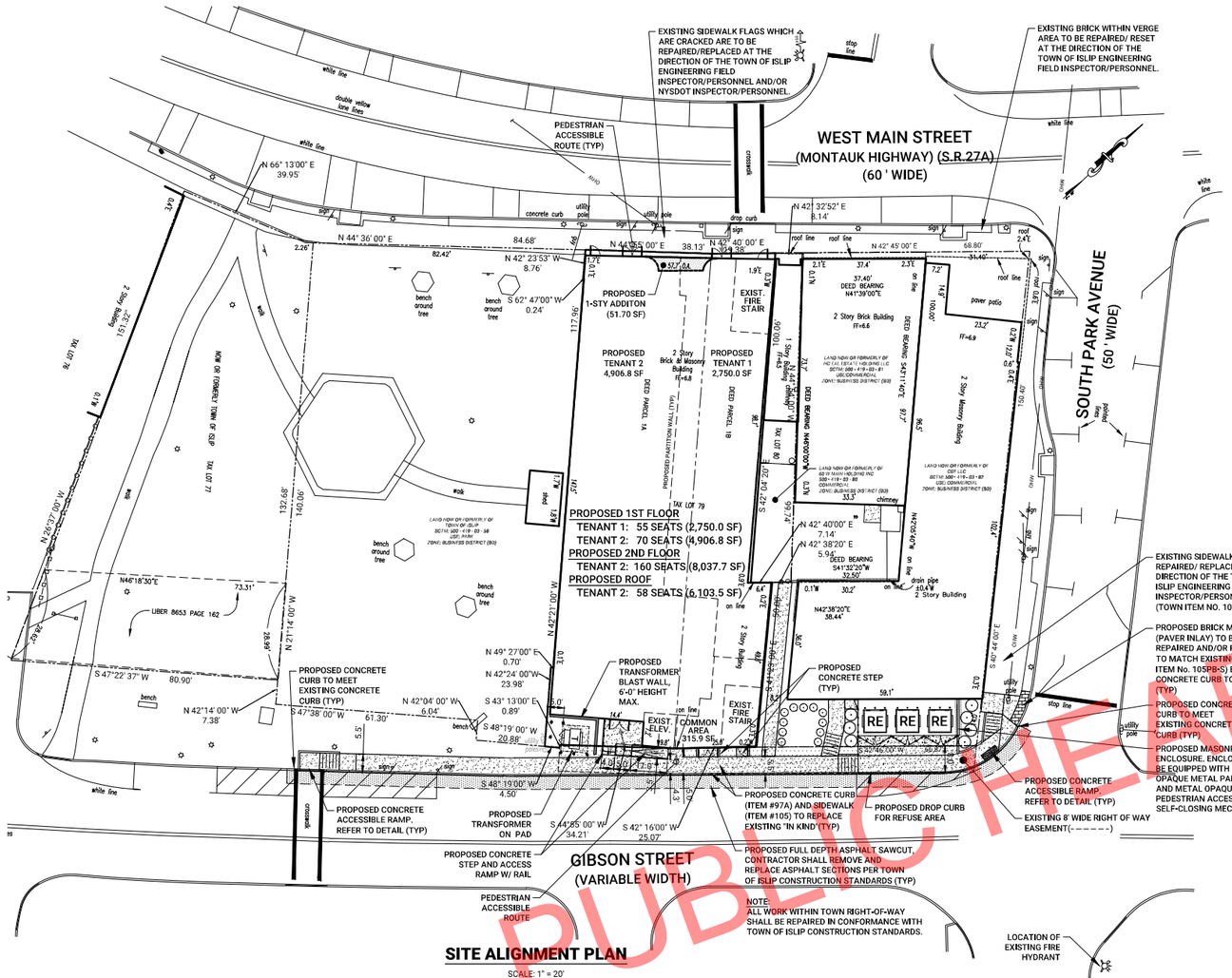


SITE ALIGNMENT PLAN

SCALE: 1" = 20'

EXISTING RIGHT-OF-WAY EASEMENT

SCALE: 1" = 20'

PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'

CAUTION NOTE 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 PLAN IS BASED ON THE SURVEY PREPARED BY MICHAEL MINTO, L.S.P.C., DATED MARCH 23, 2022 AND MEASUREMENTS PERFORMED BY R&M ENGINEERING.

