



- ### TOWN OF ISLIP NOTES
- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) 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.
  - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
  - OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
  - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR AND EITHER SNOW 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 NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
  - 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 LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
  - CONTRACTOR SHALL CONTACT FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE PROPER INSPECTION COORDINATION.
  - ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE, OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
  - 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 NYSDOC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 960-16.1 OF NYCRR PART 360. "SOLID WASTE MANAGEMENT FACILITIES".
  - LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE. IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 25B OR ITEM 25B.
  - ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDOC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
  - THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 13 SHALL BE FOLLOWED.
  - APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
  - 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 ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.



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.



### CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON SITE DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING, DATED JUNE 26, 2014, LAST REVISED JUNE 30, 2016 AND PHOTOGRAPHS TAKEN FROM NEAR MAP.

### SITE DATA

S.C.T.M.

LOT AREA: = DISTRICT 0500 SECTION 136, BLOCK 02, LOTS 47.002 & 47.003 = 428,194.80 SF (9.83 Ac)

EXISTING ZONE: = BUS 1 & BUS 3 DISTRICTS

EXISTING USE: = SHOPPING CENTER/FAST FOOD RESTAURANT

FIRE DISTRICT: = BRENTWOOD

POST DISTRICT: = USPS 11717

SCHOOL DISTRICT: = BRENTWOOD UFSD

WATER DISTRICT: = SUFFOLK COUNTY WATER AUTHORITY

  

### LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING TOTAL LAND AREA = 428,194.80 SF

TOTAL REQUIRED LANDSCAPING (428,194.80 SF X 0.20) = 85,638.96 SF

REQUIRED FRONT YARD LANDSCAPING (85,638.96 SF X 0.50) = 42,819.48 SF

  

LANDSCAPING PROVIDED\*

TOTAL LANDSCAPE AREA = 84,948.21 SF (19.84%)\*\*\*

FRONT YARD LANDSCAPING = 43,398.14 SF (51.02%)

\*\*\* OVERALL & FRONT YARD LANDSCAPE RELAXATIONS GRANTED AS PART OF TC #5217

### ZONING COMPLIANCE TABLE

#### BUSINESS 1 DISTRICT (BUS1) (LOT 47.002)

ITEM	CODE SECTION	REQUIRED:	EXISTING
HEIGHT OF BUILDING (MAX.)	\$68-276A(1)	35 FT / 3 STY	< 2 STY **
FLOOR AREA RATIO (MAX.)	\$68-276A	0.40	0.26 **
LOT AREA (MIN.)	\$68-277C	7,500 SF	384,936 SF **
LOT WIDTH (MIN.)	\$68-279A(2)	65 FT	974 + FT **
FRONT YARD (MIN.)	\$68-280A	10 FT	54.82 FT **
SIDE YARD (MIN.)	\$68-281A	10 FT	60.16 FT **
REAR YARD (MIN.)	\$68-282A	10 FT	127.39 FT **

\*\* EXISTING CONDITION

#### BUSINESS 3 DISTRICT (BUS3) (LOT 47.003)

ITEM	CODE SECTION	REQUIRED:	EXISTING
HEIGHT OF BUILDING (MAX.)	\$68-306A(1)	35 FT / 3 STY	< 2 STY **
FLOOR AREA RATIO (MAX.)	\$68-307A	0.25	0.08 **
LOT AREA (MIN.)	\$68-308F	40,000 SF	43,25.80 SF **
LOT WIDTH (MIN.)	\$68-310A(5)	100 FT	293.75 FT **
FRONT YARD (MIN.)	\$68-311A	25 FT	82.5 FT **
SIDE YARD (MIN.)	\$68-312A	10 FT	52.2 FT **
REAR YARD (MIN.)	\$68-313A	10 FT	24.2 FT **

\*\* EXISTING CONDITION

### PARKING CALCULATIONS

PARKING REQUIRED:

WENDY'S - 75 SEATS @ 1 STALL PER 2 SEATS (3,541 SF)	= 37.5 STALLS
PIZZA RESTAURANT - 50 SEATS @ 1 STALL PER 2 SEATS (1,750 SF)	= 25.0 STALLS
BAGEL SHOP - 40 SEATS @ 1 STALL PER 2 SEATS (1,750 SF)	= 20.0 STALLS
CHINESE TAKEOUT - 1,050 SF @ 1 STALL PER 100 SF (20 SEATS)	= 10.5 STALLS
PROP. MEDICAL OFFICE - 6,300 SF @ 1 STALL PER 150 SF	= 42.0 STALLS
MIXED RETAIL (> 25,000 SF) - 84,623 SF @ 1 STALL PER 175 SF	= 483.6 STALLS
GROSS BUILDING AREA 99,014 SF	REQUIRED PARKING = 619 STALLS

PROVIDED:

PAVED PARKING STALLS (9' WIDE x 19' LONG & 23' DRIVE AISLE) = 406 STALLS

TOTAL PROVIDED (INCLUDING 18 ADA STALLS) (EXCLUDING 7 SUPERMARKET CART RACKS) = 406 STALLS \*

\* A PARKING RELAXATION WAS GRANTED AS PART OF TC #5217 ON BOTH PARCEL 47.002 & 47.003. THE RELAXATION WILL BE INCREASED BY 6 SPACES AS PART OF THE CONVERSION OF THE PROPOSED MEDICAL OFFICE FROM RETAIL.

### PRIOR APPROVALS

TOWN BOARD GRANT T.C. 5217  
PLANNING BOARD SITE PLAN S.P. 216-001

No.	REVISION DESCRIPTION	DATE	BY

TOWN FILE # SP 2024-028

### SITE PLAN

37 WICKS ROAD  
SITUATED IN  
BRENTWOOD  
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 136, BLOCK 02, LOTS 47.002 & 47.003

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OWNER/APPLICANT:  
BASER-KAUFMAN BRENTWOOD LLC  
100 BROADWAY  
WOODBURY, NY 11798  
EMAIL: SITE@BASERKAUFMAN.COM  
PHONE: 516-963-9700

DWN. BY: MJM CHKD. BY: CWR SCALE: 1"=40' SHEET: SP-1

DATE: 03-13-24 DATE: 03-15-24 JOB No.: 2020-034

Drawing Name: P:\2020 Projects\2020-034\2024-03-12 (2020-034) Plot\_Plan.dwg User: mmr Modified: May 09, 2024 - 5:22pm Plotted on: May 10, 2024 - 10:56am by mmr