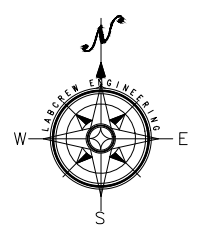


TOWN OF ISLIP NOTES:

- 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 THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR 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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 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 28F OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TURNOUT 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 P. 5 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 5A.75 AND 5A.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/OPERATOR 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 UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
- ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHT OF WAYS, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHT OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.
- ANY INSTALLATIONS NOT PROVIDED FOR EXTERIOR SITE PLACEMENT, SHALL BE PLACED INTERIOR TO THE BUILDING (RPZ). GASELECTRIC, HVAC, ETC., ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- FOR OFFICE USES, A REFUSE ENCLOSURE MAY NOT BE REQUIRED SHOULD THE APPLICANT STIPULATE ON THE PLAN THEY ARE ENTERING INTO AND SHALL MAINTAIN A CONTRACT WITH A CLEANING SERVICE THAT SHALL REMOVE ALL REFUSE FROM THE SITE WITH EACH VISIT, AND ANY TRASH SHALL BE MAINTAINED WITHIN THE BUILDING UNTIL THOSE SERVICE VISITS.

GENERAL NOTES:

- ALL LANDSCAPED AREAS WITHIN AREA OF WORK HAVE UNDERGROUND SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN SPECIFICATIONS, (GENERAL CONTRACTOR), - G.C., TO PROVIDE SPRINKLER DESIGN FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION SHOULD CONFORM TO THE REQUIREMENTS OF THE STATE UNIFORM FIRE PREVENTION & BUILDING CODE.
- ALL FEES AND PERMITS REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS RESPECTIVELY (I.E. GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR, ETC.)
- ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRYWELL SYSTEM CONTRACTOR TO VERIFY LOCATIONS OF ALL DOWNSPOUTS AND DRYWELLS IN FIELD.
- HOURS OF CONSTRUCTION TO BE FOLLOWED AS PER THE TOWN SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROVIDE SURVEYING SERVICES FOR ALL NEW WORK INCLUSIVE OF ALL LOCATIONS AND ELEVATIONS.
- CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
- ALL ENGINEERING WORK TO BE PERFORMED TO THE LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS
- ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- ALL CONCRETE MATERIALS TO BE A MINIMUM OF 4000 P.S.I. AT 28 DAYS STRENGTH.
- UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE A SILT FENCE AT PERIMETER OF CONSTRUCTION AREAS, CONTRACTOR IS RESPONSIBLE TO INSURE THAT PERIMETER IS CONTAINED AT ALL TIMES.



SYMBOL KEY

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
- MONUMENT
- STAKE
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
- BOLLARD
- PROP. PAVEMENT ELEV.
- EXISTING ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS
- SEIN
- WELL
- RECT. DROP INLET
- DROP INLET
- ELECTRIC BOX
- CABLE BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION
- MONITORING WELL

SPECIAL LINES

- OH - OVERHEAD WIRES
- T - TELEPHONE LINE
- W - WATER MAIN
- E - UNDER GROUND ELECTRIC
- G - GAS LINE
- X - EXIST. CHAIN LINK FENCE
- - - - - FENCE TO BE REMOVED
- D - PROP. CHAIN LINK FENCE
- O - SILT FENCE

TEST BORING

EL. 21.2
20.7
18.2
13.1
4.2

0.0'
0.5'
3.0'
6.1'
17.0'

NOTES:
WATER ENCOUNTERED 6.1' BELOW SURFACE
TEST HOLE DATA BY:
MCDONALD GEOSERVICES
PO BOX 1258
SOUTHFIELD, NY 11971
DATE: APRIL 26, 2023

KEY MAP

SCALE: 1" = 500'

LABCREW ENGINEERING, P.C.
SITE DESIGN/LANDSCAPING/CIVIL ENGINEERING
460 HAWKINS AVENUE
ROCKY HILL, NEW YORK 11779
TELEPHONE: (631) 676-4881
LABCREW@OPTONLINE.NET

Application #: 151-24
To: 128 JONES HOLLOW COMMONS LLC
Address: 136 Carleton Avenue, East Islip, NY 11750

Decision is hereby rendered by the BOARD OF APPEALS pursuant to the amended Zoning Ordinance of the Town of Islip in connection with the following application,

permission to have one-story addition resulting in floor area ratio of 27.2% instead of permitted 25% and ground sign having sign area of 43 sq. feet instead of permitted 23 sq. feet and front yard of 2 feet instead of required 9.42 feet 68-500 Architectural requirements. All buildings hereafter erected or altered shall contain the following architectural components: A. For new structures, including additions to existing structure or those undergoing rehabilitation of greater than 50% of their assessed value, a roof or gable design or an alternative acceptable to the Planning Department with a minimum slope of two inches over 12 inches, shall be required. GST District, west side of Carleton Avenue (#128), 84 feet south of Wall Street, East Islip, NY, 0500-346,00-01,00-079,203

March 12, 2024 - At a Public hearing held at which Messrs. Rettalata, Chairman, McCabe, Vice Chairman, Weiler and Sullivan were present, Mr. Nicola being absent. (CSR: Accurate)

The application was **ADJUDGED**.

