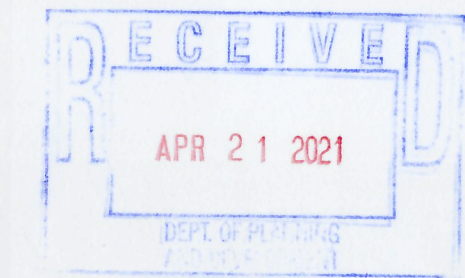
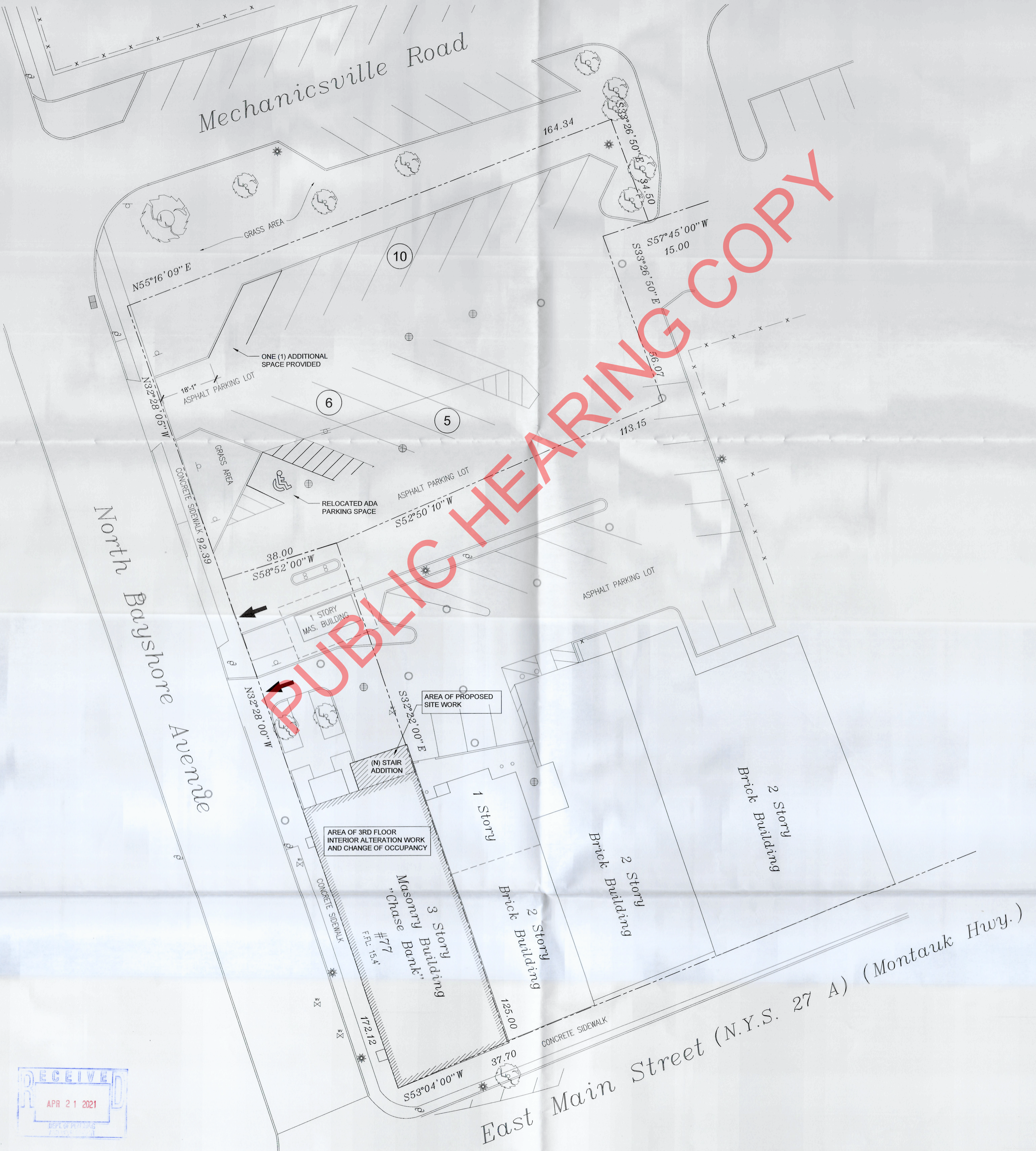


