



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.

ZONING INFORMATION.		
EXISTING DISTRICT: RESIDENTIAL "AA" (CODE SECTION: 68-63)		
PROPOSED DISTRICT: PLANNED LANDMARK PRESERVATION DISTRICT (PLP)		
SECTION: 419    BLOCK: 4    LOT: 8.001,8.002		
	EXISTING	PROPOSED
LOT AREA	78,574 SF	NO CHANGE
USABLE AREA	70,832 SF**	NO CHANGE
LOT WIDTH	150'-0"	NO CHANGE
FAR	9,710 SF OR 13.7%	23,310 OR 32.9%
MAIN STRUCTURE		
FRONT YARD	97.4'	NO CHANGE (SEE SITE PLAN)
SIDE YARD (DWELLING)	16.9' (PORTE-COCHERE) 30.7' (DWELLING)	5' (SEE SITE PLAN)
SIDE YARD (BOAT HOUSE)*	2.8'	NO CHANGE
REAR YARD (DWELLING)	47'	NO CHANGE (SEE SITE PLAN)
REAR YARD (BOAT HOUSE)*	16'	NO CHANGE
HEIGHT	2 1/2 STORY	NO CHANGE
** EFFECTIVE LOT AREA * EXISTING BOAT HOUSE CONVERTED TO 1 UNIT APT.		
LANDSCAPE AREA		
TOTAL LOT	40% MIN.	29,750 SF/70,832 SF 42% PROVIDED
UNIT SUMMARY		
DWELLING TYPE	DWELLING DESIGNATION	PROPOSED UNIT COUNT
EXISTING	A	3
EXISTING	B	2
EXISTING	C	1
PROPOSED	D	2
PROPOSED	E	2
PROPOSED	F	2
PROPOSED	G	2
TOTAL UNIT COUNT		14
PARKING CALCULATIONS		
TOTAL SENIOR LIVING UNITS		= 14
REQUIRED PARKING PER UNIT		= 1.75 (CALCULATED)
TOTAL PARKING REQUIRED		= 24.5
TOTAL PARKING PROVIDED		= 25

PROPOSED CHANGE OF ZONE (PLP)

SK-4 PROPOSED SITE PLAN

DATE: 07/19/2023  
PROJECT #: 238401

OCEAN AVE. COMMONS

63 & 65 S. OCEAN AVE  
BAY SHORE, NY



BUSCH ASSOCIATES  
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