

PRELIMINARY SITE PLAN

SCALE: 1"=20'-0"

BASED ON A SURVEY BY JOHN C. MAYER, LICENSED LAND SURVEYOR, DATED SEPTEMBER 04, 2020
ELEVATIONS PER NAVD88 DATUM

PROPERTY OWNER

LIGHTHOUSE SHORES, LLC
80 VERDI STREET,
FARMINGDALE, NEW YORK 11735

APPLICANT

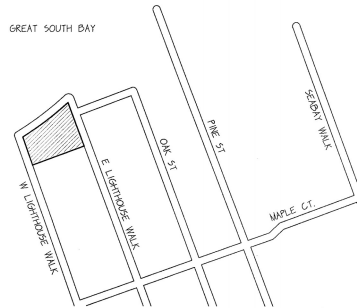
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80 VERDI STREET,
FARMINGDALE, NEW YORK 11735

SITE DATA

AREA OF SITE 0.928 ACRES (40,430 SQ.FT.)
EXISTING ZONING CAA
PROPOSED ZONING GSE
INTENDED USE BOATEL (PER EXISTING CO.)
EXISTING DECK 1220 SQ.FT. (3.0%)
EXISTING BUILDING AREA 5,422 SQ.FT. (13.4%)
(W/ ROOF OVERS)
PROPOSED SECOND FLR. AREA 3,166 SQ.FT. (7.8%)
(EXCLUDING ROOF DECK)
TOTAL BUILDING AREA 9,808 SQ.FT. (24.2%)

EXISTING IMPERVIOUS SURFACES TO REMAIN
EXISTING LANDSCAPING TO BE IMPROVED (BY OTHERS)

KEY MAP



PARKING

PARKING REQUIRED
BOATEL = 11 X 15 = 165 SPACES
PARKING REQUIRED = 17 SPACES
PARKING PROVIDED = 0 SPACES
(NO PARKING PROVIDED AS CARS CAN NOT ACCESS SITE)

SANITARY SYSTEM G.W.M.Z. + VII

REQUIRED DENSITY
HOUSING UNIT UP TO 600 SQ.FT. GROSS FLOOR AREA
+ 11 UNITS X 150 GPD = 1650 GPD
ALLOWABLE DENSITY
0.928 ACRES X 600 GPD/ACRE = 556.8 GPD.
NO CHANGE IN FOOTPRINT PROPOSED AND ADDITION
MAINTAINS THE GROSS SQ.FT. TO BE < 600 SQ.FT. / UNIT

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.

PER TOI	11/10/20
REVISION	DATE



110 EAST LIGHTHOUSE WALK
110 E. LIGHTHOUSE WALK, KISMET, N.Y.
S.C.T.M.# 0500-491-01-11
GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 20053
DATE 10/22/2020
DRAWN J.M.C.
CHKD J.L.G.
SK0