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

PARKING REQUIREMENTS (PER TOWN TABLE OF MINIMUM REQUIRED PARKING SPACE - 2019)	
PARKING SIZE	9'-0" WIDE x 18'-0" LONG
BANKS	(1) PARKING SPACE PER 200 SF OF THE GROSS FLOOR AREA OF THE USE OF BUILDING. PLUS RESEVOIR SPACE WITHIN SITE TO STORE A QUEUE OF 12 CARS LINED UP AT DRIVE-THRU
PROFESSIONAL OFFICE	(1) PARKING SPACE PER 200 SF OF GROSS FLOOR AREA (NOT LESS THAN 8 SPACES)
APARTMENT	(1.75) PER DWELLING UNIT. PLUS (1) ADDITIONAL SPACE FOR EACH ADDITIONAL BEDROOM ABOVE (2) IN EACH UNIT

SITE PARKING REQUIREMENTS: EXISTING PROGRAM ANALYSIS		
	G.F.A.	SPACES REQ.
1ST FLOOR (BANK)	3,620 S.F.	18 SPACES
2ND FLOOR (BANK)	1,926 S.F.	10 SPACES
3RD FLOOR (OFFICE)	3,620 S.F.	18 SPACES
TOTAL REQUIRED SPACES:		46 SPACES ¹
TOTAL EXISTING SPACES:		22 SPACES
NOTE: 1. THE REQUIRED EXISTING PARKING EXCEEDS THE EXISTING PARKING SPACES BY 24 SPACES (52% VARIANT).		

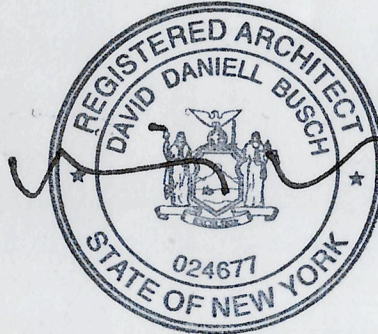
SITE PARKING REQUIREMENTS: PROPOSED NEW PROGRAM ANALYSIS		
	G.F.A.	SPACES REQ.
1ST FLOOR (BANK)	3,620 S.F. (NO CHANGE)	18 SPACES (NO CHANGE)
2ND FLOOR (BANK)	1,926 S.F. (NO CHANGE)	10 SPACES (NO CHANGE)
3RD FLOOR (APARTMENTS)	5 UNITS (OR 3,620 SF - NO CHANGE)	9 SPACES
TOTAL REQUIRED SPACES:		37 SPACES ^{1,2}
TOTAL PROPOSED SPACES:		21 SPACES ⁴
NOTE: 1. PROPOSED 3RD FLOOR OCCUPANCY CHANGE REDUCES PARKING DEMAND BY 9 SPACES. 2. THE REQUIRED PROPOSED PARKING EXCEEDS THE PROPOSED PARKING SPACES BY 16 SPACES (43% VARIANT) 3. PROPOSED NEW STAIR ADDS AN ADDITIONAL 170 S.F. TO EACH FLOOR. THIS S.F. IS NOT INCLUDED IN ABOVE CALCULATIONS. 4. PROPOSED NEW STAIR ADDITION INTERFERES WITH EXISTING ADA PARKING SPACE. SPACE IS RELOCATED AS NOTED ON SITE PLAN. PLEASE ALSO NOTE, THE ADDITION OF ONE (1) NEW SPACE AT REAR OF LOT AS NOTED BELOW.		



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

PLANNING BOARD SPECIAL PERMIT
PROPOSED SITE PLAN
DATE: 04/21/2021
PROJECT #: 200601

77 E. MAIN STREET INTERIOR ALTERATION
77 EAST MAIN STREET
BAY SHORE, NEW YORK 11706



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