PLANTING SCHEDULE

SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE/SP.
	11	ILEX CRENATA GREEN LUSTER	GREEN LUSTER HOLLY	18 - 24" SP. - 2.5' O.C.
	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' - 6' HT. - 4' O.C.

SITE DATA

SCTM:	DIST. 0500, SECT. 419, BLK. 03, LOT 79
LOT AREA:	8,885.0 SF (0.204 Ac)
ZONE:	BUSINESS DISTRICT (BD)
EXISTING USE:	VACANT, OFFICE
PROPOSED USE:	RESTAURANT, OFFICE
WATER DISTRICT:	SUFFOLK COUNTY WATER AUTHORITY (SCWA)
SEWER DISTRICT:	SOUTHWEST SEWER DISTRICT (SD-3)
POST OFFICE:	BAY SHORE, 11706
FIRE DISTRICT:	BAY SHORE
SCHOOL DISTRICT:	BAY SHORE UFSD
GROUNDWATER ZONE:	VII
DATUM:	NAVD 1988

ZONING COMPLIANCE TABLE:

BUSINESS DISTRICT (BD)

ITEM	SECTION:	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT OF BUILDING (MAX.)	§68-260	35 FT / 3 STY	41.5 FT	41.5 FT **
FLOOR AREA RATIO (MAX.)	§68-261	0.60	1.94	2.18 **
LOT AREA (MIN.)	§68-262	7,500 SF	8,885.0 SF	8,885.0 SF
LOT WIDTH (MIN.)	§68-264	100 FT	56.7 FT	56.7 FT
FRONT YARD - MAIN ST. (MIN.)	§68-265	10 FT	1.3 FT	1.3 FT
FRONT YARD - GIBSON AVE. (MIN.)	§68-265	10 FT	0 FT	0 FT
SIDE YARD EAST (MIN.)	§68-266	0 FT	0 FT	0 FT
SIDE YARD WEST (MIN.)	§68-266	0 FT	0 FT	0 FT
REAR YARD (MIN.)	§68-267	10 FT	N/A	N/A
FENCE/WALL HEIGHT (MAX.)	§68-406	6 FT	N/A	6 FT

** RELIEF GRANTED UNDER ZBA APPLICATION #497-23, DATED JULY 18, 2023.

GROSS FLOOR AREA

	EXISTING:	PROPOSED:
1ST FLOOR AREA:	8,657.90 SF	8,594.00 SF
2ND FLOOR AREA:	8,616.00 SF	8,616.00 SF
ROOF:	-	2,181.20 SF
TOTAL GROSS FLOOR AREA:	17,273.90 SF	19,391.20 SF
FLOOR AREA RATIO (FAR):	17,273.9 SF/ 8,885.0 SF = 1.94	19,391.2 SF/ 8,885.0 SF = 2.18

* REFER TO FLOOR PLANS PREPARED BY BOULER PFLUGER ARCHITECTS P.C. FOR ADDITIONAL INFORMATION.

LOT COVERAGE

	EXISTING:	PROPOSED:
ROOF AREA	8,716 SF / 98.10%	8,616 SF / 96.96%
IMPERVIOUS AREA	139 / 1.57%	210 SF / 2.37%
LANDSCAPE AREA	30 SF / 0.33%	59 SF / 0.67%
TOTAL AREA	8,885 SF / 100.00%	8,885 SF / 100.00%

PARKING CALCULATIONS

PARKING REQUIRED

1ST FLOOR

TENANT 1 RESTAURANT:	55 SEATS @ 1 STALL/ 2 SEATS =	27.5	STALLS
(GREATER OF)	2,750 SF @ 1 STALL/ 100 SF GFA =	27.5	STALLS
(GREATER OF)	72.75 OCC. @ 1 STALL/ 4 OCC. =	18.1	STALLS
TENANT 2 RESTAURANT:	70 SEATS @ 1 STALL/ 2 SEATS =	35.0	STALLS
(GREATER OF)	4,906.8 SF @ 1 STALL/ 100 SF GFA =	49.1	STALLS
(GREATER OF)	103 OCC. @ 1 STALL/ 4 OCC. =	25.8	STALLS

