

SITE DATA

S.C.T.M.:
TOTAL AREA:
SITE ADDRESS:
POST OFFICE:
SCHOOL DISTRICT:
FIRE DISTRICT:
WATER DISTRICT:
SEWER DISTRICT:
EXISTING ZONE:
PROPOSED USE:

DIST. 1001, SECT. 004, BLK 10, LOT 16
= 8,174 SF (0.19 AC)
200 MAIN STREET, GREENPORT NY
GREENPORT, 11944
GREENPORT UFSD
GREENPORT FIRE DISTRICT
GREENPORT WATER
GREENPORT
C-R RETAIL COMMERCIAL DISTRICT/ HISTORIC DISTRICT
INN

ZONING COMPLIANCE TABLE:

C-R RETAIL COMMERCIAL DISTRICT: §150-12(B)

| ITEM | REQUIRED: | PROVIDED: |
|-------------------------------------|-------------|-------------|
| MAXIMUM HEIGHT OF BUILDING (FT/STY) | 35' / 2 STY | 35' / 2 STY |
| MINIMUM LOT AREA (SF) | N/A | 8,174 SF |
| MINIMUM LOT WIDTH (FT) | 25' | 50' |
| MINIMUM FRONT YARD (FT) | 6' | 6.2' |
| MINIMUM SIDE YARD (FT) | 0' | 0' |
| MINIMUM REAR YARD (FT) | N/A | - |
| BUILDING COVERAGE (MAX) | 40% | 59% * |

* VARIANCE REQUIRED FOR MAX. ALLOWABLE BUILDING COVERAGE. 40% MAX. REQUIRED, 59% PROPOSED.

LOT COVERAGE

| | | | |
|------------------|------------|---|---------|
| ROOF AREA | 4,828.0 SF | / | 59.07% |
| IMPERVIOUS AREA | 2,735.6 SF | / | 33.46% |
| LANDSCAPING AREA | 610.4 SF | / | 7.47% |
| TOTAL | 8,174.0 SF | / | 100.00% |

PARKING CALCULATIONS

PARKING REQUIRED: §150-16(A)

| | |
|------------------------|--|
| INN/HOTEL | 18 ROOMS AT 1 STALL/ROOM = 18 STALLS |
| | 3 EMPLOYEES AT 1 STALL/EMPLOYEE = 3 STALLS |
| TOTAL PARKING REQUIRED | = 21 STALLS |

PARKING PROVIDED:

| | |
|--|--------------|
| PAVED PARKING STALLS (INCLUDES 1 H.C.) | = 3 STALLS |
| TOTAL PARKING PROVIDED | = 3 STALLS * |

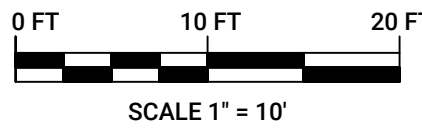
* VARIANCE REQUIRED FOR 18 PARKING STALLS

SCHEDULE OF SIGNS

| SYMBOL | TEXT | SIGN TYPE | M.U.T.C.D. | SIZE |
|--------|--|------------|------------|----------------|
| 1 | HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE | R7-8 R7-8P | | 12"x18" 12"x6" |
| 2 | NO STOPPING ANYTIME | NYR-4 | | 12"x18" |

NOTES:

- SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- ALL SIGNS ARE TO BE REFLECTORIZED.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.



| No. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
| | | | |
| | | | |
| | | | |

OWNER/APPLICANT:
405 HOTEL OWNERS LLC
375 COURT STREET, FLOOR 2
BROOKLYN, NY 11231

PROJECT ADDRESS:
200 MAIN STREET
GREENPORT NY, 11944



Matthew K. Aylward, PE
NY State License No. 093172

CONCEPTUAL ALIGNMENT PLAN

200 MAIN STREET

SITUATED IN
GREENPORT
VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16



Robinson & Muller
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www.rmengineering.com

| | | | | | | | |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | PS | CHKD. BY: | MKA | SCALE: | 1" = 10' | SHEET: | CP-1 |
| DATE: | 11.15.23 | DATE: | 11.15.23 | JOB No.: | 2021-225 | | |

THIS PLAN IS BASED ON THE SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC DATED JANUARY 22, 2022.