

HALLOCK AVENUE (VAR. WIDTH)  
(NYS RTE. 25A)

NESCONSET-PORT JEFFERSON HIGHWAY (VAR. WIDTH) (NYS RTE. 25A)

VINCENT STREET (50')

MYRTLE STREET (50')

WASHINGTON AVENUE (50')

FORMERLY C.R. 111 (SC PARK LAND)

#### SITE DATA

OVERALL AREA OF SITE  
LOT USE

EXISTING ZONE  
OVERLAY DISTRICT  
EXISTING USE  
SCHOOL DISTRICT  
FIRE DISTRICT  
POST OFFICE  
WATER DISTRICT  
S.C.T.M.  
DATUM:

= 1,243,315.30 SF (28.54 Ac)  
= LOT 1 - J BUS (202,344.50 SF / 4.66 Ac)  
= LOT 2 - J BUS (165,170.80 SF / 3.88 Ac)  
= LOT 3 - MF (871,200.00 SF / 20.00 Ac)  
= PDD (J BUSINESS / MULTIFAMILY)  
= MOUNT SINAI HAMLET CENTER  
= VACANT  
= MT SINAI LPSS  
= MOUNT SINAI F.D.  
= MT SINAI, 11766  
= SUFFOLK COUNTY WATER AUTHORITY  
= DIST. 0200, SEC. 163, BLK 01, LOT 33.001  
= NAVD88

#### COMPLIANCE TABLE:

PDD PLANNED DEVELOPMENT DISTRICT (85-742) LOT 1 - 3 INCL

PRIMARY ZONE (85-273) (A) (1)  
USE (85-269)  
ACCESSORY USE (85-270)

LOT AREA (MIN)  
LOT WIDTH (MIN)  
FRONT YARD (MIN)  
SIDE YARD/REAR YARD (MIN)  
HEIGHT (MAX)  
FLOOR AREA RATIO (MAX)  
BUFFER (MIN)  
CIVIC & RECREATIONAL REQ.

(A) RENTAL OR OWNER OCCUPIED HOUSING UNITS  
(B) COMMUNITY & RESIDENT SERVICES BUILDING  
SECTION  
85-742 (A)  
85-742 (B)  
85-742 (C)  
85-742 (D)  
85-742 (E)  
85-742 (F)  
85-742 (G)  
85-742 (H)  
CODE  
3.0 Ac  
100'  
25'  
50'  
50' / 3.5 STY.  
60%  
25'  
2 SF / RESIDENTIAL UNIT  
= 280 SF  
PROPOSED  
28.54 Ac  
≥100'  
≥25'  
20' (1Y)  
≤50' / 3.5 STY.  
20.90%  
≥25'  
2 SF / RESIDENTIAL UNIT  
= 280 SF  
RECREATIONAL = >280 SF

#### LOT 1 - PARKING CALCULATIONS

J BUSINESS

PARKING REQUIRED

MEDICAL OFFICE

PARKING PROVIDED

MEDICAL OFFICE

LOADING REQUIRED

MEDICAL OFFICE

LOADING PROVIDED

MEDICAL OFFICE

#### LOT 2 - PARKING CALCULATIONS

J BUSINESS

PARKING REQUIRED

RESTAURANT

RETAIL

PARKING PROVIDED

RESTAURANT/RETAIL

LOADING REQUIRED

RESTAURANT/RETAIL

LOADING PROVIDED

RESTAURANT/RETAIL

- NOTES:
- UTILITIES SHOWN ARE PER FIELD OBSERVATIONS.
  - PARTIAL MAINTENANCE AND AVAILABLE RECORDS AND ARE NOT GUARANTEED.
  - ELEVATIONS REFER NAVD88 DATUM.
  - COORDINATES REFER TO NAD83 (LZ09E).

\*NOTE:  
PROPERTY AS SHOWN ON MAP OF "PORT JEFFERSON SQUARE", MAP NO. 324, FILED 11/15/1907. LOTS AND NOT OPEN ROADWAYS AS SHOWN.

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THERE-FORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

NOTE: THIS PLAN WAS BASED UPON A SURVEY PREPARED BY AMERICAN ENGINEERING & LAND SURVEYING P.C. DATED 05-20-2019.



#### CAUTION-NOTICE 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 WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TOWN JOB #19SP0047

No.	REVISION DESCRIPTION	DATE	BY
5.	GENERAL REVISIONS	05-30-25	CB
4.	GENERAL REVISIONS	05-27-25	AR
3.	GENERAL REVISIONS	04-03-25	AR
2.	GENERAL REVISIONS	04-01-25	AR
1.	GENERAL REVISIONS	05-04-23	CB

APPLICANT:  
MT. SINAI MEADOWS LLC  
ONE RABBIT DRIVE, SUITE 100  
HAUPPAUGE, NY 11788  
OWNER:  
MT. SINAI MEADOWS LLC  
ONE RABBIT DRIVE, SUITE 100  
HAUPPAUGE, NY 11788

Christopher W. Robinson, PE  
NY State License No. 67519

DWN. BY: CB  
DATE: 03-31-23

CHKD. BY: CWR  
DATE: 04-03-23

SCALE: 1" = 60'  
JOB No.: 2012-058

SHEET: CP-1

#### MASTER PLAN

MT. SINAI MEADOWS

SITUATED AT

MOUNT SINAI

TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

SCFM: DISTRICT 0200, SECTION 163, BLOCK 01, LOT 33.001



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