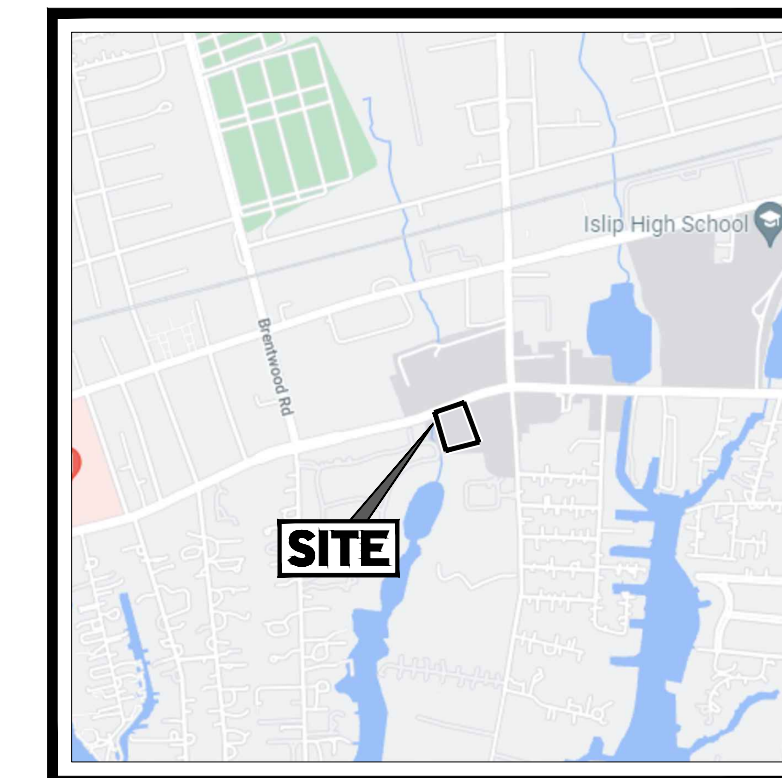


**EAST MAIN STREET**  
(A.K.A. SOUTH COUNTRY ROAD)  
(A.K.A. S.R. 27A)  
(VARIABLE WIDTH R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

R=1162.81'  
Δ=014°51'35"  
L=301.58'  
CHB=N74°56'49"E  
CHD=300.73'



**SITE LOCATION MAP**  
(N.T.S.)  
Google Imagery 2021

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	02/01/2022	PER TOWN COMMENTS	TP	AH

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WHETHER ITS ON PRIVATE OR PUBLIC LAND.  
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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDING AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N20449  
DRAWN BY: TP  
CHECKED BY: RP / AH  
DATE: 10/21/2021  
CAD ID: N20449-SP-1A

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**STALLER ASSOCIATES**

PROPOSED DEVELOPMENT  
SCTM #: 369 - 1 - 34  
430 E. MAIN STREET,  
BAY SHORE, TOWN OF ISLIP  
SUFFOLK COUNTY, NY 11706

**BOHLER**  
BOHLER ENGINEERING NY, PLLC  
2929 EXPRESSWAY DRIVE NORTH  
HAUPPAUGE, NY 11749  
Phone: (631) 738-1200  
Fax: (631) 285-6464  
www.BohlerEngineering.com

**JOSEPH A. DEAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 087122  
NEW JERSEY LICENSE NO. 24GE04919900  
CONNECTICUT LICENSE NO. 27585  
PENNSYLVANIA LICENSE NO. PE017709

SHEET TITLE:  
**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
REVISION 1 - 02/01/2022

**SITE LAYOUT NOTES**

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ON TO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES, INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS. THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHER EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
- WORK WITHIN THE RIGHT-OF-WAY OF E. MAIN STREET MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK SUFFOLK COUNTY DPW.
- PORTION OF PROPERTY WITHIN FEMA FLOOD ZONE "AE" (ELEV + 5') AND CONTAINS WETLANDS.

**PARKING REQUIREMENTS**

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ V.L.7.1	9' x 19' (90')	9' x 19' (90')
MIN. AISLE WIDTH	§ V.L.7.2	23' (90')	23'
MIN. DRIVE THRU QUEUE	APPENDIX E	12	13
MIN. NUMBER OF STALLS	APPENDIX E	388	*355 (EXIST. NON-CONFORMANCE)

REQUIRED FOR FAST FOOD RESTAURANT W/ DRIVE-THRU = 1 STALL PER 2 PERMANENT SEATS; OR 1 STALLS PER 100 SF OF GFA (WHICHEVER IS GREATER)  
 REQUIRED FOR BANK = 1 STALL PER 200 SF OF GFA  
 REQUIRED FOR MEDICAL BUILDING = 1 STALL PER 150 SF OF GFA  
 REQUIRED FOR FAST FOOD RESTAURANT = (2,800 SF GFA / 100 SF) = 28.0 = 29 STALLS (PER GFA)  
 OR = 42 PERMANENT SEATS / 2 = 21 STALLS (PER SEATS)  
 REQUIRED FOR BANK = 3,887 SF / 200 SF = 19.4 = 20 STALLS  
 REQUIRED FOR MEDICAL = 45,335 SF + 4,443 SF = 50,778 GFA / 150 SF = 338.5 = 339 STALLS  
 TOTAL PARKING REQUIRED = 29 STALLS + 20 STALLS + 339 STALLS  
 TOTAL REQUIRED = 388 (\* PRIOR PLANNING BOARD APPROVAL 5/30/2013 GRANTED A 9.3% RELAXATION)  
 TOTAL PARKING PROVIDED = 38 PROPOSED + 257 EXISTING STALLS = 355 STALLS (INCL. 14 ADA STALLS) = (8.6% RELAXATION)

VARIANCE REQUIRED

PUBLIC HEARING COPY

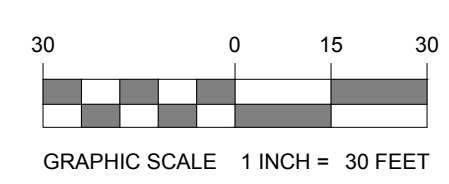
ZONE: AAA  
USE: RESIDENTIAL

ZONE: CA  
USE: RESIDENTIAL

ZONE: C  
USE: RESIDENTIAL

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

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.



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 2209-2)

NYS DOT CASE #: N/A  
HEALTH DEP. REF. #: N/A

W:\2020\2020\4464\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\2020-04-28-SP-1A-1-LAYOUT-C-301-OVERALL