2ND FLOOR

TENANT 2 RESTAURANT:	160 SEATS @ 1 STALL/ 2 SEATS =	80.0	STALLS
(GREATER OF)	8,037.7 SF @ 1 STALL/ 100 SF GFA =	80.4	STALLS
(GREATER OF)	235 OCC. @ 1 STALL/ 4 OCC. =	58.8	STALLS

ROOF

TENANT 2 RESTAURANT:	58 SEATS @ 1 STALL/ 2 SEATS =	29.0	STALLS
(GREATER OF)	6,103.5 SF @ 1 STALL/ 100 SF GFA =	61.1	STALLS
(GREATER OF)	159 OCC. @ 1 STALL/ 4 OCC. =	39.8	STALLS

ADDITIONAL REQUIREMENT

TENANT 1 BAR AREA	55 SF BAR AREA @ 1 STALL/ 12 SF =	4.6	STALLS
TENANT 2 BAR AREA	260 SF BAR AREA @ 1 STALL/ 12 SF =	21.7	STALLS
	TOTAL PARKING REQUIRED =	244.4	STALLS
		245	STALLS

OCC. = # OCCUPANTS

TENANT 2 CALCULATIONS INCLUDE ROOF DECK AREA, SEAT COUNT AND/OR OCCUPANCY. REFER TO FLOOR PLANS PREPARED BY BOULER PFLUGER ARCHITECTS P.C. FOR ADDITIONAL INFORMATION.

PARKING PROVIDED:

PARKING RELAXATION GRANTED AS PER PB2022-027 SITE PLAN MODIFICATION CONDITIONS.

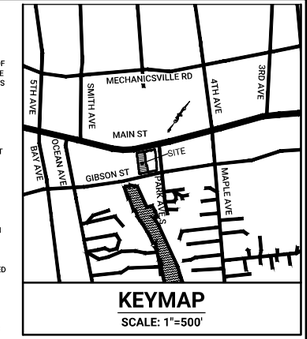
GENERAL PLANTING NOTES:

1. PRIOR TO ANY EXCAVATION, THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES AND COORDINATE WITH THE GRADING, DRAINAGE AND UTILITY PLANS FOR THE LOCATION OF EXISTING/PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES. NOTIFY THE DESIGN PROFESSIONAL IF ANY CONFLICTS EXISTS.
2.
   2.1. ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK IN ACCORDANCE WITH THE LATEST EDITION F THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
   2.2. THE CALIPER SIZE OF DECIDUOUS TREES IS TO BE MEASURED AS PER THE TOWN OF ISLIP REQUIREMENT OF A MINIMUM 2 ½" CALIPER MEASURED AT DIAMETER AT BREAST HEIGHT (DBH).
   2.3. TREES SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING.
   2.4. ALL DECIDUOUS TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, WITH SINGLE STRAIGHT LEADER AND BE GROWN ON THEIR OWN ROOTS. GRAFTED TREES OR TREES WITH TWO OR MORE LEADERS WILL BE REJECTED, ALL DECIDUOUS TREES SHALL BE BRANCHED NOT THAN SEVEN (7) FEET.
   2.5. ALL EVERGREEN TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, FULL AND DENSE AND BRANCHED TO THE GROUND.
3. IF DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANT MATERIAL LIST I PLANTING SCHEDULE AND THE PLANTING PLAN, THE PLAN SHALL TAME PRECEDENCE FOR PLANT QUANTITY.
4.
   4.1. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY.
   4.2. REMOVE ALL ROPE AND NON-BIODEGRADABLE MATERIAL. REMOVE AS MUCH BURLAP AS POSSIBLE WITHOUT DISTURBING PLACEMENT OR DAMAGING THE ROOT BALL.
   4.3. ALL PLANTING BED ARE TO RECEIVE A 3" LAYER OF SHREDDED BARK MULCH OVER A WEED BARRIER. ROOT FLARES OF PLANT MATERIAL SHALL BE VISIBLE AFTER INSTALLATION. DO NOT PLACE MULCH DIRECTLY AGAINST ROOT FLARE/TRUNKS OF TREES.
5. ALL PLANT MATERIAL SHALL BE MAINTAINED WITH FERTILIZER AND OTHER REQUIRED MATERIALS TO PROVIDE A NEAT AND HEALTHY APPEARANCE. ANY PLANT NOT SO MAINTAINED THAT BECOMES DISEASED AND DIES SHALL BE REPLACED WITH A HEALTHY NEW PLANT OF THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON, THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL DEAD, DYING OR DISEASED.
6. ALL PLANTING AREAS SHALL BE CULTIVATED, RAKED AND LEFT IN A NEAT ORDERLY CONDITION. ALL DISTURBED LANDSCAPE AREAS NOT RECEIVING SPECIFIED PLANT MATERIAL ARE TO BE RESTORED WITH SIX (6) INCHES OF TOPSOIL AND SEEDED. PROVIDE SUFFICIENT IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF GRASS.
7. ALL LANDSCAPED AND LAWN AREAS SHALL BE MAINTAINED WITH A PERMANENT IN-GROUND IRRIGATION SYSTEM, INCLUDING A RAIN SENSOR OVERRIDE AND MULTI-ZONE CONTROLLER, CAPABLE OF PROVIDING VARYING AMOUNTS OF WATER TO MULTIPLE AREAS DEPENDING ON THE REQUIREMENTS OF THE VARIOUS TREES, SHRUBS, GROUND COVERS AND LAWN AREAS.
8. TREE STAKES AND ANY OTHER PLANTING GUIDE MATERIAL SHALL BE REMOVED AFTER ONE YEAR FROM THE TIME OF PLANTING.
9. ALL OTHER TOWN OF ISLIP LANDSCAPE REQUIREMENTS DESCRIBED IN SECTION "Q" OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS" SHALL BE FOLLOWED.
10. ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
11. ALL PLANTING BEDS TO RECEIVE 6" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
12. NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
13. CONTRACTOR SHALL PROVIDE IRRIGATION AS NECESSARY.