April 02, 2024 - At a Public Hearing held at which Messrs. Rettalata, Chairman, McCabe, Vice Chairman, Weiler, Sullivan and Nicola were present. (CSR: Accurate)

The application was **GRANTED**, on motion of Mr. Weiler, seconded by Mr. McCabe and carried by a vote of 5 - 0.

SITE CRITERIA

SITE DATA:

SITE AREA	0.288 ACRES	12,545.0	SQ.FT.
EXISTING BUILDING AREA		2,564.15	SQ.FT.
PROPOSED BUILDING AREA		935.6	SQ.FT.
EXIST. G.F.A.		20.44	%
PROP. G.F.A.		27.89	%
PARKING REQUIRED		18	STALLS
PARKING PROVIDED		11	STALLS
DATUM	NAVD 88		
ZONE	GENERAL SERVICES T		
USE	PROFESSIONAL OFFICES		

GENERAL SERVICES T - ZONING REQUIREMENTS:

SETBACK	REQUIRED	EXISTING	
LOT AREA	10,000	12,545.5	SQ.FT.
FRONT YARD SETBACK	25	20.2	FEET
MIN. SIDE YARD SETBACK	10	3.2	FEET
TOTAL SIDE YARD SETBACK	0	31.6	FEET
REAR YARD SETBACK	35	62.0	FEET
MIN. WIDTH OF LOT	100	84.0	FEET
BUILDING HEIGHT	35	< 35	FEET
MAX F.A.R.	25	27.9	%

ON SITE QUANTITIES:

	EXISTING	PROPOSED	
BELGIAN BLOCK CURB	220.0	310	LN.FT.
CONCRETE SIDEWALK	108.3	0	LN.FT.
CATCH BASINS	1	0	LN.FT.
STORM POOLS	1	4	LN.FT.
CHANLINK FENCE	74	0	LN.FT.
CONNECTOR PIPE	0	100	LN.FT.
PAVED AREA	5,648.1	5,808	SQ.YD.
PAVER AREA / SIDEWALK	0	0	SQ.FT.
CONCRETE PAD	137.2	0	SQ.FT.

PARKING CALCULATIONS:

OFFICE 3,388 SQ.FT. / 200 SQ.FT./STALL =	16.1	STALLS
GARAGE GFA 277.1 SQ.FT. / 200 SQ.FT./STALL =	1.4	STALLS
PARKING REQUIRED	18	STALLS
HANDICAPPED STALLS REQUIRED	1	STALLS
TOTAL PARKING PROVIDED (W/ H.C.)	11	STALLS

REQUIRED LANDSCAPING:

	REQ.	PROP.	
MIN NATURAL AREA/LANDSCAPE 20% OF SITE	2,509	1,821.3	SQ.FT.
FRONT YARD LANDSCAPING 10% OF SITE	1,255	1,123.2	SQ.FT.
25' RESIDENTIAL BUFFER AREA	-	1,850.0	SQ.FT.

TOWN OF ISLIP VARIANCES:

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWN OF ISLIP TOWN BOARD, PLANNING BOARD AND ZONING BOARD:

PLANNING BOARD:
FRONT YARD SETBACK, 25' REQ., 20.2' EXIST.
FRONT YARD LANDSCAPING, 10% REQ., 9% PROP.
TOTAL LANDSCAPING, 20% REQ., 14.5% PROP.
PARKING REQUIRED, 18 STALLS, 11 STALLS PROP.

ZONING BOARD:
FLOOR AREA RATIO, 25% ALLOWED, 27.89% PROP.
EXISTING NON-CONFORMING STREET SIGN.

TABLE OF CONTENTS:

SHEET #:	SHEET TITLE:
1	AL-1 ALIGNMENT PLAN
2	SAN-1 SANITARY & DRAINAGE PLAN
3	LAN-1 LANDSCAPING PLAN
4	LIG-1 LIGHTING PLAN
5	ECR-1 EROSION CONTROL PLAN
6	DET-1 SITE DETAILS

SURVEY PREPARED BY:
WILLIAM R. SIMMONS III, L.S.P.C.
128 CARLETON AVENUE,
EAST ISLIP, N.Y. 11730
PHONE: 631-581-1688
FAX: 631-581-1691

OWNER/APPLICANT:
JONES HOLLOW REALTY GROUP
c/o BRAD WILSON
136 CARLETON AVENUE
EAST ISLIP, N.Y. 11730
PHONE: 631-650-3977
BRAD@JONESHOLLOWREALTY.COM

