK ALONG WASHINGTON STREET FROM 25' TO 21.75'

** REQUIRES A FLOOR AREA RATIO VARIANCE TO ALLOW A BUILDING EXPANSION IN EXCESS OF 25% AS PER SECTION 68-493

ARTICLE XLC. USE DISTRICT REGULATIONS, GENERAL SERVICE T DISTRICT 68-493 PERCENTAGE OF LOT OCCUPANCY PARAGRAPH B.

A MINIMUM OF 75% OF THE GROSS FLOOR AREA OF THE FIRST FLOOR SHALL BE COMPRISED OF NON-RETAIL COMMERCIAL SPACE FOR A MIXED USE BUILDING. FOR EXISTING STRUCTURES, THIS REQUIREMENT MAY BE REDUCED BY THE PLANNING BOARD IF IT DETERMINED THAT A PARKING RELAXATION WOULD BE MITIGATED WITH MORE DWELLING UNITS. IN NO EVENT SHALL THE COMMERCIAL SPACE COMPRISE LESS THAN 50% OF THE FIRST FLOOR

TOTAL GROSS FIRST FLOOR AREA OF MIXED USE BUILDING: 5,017.40
 TOTAL GROSS FIRST FLOOR AREA OF NON-RETAIL COMMERCIAL SPACE: 1,656.56
 TOTAL GROSS FIRST FLOOR AREA OF MULTI-FAMILY RESIDENTIAL SPACE: 3,360.84

VARIANCES GRANTED UNDER ZBA APPLICATION #116-19 - SEPTEMBER 14, 2020

PERMISSION GRANTED TO ERECT TWO STORY ADDITION ADDING 8 RESIDENTIAL UNITS TO EXISTING MIXED USE BUILDING RESULTING IN FLOOR AREA RATION OF 30.66% INSTEAD OF PERMITTED 27.5% AND TO MAINTAIN 33.02% NON-RETAIL COMMERCIAL SPACE (OFFICE) ON FIRST FLOOR INSTEAD OF REQUIRED 75%.

SECOND FRONT YARD (WASHINGTON ST) TO HAVE 21.75' TO BUILDING AND 17.75' TO DECK INSTEAD OF REQUIRED 25'.

Legend

	INDICATES EXISTING NON RETAIL (OFFICE) STRUCTURE TO REMAIN		INDICATES LANDSCAPED AREAS 12,611.65 SF (6,613.35 SF REQD)
	INDICATES PROPOSED TWO STORY 8 UNIT MULTI FAMILY ADDITION		INDICATES RESIDENTIAL BUFFER LANDSCAPED AREA 4,961.53 SF
	INDICATES PROPOSED NEW DECKS, STAIRS AND ADA RAMPS		INDICATES LANDSCAPED AREA IN FRONT YARD SETBACK (INCL. WASHINGTON AVENUE FRONTAGE) 4,284.9 SF
			INDICATES PAVED AND CONCRETE AREAS

Spaces

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no.	date	description	status
1	5/19/20	REV PER OWNER'S APPR	issued
2	10/8/19	REV PER PLAN DEPT MEETING	revised
3	6/14/19	REV/ISSUED FOR PLAN DEPT APPR	issued
4	5/25/19	REV/ISSUED FOR PLAN DEPT APPR	issued
5	6/14/18	ISSUED FOR PLAN DEPT APPROVAL	issued

project New Mixed Use Building
 E&J Land Development, LLC
 155 Carleton Avenue
 East Islip, NY
 drawing Site Zoning Plan
 Zoning Calculation

project no. 17015

project date 03/17

scale AS NOTED

drawn by GRB

checked by GRB/CL

seal



drawing number

SP2018-057

ST.Z.1