

CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	135,450 SF (3.11 ACRES)
CGS PARCEL	14,415 SF NON-TYPICAL (32,505 SF TOTAL IN SHOPPING CENTER)
TOTAL PARKING REQUIRED	186 SPACES REQUIRED
TOTAL PARKING PROVIDED	164 SPACES PROVIDED
LAND INFORMATION	
BLOCK PLAN	SECTION 372 BLOCK 2
PARCEL NUMBER	LOT NUMBER 34.2
PRIMARY SURVEY	PERFORMED BY MBL 11/20/2010
TOPOGRAPHICAL SURVEY	PERFORMED BY MBL 11/20/2010
ENVIRONMENTAL REPORT	NONE AT THIS TIME
GEOTECHNICAL REPORT	NONE AT THIS TIME
RETENTION EVALUATION	UTILIZING EXISTING DRAINAGE SYSTEM
CUT / FILL EVALUATION	SITE WILL BE BALANCED
OFF SITE IMPROVEMENTS	TO BE DETERMINED
TRAFFIC STUDY	TO BE DETERMINED
FRONT SETBACK	25 FEET
RESIDENTIAL SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	10 FEET
EASEMENTS	NONE KNOWN

ZONING INFORMATION	
EXISTING ZONING	B-1 - BUSINESS DISTRICT
PROPOSED ZONING	NOT APPLICABLE
ADJACENT ZONING	B RESIDENCE & BD BUSINESS
ZONING CONTACT	TOWN OF ISLIP PLANNING
CONDITIONS OF ZONING	XXXX
DENSITY LIMITS	TO BE DETERMINED
MINIMUM LOT SIZE	35,000 SF
MINIMUM LOT WIDTH	65 FEET
MIN. ROAD FRONTAGE	NONE
BUILDING HEIGHT LIMIT	35 FEET

UTILITY INFORMATION	
GAS AVAILABILITY	YES
ELECTRIC AVAILABILITY	YES
TELEPHONE AVAIL.	YES
CABLE AVAILABILITY	YES
WATER AVAILABILITY	YES
SEWER AVAILABILITY	YES
STORM AVAILABILITY	XXXX

DOT INFORMATION	
CRS OUT EVALUATION	FROM NYS DOT & SDCPW
SEE PLAN TO DOT	NONE AT THIS TIME
DOT COMMENTS	NONE AT THIS TIME
DECK LAKES	TO BE DETERMINED
ROW REQUIREMENTS	TO BE DETERMINED
LIMITS OF SIGHT	TO BE DETERMINED

SIGN INFORMATION	
EXISTING SIGN REQUIREMENTS	TO BE DETERMINED
PROPOSED SIGN REQUIREMENTS	TO BE DETERMINED
PROPOSED SIGN LOCATIONS	TO BE DETERMINED
PROPOSED SIGN TYPES	TO BE DETERMINED
PROPOSED SIGN HEIGHTS	TO BE DETERMINED

SITE PLAN INFORMATION	
TRANSFORMER LOCATION	SHOWN ON PLAN
DUMPSTER LOCATION	SHOWN ON PLAN
TRUCK ACCESS	SHOWN ON PLAN
PROTECTIONS	SHOWN ON PLAN
LIGHT POLE SIZE & LOC.	SHOWN ON PLAN
DRIVE-THRU SIGN LOC.	SHOWN ON PLAN
HANDICAP PARKING	SHOWN ON PLAN
LOADING DOORS	SHOWN ON PLAN
PARKING / SIDEWALK DIMS	SHOWN ON PLAN
UTILITY COORDINATION	SHOWN ON PLAN
FINISH FLOOR ELEVATION	SHOWN ON PLAN
NOISE HAZARD	SHOWN ON PLAN
GRAPHIC SCALE	SHOWN ON PLAN

Parking Summary Chart

Description	Existing	Required	Proposed
STANDARD SPACES (9'x19')	169	180	158
MIN. NO. OF ACCESSIBLE SPACES*	7	6	6
TOTAL SPACES	176	186**	164***
LOADING SPACES	1	1	1