S.C.T.M.# 0500-346,00-01,00-079,003



LABCREW ENGINEERING, P.C.
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WILSON PROPERTY
PROPOSED 1 STORY ADDITION
128 CARLETON AVENUE,
EAST ISLIP, NY 11730

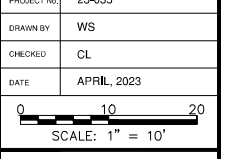
ALIGNMENT PLAN

S.C.T.M.# 0500-346,00-01,00-079,003

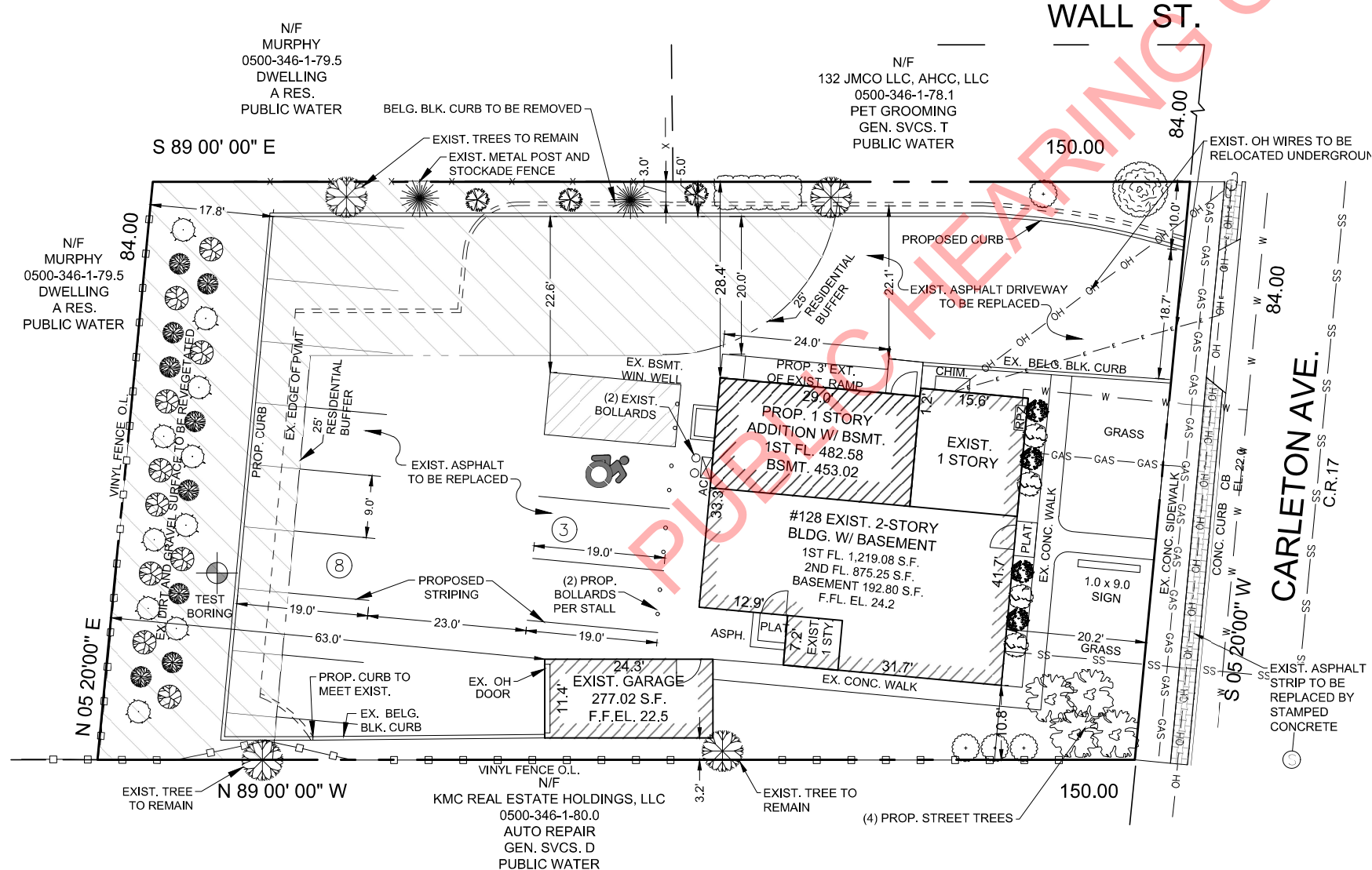
PROJECT TITLE

T.O.I. No.	SP2023-041
1.	5/7/24 Town Comments

PROJECT No. 23-035
DRAWN BY WS
CHECKED CL
DATE APRIL, 2023



SHEET NO.
AL-1
SHEET NO. 1 OF 7
SP2023-041



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.