

General Notes

1. EXISTING INFORMATION IS BASED ON SURVEY PREPARED BY:
VH ENGINEERING, SURVEY,
LANDSCAPE ARCHITECTURE,
AND GEOLOGY, PC
100 MOTOR PARKWAY
SUITE 350
HAUPTPAUGE, NY 11788
LAST REVISED 7/30/20
2. TOPOGRAPHY: ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
3. EXISTING PARKING STALLS AND DRIVE AISLE DIMENSIONS ARE PER RECORD PLANS AND SURVEY REFERENCED HEREIN, AND HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH REGULATORY CODES AND STANDARDS, INCLUDING ADA REQUIREMENTS.
4. PARKING COUNT INCLUDES 1 ACCESSIBLE PARKING STALL. PARKING STALL COUNT DOES NOT INCLUDE THE 3 TRUCK STALLS SHOWN ALONG THE NORTHERN CURB LINE WHICH ARE TO BE REMOVED.
5. EXISTING SITE FEATURES (INCLUDING BUT NOT LIMITED TO, FENCING, PAVEMENT, RAMPS, SIDEWALKS, OR CURBS) WHICH ARE VISIBLY CRACKED, DAMAGED, OR DEFORMED SHALL BE RESTORED OR REPLACED AS NECESSARY TO CONFORM TO REGULATORY STANDARDS.
6. ANY EXISTING DAMAGED CONCRETE CURB TO BE REPAIRED. REFER TO TOWN OF ISLIP STANDARD TYPE 'A' CONCRETE CURB, ITEM 97A.
7. EXISTING SITE / BUILDING LIGHTING TO REMAIN. NO ALTERATIONS TO LIGHTING CONDITIONS ARE PROPOSED.
8. CONTRACTOR TO REMOVE UNREGISTERED TRUCK BODIES BEING USED FOR STORAGE.
9. CONTRACTOR TO REMOVE DEBRIS ON SITE.
10. EXISTING BOLLARDS SHALL BE REPAIRED WHERE NECESSARY AND PAINTED SAFETY YELLOW.

Parking Requirements:

Proposed: (66,201 SF FGA)

Warehouse:	65,631 SF	/	5,000 SF	=	14 Stalls	3
Office:	570 SF	/	200 SF	=	10 Stalls (min.)	

Parking Provided:

Total Parking Stalls*	24 Stalls*
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* REFER TO GENERAL NOTES ON THIS SHEET.

Electricity Consumption Chart

CURRENT ESTIMATED ANNUAL ELECTRICITY CONSUMPTION:	65,105	kWh
PROPOSED ESTIMATED ANNUAL ELECTRICITY CONSUMPTION:	118,662	kWh
ESTIMATED ANNUAL PRODUCTION OF EXISTING SOLAR:	61,000	kWh*
CURRENT PERCENTAGE OF ELECTRICITY FROM SOLAR:		94%
PROPOSED PERCENTAGE OF ELECTRICITY FROM SOLAR:		51%

* VALUE PROVIDED BY SOLAR SYSTEM INSTALLER.

Zoning Summary Chart

Owner	Palatine Capital Partners Acquisitions, LLC 1691 Michigan Ave., Suite 320 Miami Beach, FL 33139 (305) 417-6253
Applicant	PAL Islip Storage, LLC 1691 Michigan Ave., Suite 320 Miami Beach, FL 33139 (305) 417-6253
Zoning District:	I-1: Industrial 1 District
Existing / Proposed Use:	Self Storage Facility (Mini-Storage Warehouse)

Zoning Regulation Requirements	Required	Provided
MAXIMUM FLOOR AREA RATIO (F.A.R.) ¹ , ³	0.42	0.63 (EXIST.) 0.95 (PROP.)
MINIMUM LOT AREA	20,000 SF	69,588 SF
MINIMUM LOT WIDTH	100 FT	342.5 FT
MINIMUM FRONT YARD SETBACK	50 FT	68.9 FT
MINIMUM SIDE YARD SETBACK	25 FT (STREET) 50 FT (RESIDENTIAL) 10 FT (INTERIOR)	10.0 FT
MINIMUM REAR YARD SETBACK ²	25 FT 50 FT (RESIDENTIAL)	1.0 FT
MAXIMUM BUILDING HEIGHT	60 FT / 4 STORIES	29.5 FT / 3 STORIES
MINIMUM LANDSCAPED AREA	25% (17,397 SF)	20.9% 14,574.7 SF (EXIST.) 25.0% 17,398.2 SF (PROP.)
MINIMUM LANDSCAPED AREA IN FRONT YARD	50% OF REQUIRED (8,699 SF)	38.9% 6,719.0 SF (EXIST.) 51.5% 8,964.5 SF (PROP.)

GRADING REDUCED REQUIRED REAR YARD FROM 25 FT TO ZERO FEET.
TOWN CODE §68-344B ALLOWS INCREASED FLOOR AREA RATIOS, UP TO A MAXIMUM OF 1.00, FOR MINI-STORAGE WAREHOUSES MEETING THE FOLLOWING CRITERIA:

- SURETY BOND TO COVER COST OF BUILDING DEMOLITION
- 25% OF LOT AREA LANDSCAPED; MINIMUM OF 50% LOCATED WITHIN FRONT YARD.
- RENEWABLE ENERGY PROVIDING MINIMUM 50% ENERGY DEMAND. REFER TO ELECTRICITY CONSUMPTION CHART, THIS SHEET, FOR ADDITIONAL INFORMATION.
- USE OF "SUPERIOR ARCHITECTURE" ON FACADE FOR BUILDING ELEVATIONS VISIBLE FROM STREETS.
- USE OF ARCHITECTURE SIMILAR TO "SUPERIOR ARCHITECTURE" ON FACADE FOR BUILDING ELEVATIONS NOT VISIBLE FROM STREETS.

Palatine Partners Islip Self Storage

260 Moffitt Boulevard
Islip, New York 11751

No.	Revision	Date	Appvd.
1	SCDHS Comments	12/09/19	SS
2	Town and SCDHS Comments	02/07/20	SS
3	Town and SCDPW Comments	07/30/20	SS

Designed by TC	Checked by KW
Issued for	Date
Permit	May 31, 2019

Not Approved for Construction

Layout and Materials Plan

Drawing Number

C-2.00

Sheet 2 of 8

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
26931.00

TOI Site Plan #: SP-2019-054
SCDHS Ref. #: C05-19-0042
SCDPW Permit #: 344-449-0002
SCTM#: 500 - 344 - 3 - 15.3

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.