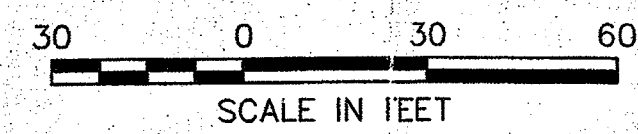
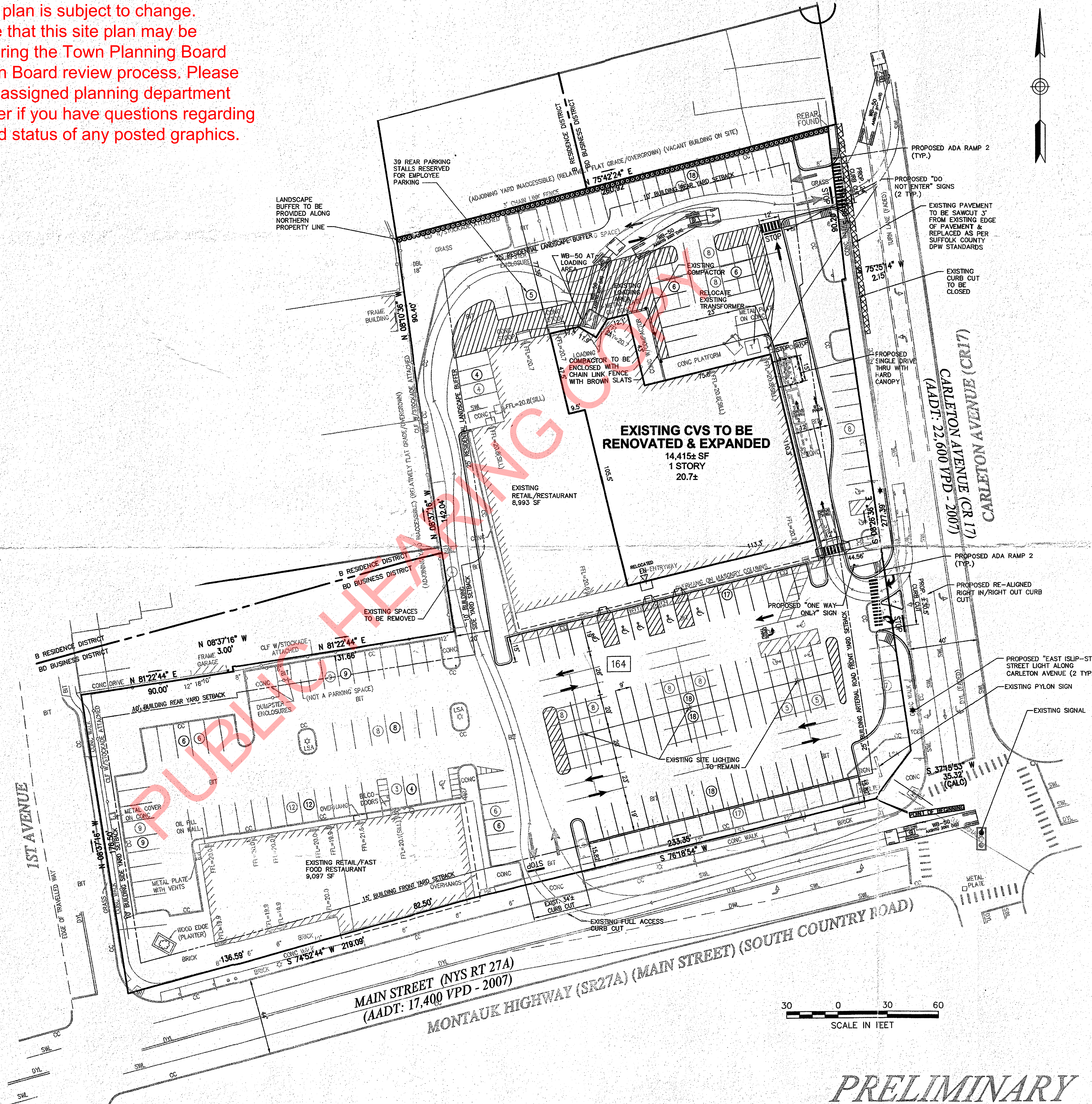
- * ADA REQUIREMENTS: LOTS BETWEEN 151 TO 200 STALLS REQUIRE 6 ACCESSIBLE SPACES
- ** SHOPPING CENTER OVER 25,000 SF = 1 STALL / 175 SF
32,505 SF / 175 = 186 STALLS
- *** PROJECT INVOLVES CONVERSION OF AN 85 SEAT RESTAURANT TO 3,274 SF OF RETAIL. 85 SEAT RESTAURANT REQUIRES 1 STALL PER 2 SEATS 85 / 2 = 43 STALLS REQUIRED. SHOPPING CENTER OVER 25,000 SF = 1 STALL / 175 SF 3,274 SF / 175 = 19 STALLS REQUIRED. PROJECT REDUCES THE PARKING DEMAND BY 24. AS PART OF THE PROJECT 12 STALLS WILL BE REMOVED LEAVING A NET PARKING GAIN OF 12 STALLS.