20' 0' 20' 40' 60'

PLANNING BOARD SPECIAL PERMIT CONDITIONS (PB2022-027 MARCH 1, 2023)

1. A SPECIAL PERMIT FOR A BAR, TAVERN, OR NIGHTCLUB IS GRANTED AS PART OF THIS APPLICATION. THE HOURS OF OPERATION FOR THE SPECIAL USE SHALL BE LIMITED FROM 8AM TO 12AM 7 DAYS A WEEK. THE PLANNING BOARD RESERVES THE RIGHT TO FURTHER LIMIT THE HOURS OF OPERATION AFTER A PUBLIC HEARING IF SUBSTANTIATED COMPLAINTS ARE RECEIVED. THE HOURS OF OPERATION SHALL CLEARLY BE POSTED ON THE FACADE OF THE BUILDING WITHIN PUBLIC VIEW.
2. A SPECIAL PERMIT FOR OUTDOOR BAR SERVICE AND SEATING AS AN ACCESSORY USE TO A BAR, TAVERN, OR NIGHTCLUB IS ALSO GRANTED AS PART OF THIS APPLICATION. THE OUTSIDE BAR SERVICE AND SEATING SHALL COMPLY IN ALL RESPECTS TO 68-275.1 (N) INCLUDING HOURS OF OPERATION. THE PLANING BOARD RESERVES THE RIGHT TO FURTHER LIMIT THE HOURS OF OPERATION AFTER A PUBLIC HEARING IF SUBSTANTIATED COMPLAINTS ARE RECEIVED.
3. THE MAXIMUM GROSS FLOOR AREA OF THE BAR USE SHALL BE LIMITED TO APPROXIMATELY 4,368 SQUARE FEET AND 110 SEATS INDOORS. THE MAXIMUM FLOOR AREA OF THE OUTDOOR ROOFTOP ARE SHALL BE LIMITED TO APPROXIMATELY 6,930 SQUARE FEET AND 78 SEATS.
4. A SPECIAL PERMIT FOR A RESTAURANT WITH FIFTY-FIVE (55) SEATS IS GRANTED AS PART OF THIS APPLICATION. THE USE SHALL NOT BE CONSIDERED A BAR, TAVERN, OR NIGHTCLUB OR CONVENIENCE MARKET AS DEFINED BY TOWN OF ISLIP ZONING CODE SECTION 68-3. THE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES SHALL BE CLEARLY ACCESSORY T THE FOOD AND SERVICE USE. THE HOURS OF OPERATION FOR THE SPECIAL PERMITTED USE SHALL BE LIMITED FROM 8AM TO 12AM 7DAYS A WEEK. THE PLANNING BOARD RESERVES THE RIGHT TO FURTHER LIMIT THE HOURS OF OPERATION AFTER A PUBLIC HEARING IF SUBSTANTIATED COMPLAINTS ARE RECEIVED. THE HOURS OF OPERATION SHALL BE CLEARLY POSTED ON THE FACADE OF BUILDING WITHIN PUBLIC VIEW.
5. THE MAXIMUM GROSS FLOOR AREA OF THE RESTAURANT USE SHALL BE APPROXIMATELY 2,732 SQUARE FEET.
6. THE APPLICANT AGREES TO PROVIDE SOUND ATTENUATING AND VISUAL SCREENING MATERIALS ON THE ROOFTOP ALONG THE SOUTH PORTION OF THE BUILDING FACING GIBSON AVENUE AND THE NORTH SIDE OF THE BUILDING FACING MAIN STREET, PURSUANT TO THE SATISFACTION OF THE PLANNING DIVISION. THE PROPOSED SCREENING SHALL BE SUBSTANTIAL CONFORMANCE TO THE RENDERINGS PREPARED BY BOULER PFLUGER ARCHITECTS, P.C. SHOWING AN EIGHT-AND-A-HALF-FOOT TALL SCREEN WALL COMPRISED OF GLASS, AND WOOD SLATS.
