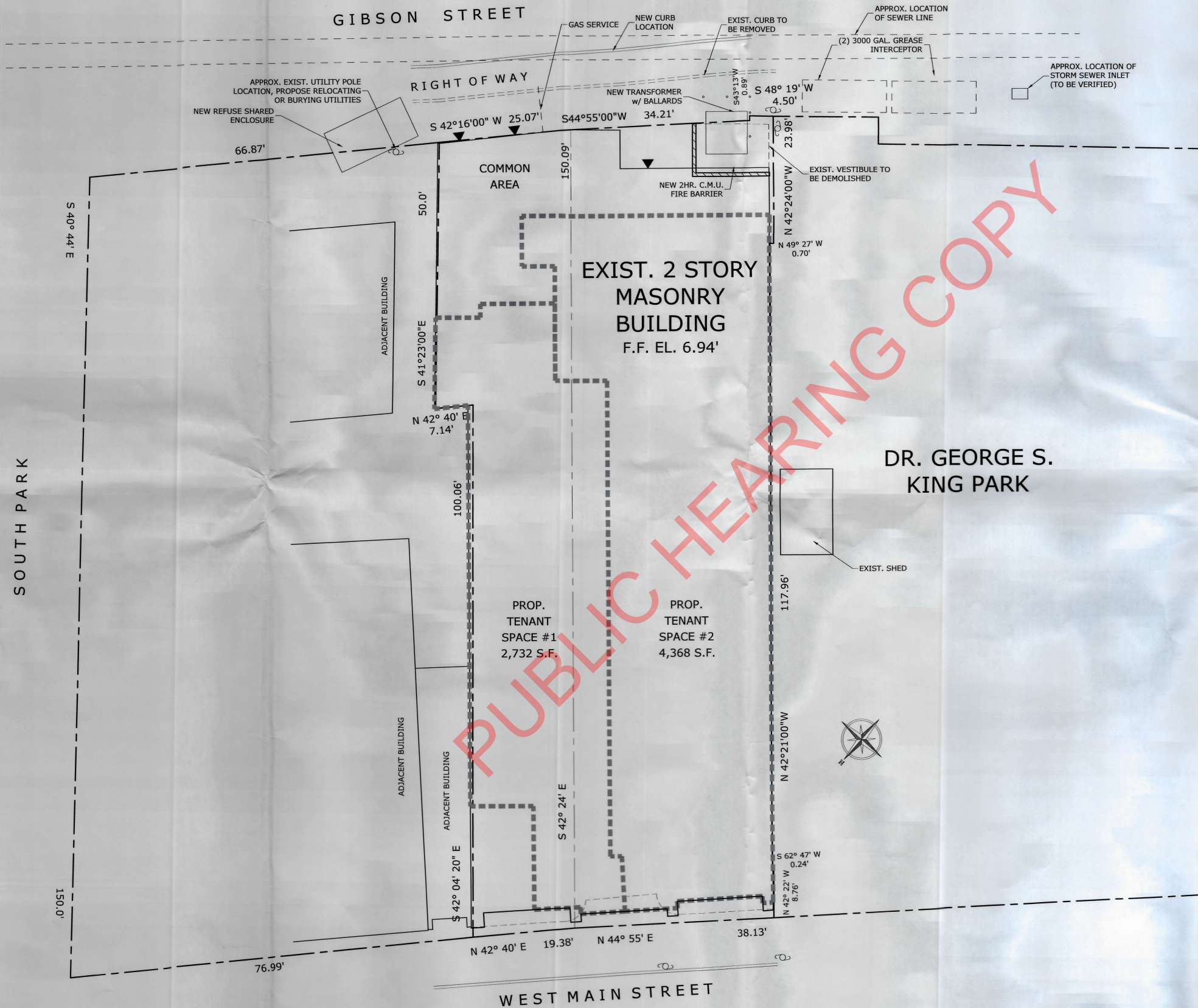


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



| PROJECT DATA | | | |
|--|-----------------|----------------|-------------------|
| MAP # / BLOCK / LOT | 500-419-063-039 | | |
| ZONING DISTRICT | RD | | |
| FLOOD HAZARD ZONE | | | |
| CONTROLLING FLOOD HAZ | N/A | | |
| LOT AREA | 8,886.00 S.F. | | |
| UPLAND LOT AREA | N/A | | |
| EXISTING STRUCTURES | | | |
| PRINCIPAL, BLDG. ST. CODE | 8,815.00 S.F. | BLDG. IN A.A. | BLDG. OUT OF C.A. |
| PRINCIPAL, BLDG. ST. STORY | 1 | 8,815.00 S.F. | 8,815.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| TOTAL | 17,731.00 S.F. | 17,731.00 S.F. | 8,815.00 |
| PROPOSED STRUCTURES | | | |
| ROCK TOP DECK COLLECTING MICH. AREA (ONLY COVERED PORTIONS INCLUDED IN C.A.) | 6,915.00 S.F. | 2,050.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| — | 0.00 S.F. | 0.00 S.F. | 0.00 |
| TOTAL | 6,915.00 S.F. | 2,050.00 S.F. | 0.00 |