Zoning Summary Chart

Zoning Regulation Requirements	Existing	Required	Provided
MIN. SITE (LOT) SIZE	135,450 SF	35,000 SF	135,450 SF
MINIMUM LOT FRONTAGE	-	-	-
BUILDING SETBACK			
FROM EXIST. RESIDENTIAL USES	25 FT.	25 FT.	25 FT.
FROM ARTERIAL HWY (CARLETON AVE)	44.6 FT.	25 FT.	44.6 FT.
FRONT (CORNER LOT)	164 FT.	15 FT.	164 FT.
SIDE	25 FT.	10 FT.	25 FT.
REAR	77 FT.	10 FT.	77 FT.
MAX. BUILDING HEIGHT	35 FEET	1 STORIES	NO CHANGE
MAX. FLOOR AREA RATIO	.24	.4	.24
PARKING SPACE SIZE	9 FT. x 19 FT.	9 FT. x 19 FT.	9 FT. x 19 FT.
LOADING			
No. OF LOADING BAYS	1	N/A	1
SITE LANDSCAPE PERCENTAGE	12.6%	20%	17.3%

ZONING DISTRICT: BUSINESS 1
OVERLAY DISTRICT(S): NO OVERLAY

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.

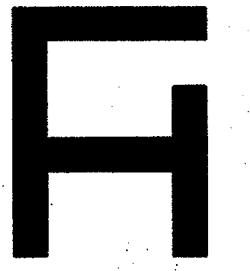


PRELIMINARY



Engineering, Surveying & Landscape Architecture, P.C.

2150 Joshua's Path, Suite 300
Hempstead, New York 11788
631.234.3444 • FAX 631.234.3477



FIRST HARTFORD REALTY CORPORATION
149 COLONIAL ROAD
MANCHESTER, CT 06045

CONSULTANT:

DESIGNED BY:

CHECKED BY:

APPROVED BY:

SEAL:



STORE NUMBER: 146

MONTAUK HIGHWAY (NYS 27A)
CARLETON AVENUE (CR 17)
EAST ISLIP, NEW YORK

DEVELOPER:

FIRST HARTFORD CORPORATION
149 COLONIAL ROAD
MANCHESTER, CT 06045

TEL (860) 646-6555
FAX (860) 646-6572

REVISIONS:

1 TOWN OF ISLIP PLANNING BOARD 4/25/2010 AM
CONDITIONS DATED MAY 19, 2011

PROJECT MANAGER: K. Walsh

PLANNING ENGINEER: T. Hayes

REVIEWED BY: B. Mawhrtter

DATE: April 25, 2011

JOB NUMBER: 27525.46

TITLE:

SITE PLAN

SHEET NUMBER:

SP-2

COMMENTS:

NOT ISSUED FOR CONSTRUCTION
20110525_27525.46_SP-2.DWG