

TABLE OF LAND USE AND ZONING		
SECTION 368, BLOCK 3, LOTS 27, 28, 29 & 32.3		
GENERAL SERVICE D DISTRICT (GSD)		
PROPOSED USE	MEDICAL OFFICE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF (0.46 AC)	96,823.4 SF (2.22 AC)*
MINIMUM LOT WIDTH	100 FT	269.4 FT
MAXIMUM FAR	0.40 (39,145 SF)	0.26 (25,538 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 2 STORIES	BUILDING: 28.0 FT AFF PARAPET: 30.0 FT AFF
MINIMUM FRONT YARD SETBACK	25 FT	78.5 FT
BRENTWOOD ROAD UNION BOULEVARD		83.1 FT
MINIMUM SIDE YARD SETBACK	30 FT	65.2 FT
MINIMUM REAR YARD SETBACK	35 FT	200.1 FT

(*) CALCULATED FOLLOWING 2 FT WIDE ROAD DEDICATION

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
TABLE OF MINIMUM REQUIRED PARKING SPACES	MEDICAL OFFICE BUILDINGS: 1 SPACE PER 150 SF GFA (25,500 SF) (1 SPACE / 150 SF) = 170 SPACES	PREVIOUSLY APPROVED: 156 SPACES (V) ⁽¹⁾ (8.2% RELAXATION) PROPOSED: 148 SPACES (V) (13.0% RELAXATION)
NYSBC 2014 SECTION 1106.4	OUTPATIENT ACCESSIBLE PARKING SPACE REQUIREMENT: 20% OF SPACES REQUIRED MUST BE ACCESSIBLE (*) 1 SPACE PER 150 SF GFA (17,536 SF) (1 SPACE / 150 SF) (0.20) = 24 ACCESSIBLE SPACES	24 ACCESSIBLE SPACES
L7.1	MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT (20 FT PERPENDICULAR) WIDTH = 9 FT MINIMUM DRIVE AISLE WIDTH: 23 FT	19 FT / 20 FT 9 FT 23 FT

(V) VARIANCE
(*) VARIANCE RELAXATION GRANTED PER T.C. #5317
(*) GFA USED TO CALCULATE ACCESSIBLE STALL REQUIREMENT IS THE AREA STRICTLY DEVOTED TO OUTPATIENT CARE.