| SETBACK & HEIGHT REQUIREMENTS | | | | |
|-------------------------------|-------------------|----------|----------|-------------------------------|
| ITEM | ZONE RD ALLOWABLE | EXISTING | PROPOSED | COMMENTS |
| FRONT YARD (MIN. SET.) | 10.0' MIN. | 1.3' | 1.0' | NO EXISTING (DOES NOT COMPLY) |
| FRONT YARD (EISBORN ST.) | 10.0' MIN. | 0.0' | 0.0' | NO EXISTING (DOES NOT COMPLY) |
| MIN. SIDE YARD | 0.0' MIN. | 0.0' | 0.0' | |
| MIN. TOTAL YARD | 0.0' MIN. | 0.0' | 0.0' | YES |
| BUILDING HEIGHT | 35.0' MAX. | 41.0' | 43.0' | — |

| T.A.S. CALCULATION | | | | |
|------------------------|----------------------|---------------|----------------|-------------------|
| ITEM | ZONE RD ALLOWABLE | EXISTING | PROPOSED | COMMENT |
| LOT AREA | — | 8,886.00 S.F. | 8,886.00 S.F. | — |
| TOTAL FLOOR FLOOR AREA | 5,331.60 S.F. (MAX.) | 17,261 S.F. | 19,280.00 S.F. | — |
| FLOOR AREA RATIO | 60.0% (MAX.) | 194.25% | 216.9% | 22.1% TO INCREASE |

| PARKING CALCULATION | | |
|---|---|---|
| PROPOSED STRUCTURES | REQUIREMENTS | CALCULATION |
| | 1 PER 2 SEATS OF PERMANENT SEATING | 55 SEATING SEATS PER STALL = 27.5 STALLS |
| RESTAURANT TENANT #1, 1st FL. (LARGEST NUMBER OF STALLS) | 1 PER 100 SF OF DGA 1 FOR EACH 12 SF OF STANDING SPACE AT THE BAR AREA + LENGTH OF BAR X 3FT IN FRONT OF BAR (DGA) | 2,732 S.F./100 S.F. = 27.32 STALLS 72 SF OCC./100 S.F. PER STALL = 18.1 STALLS |
| RESTAURANT TENANT #1 BAR AREA, 1st FL. (ADDITIONAL REQUIREMENT) | 1 PER 2 PERSONS LOCALLY ACCOMMODATED 1 FOR EACH 12 SF OF STANDING SPACE AT THE BAR AREA + LENGTH OF BAR X 3FT IN FRONT OF BAR (DGA) | 55 SF, 12 SF STALL = 4.5 STALLS 218 SEATING SEATS PER STALL = 4.86 STALLS |
| RESTAURANT TENANT #2, 1st FL. + ROOF (LARGEST NUMBER OF STALLS) | 1 PER 2 PERSONS LOCALLY ACCOMMODATED 1 PER 100 SF OF DGA | 4,268 S.F./100 S.F. = 42.68 STALLS 362 OCC./43.68 STALLS |
| RESTAURANT TENANT #2 BAR AREA, 1st FL. + ROOF (ADDITIONAL REQUIREMENT) | 1 FOR EACH 12 SF OF STANDING SPACE AT THE BAR AREA + LENGTH OF BAR X 3FT IN FRONT OF BAR (DGA) | 145 SF, 12 SF STALL = 12.1 STALLS |
| WINEYARD 2nd FL. (ASSUMED OFFICE USE) | 1 PER 200 SF OF DGA | 8,616 SF/200 S.F. = 43.08 STALLS 27.8 x 43 = 1196 STALLS |
| | TOTAL | 196 STALLS |

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfleger, R.A., A.I.A.

OULDER PFLUGER

ARCHITECTS, P.C.

85A E. Main St., Bayshore, N.Y. 11706 | O - (631) 989-3335
www.ouderpc.com | bpa@ouderpc.com

REVISIONS

[illegible]

PROJECT:
RENOVATIONS FOR

**62 W. MAIN STREET
BAY SHORE, NY, 11706**

DRAWING TITLE:
SITE PLAN, PROJECT INFO,
ZONING CHART

PAGE: **A010.00**

| | |
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| DATE: 9/20/22 | 2 OF 6 |
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| JOB #: BPA-21-0327 | |
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