7. AN ADEQUATE COOKING AREA VENTING SYSTEM SHALL BE INSTALLED AND MAINTAINED IN A MANNER THAT INSURES THAT COOKING ODORS ARE PROPERLY DISPERSED AND NOT DEEMED OBNOXIOUS AND/OR OBJECTIONABLE TO NEARBY RESIDENTIAL USES.
8. APPLICANT AGREES TO PROVIDE ADEQUATE AND PROPERLY TRAINED STAFF TO SUPERVISE THE PREMISES AND THE PATRONS TO PREVENT NOISE, FIGHTS, DISORDERS, AND/OR OTHER UNLAWFUL BEHAVIOR BOTH INSIDE AND OUTSIDE THE PREMISES. THERE SHALL BE NO LOITERING OR OTHER ACTIVITY ON THE PREMISE THAT CREATES CAUSES NOISE THAT IS LOUD, DISTURBING, UNUSUAL, UNREASONABLE, OR UNNECESSARY. THE PLANNING BOARD RESERVES THE RIGHT TO REVISIT THIS APPLICATION IN ORDER TO FURTHER REGULATE OR RESCIND THIS SPECIAL PERMIT IF SUBSTANTIATED COMPLAINTS ARE RECEIVED REGARDING LATE NIGHT OPERATION, NOISE, OR OTHER PROHIBITED OUTDOOR ACTIVITY, AFTER DUE PUBLIC HEARING.
9. THERE SHALL BE NO LIVE OR AMPLIFIED MUSIC, ENTERTAINMENT, OR DANCING OUTSIDE. THE USE OF OUTDOOR SPEAKERS SHALL BE EXPRESSLY PROHIBITED.
10. PRIOR TO HE ISSUANCE OF ANY SIGN PERMITS, ALL EXTERIOR SIGNS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF ISLIP PLANNING DEPARTMENT. THE PLANNING DEPARTMENT SHALL REVIEW THE SIGNS FOR DESIGN COMPATIBILITY, COLOR, MATERIALS, HEIGHT, AND SIZE. APPLICANT AGREES TO WAIVE THE RIGHT TO APPLY FOR SIGNAGE VARIANCES FROM THE ZONING BOARD OF APPEALS, WITHOUT PRIOR APPROVAL OF THE PLANNING DEPARTMENT DURING REVIEW OF THE SIGN PERMIT, WHICH SHALL NOT BE UNREASONABLY WITHHELD.
11. APPLICANT AGREES TO SUBMIT ELEVATIONS TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. SAID ELEVATIONS SHALL BE SUBSTANTIAL CONFORMANCE TO THE COLORED ELEVATION RENDERINGS BY BOULER PFLUGER ARCHITECTS, P.C. LAST DATED 01/09/2023. THE PLANNING DEPARTMENT WILL REVIEW SAID ELEVATIONS FOR OVERALL DESIGN, COLOR, AND MATERIALS. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND FOR SOUND ATTENUATION PURPOSES.
12. All DUMPSTERS AND/OR TRASH COMPACTORS SHALL BE LOCATED AT THE DIRECTION OF THE PLANNING DEPARTMENT OF THE APPROVED SITE PLAN, ENCLOSED WITH MASONRY STRUCTURE TO MATCH THE BUILDING WITH OPAQUE GATES AND SCREENED FROM VIEW WITH PLANTINGS. DUMPSTERS SHALL BE EMPTIED ON A REGULAR BASIS TO PREVENT OVERFLOW. A HOSE BIB SHALL BE INSTALLED ADJACENT TO THE DUMPSTER TO ALLOW ROUTINE RINSING OF THE DUMPSTER AREA ON A DAILY BASIS. PROPERTY OWNER/APPLICANT SHALL BE OBLIGATED TO MAINTAIN THE SUBJECT PROPERTY IN A NEAT, CLEAN, LITTER-FREE CONDITION.