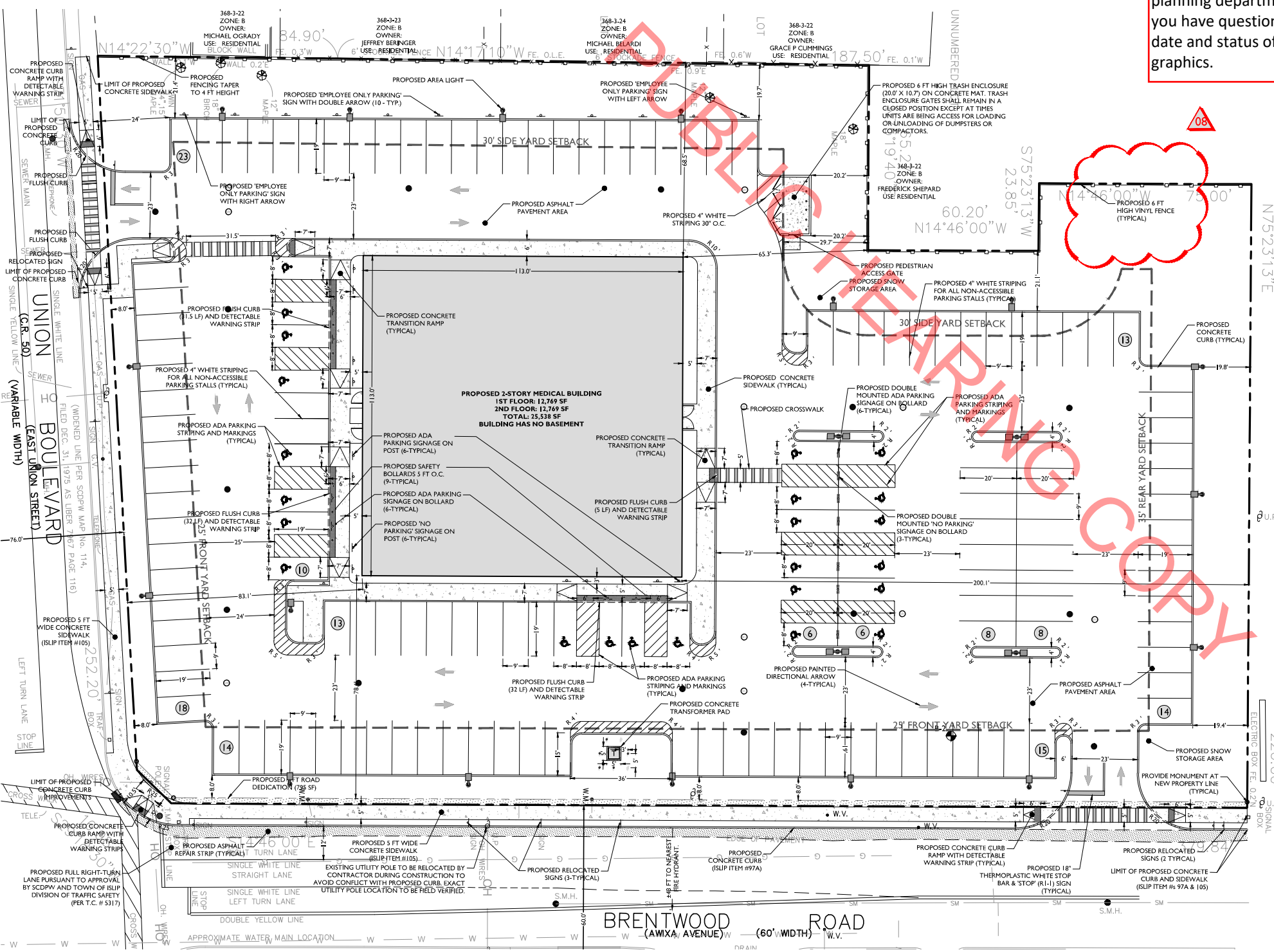
DESIGN REQUIREMENTS		
DESIGN STANDARDS	REQUIRED	PROPOSED
§ VI-Q-3.1 LANDSCAPE DESIGN	COMMERCIAL LANDSCAPE REQUIREMENTS: MINIMUM LANDSCAPE AREA = 20% MINIMUM FRONT YARD = 50% OF REQUIRED MINIMUM STREET FRONTAGE = 8 FT	12.9% (12,461.2 SF) (V) 42.4% (8,204.8 SF) (V) 8.0 FT
§ VI-Q-3.2 BUFFERS	BUFFER REQUIREMENTS: FENCE REQUIREMENT = 6 FT HIGH FENCE WITH STOCKADE ATTACHED RESIDENTIAL BUFFER = 25 FT	PROVIDED 19.7 FT (V*)

(V) VARIANCE
(V*) VARIANCE, RELAXATION GRANTED PER T.C. #5317

PROPERTY REZONE NOTE:
THE ENTIRETY OF THE SITE HAS BEEN REZONED TO THE GENERAL SERVICE D DISTRICT (GSD).

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.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
□	PROPOSED BUILDING
□	PROPOSED CONCRETE
○	PROPOSED AREA LIGHT
---	PROPOSED CHAINLINK FENCE
---	PROPOSED BUILDING DOORS



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

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 THE APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).
- CLEARING LIMIT LINE 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'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 AN NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF NYCRC 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 BLP ITEM 28F OR ITEM 28B.
- ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TICKET TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN FOR ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE BLP SUBDIVISION AND LAND DEVELOPMENT REGULATION, SECTION PS SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. 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 THE UNITS ARE BEING ACCESSED 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.

SURVEY NOTES:

- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
- SURVEY ELEVATIONS PER NAV 88 DATUM.

NO.	DATE	ISSUE	DESCRIPTION
08	11/09/2021	PI	FENCING REVISION
07	10/06/2021	PI	REVISED PER ACCESSIBILITY REQUIREMENTS
06	10/27/2020	BR	DRAINAGE REVISIONS
05	04/17/2020	PH	REVISED PER SUFFOLK COUNTY DPM COMMENTS
04	03/10/2020	PH	REVISED PER TOWN ENGINEERS COMMENTS
03	11/22/2019	AM	REVISED PER TOWN PLANNING COMMENTS
02	07/25/2019	BR	REVISED PER TOWN PLANNING COMMENTS
01	03/08/2019	ISS	ISSUED FOR SUBMISSION

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CONSTRUCTION PLANS
J. NAZZARO PARTNERSHIP LP
PROPOSED MEDICAL OFFICE
TAX MAP # 46-030-340-00-03-00-32-005
46 BRENTWOOD ROAD
HAMLET OF BAY SHORE, TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK
ZAVARY, CHARLIE, P.E.
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 1099748

STONEFIELD
engineering & design
SCALE: 1" = 20'
PROJECT ID: K-18120
TITLE: SP2019-027
SITE PLAN
DRAWING:
C-4