KEYMAP

SCALE: 1"=500'

LEGEND

- (XXX) EXISTING CONTOURS
- (XXX) PROPOSED CONTOURS
- (XXX) DEMOLITION CONTOURS
- PROPOSED CONCRETE CURB
- EXISTING CURB TO BE REMOVED
- EXISTING CURB
- (S) EXISTING SANITARY SEWER
- (W) EXISTING WATER MAIN
- (E) EXISTING ELECTRIC SERVICE
- (T) EXISTING TELEPHONE SERVICE
- (G) EXISTING GAS MAIN
- OHW EXISTING OVERHEAD WIRE
- EXISTING FENCE
- (S) PROPOSED SANITARY SEWER
- (W) PROPOSED WATER MAIN
- (E) PROPOSED ELECTRIC SERVICE
- (T) PROPOSED TELEPHONE SERVICE
- (G) PROPOSED GAS MAIN
- PROPOSED STOCKADE FENCE
- DRAIN FLOW ARROW
- EXISTING MANHOLE TO REMAIN
- EXISTING HYDRANT TO REMAIN
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED SIGN
- (TC XXX) PROPOSED TOP OF CURB ELEV.
- (BC XXX) PROPOSED BOTTOM OF CURB ELEV.
- (L XXX) PROPOSED LANDSCAPE ELEV.
- (P XXX) PROPOSED PAVEMENT ELEV.
- (W XXX) PROPOSED WALKWAY ELEV.
- EXISTING DOOR
- PROPOSED BOLLARD
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED EASEMENT AREA
- ACCESSIBLE PEDESTRIAN ROUTE

NYSDOT CASE #108049
SCDHS # C-23-0257
SCDPW PERMIT No. 419-453-0001
TOWN FILE # SP2023-056
ZONING PERMIT # 212990

No.	REVISION DESCRIPTION	DATE	BY
8.	REVISED PER TOI ENGINEERING COMMENTS	10-15-24	DJG
7.	NO REVISION THIS SHEET	02-09-24	DJG
6.	NO REVISION THIS SHEET	12-19-23	DJG
5.	REVISED GREASE TRAP LAYOUT PER SCDPW FIELD MEETING	11-15-23	DJG
4.	GENERAL REVISION	09-15-23	DJG
3.	REVISE TITLE BOX PER TOWN	08-04-23	DJG
2.	GENERAL REVISION	06-21-23	DJG
1.	REVISED PARKING CALCULATION	01-10-23	DJG

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.

OWNER/APPLICANT:
GILBERT AND CARLOS CINTRON
62 W MAIN HOLDING LLC.
62 WEST MAIN STREET
BAY SHORE, NY 11706
P: 516-425-8113
E: GEMEL_O_Carlo@hotmail.com

SITE ALIGNMENT PLAN

62 WEST MAIN STREET

SITUATED IN

BAY SHORE

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 419, BLOCK 03, LOT 79

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www.rmengineering.com

DWN. BY:	DJG	CHK'D. BY:	MKA	SCALE:	1"=20'	SHEET:	SP-3
DATE:	9-20-22	DATE:	10-14-22	JOB No.:	2021-189		

PUBLIC HEARING COPY

Drawing Name: P:\2021 Projects\2021-189\dwg\R&M\2024-06-20 (2021-189) Site Plan Rev 8.dwg Last Modified: Nov 22, 2024 - 1:56pm Plotted on: Nov 22, 2024 - 1:58pm by dgraham