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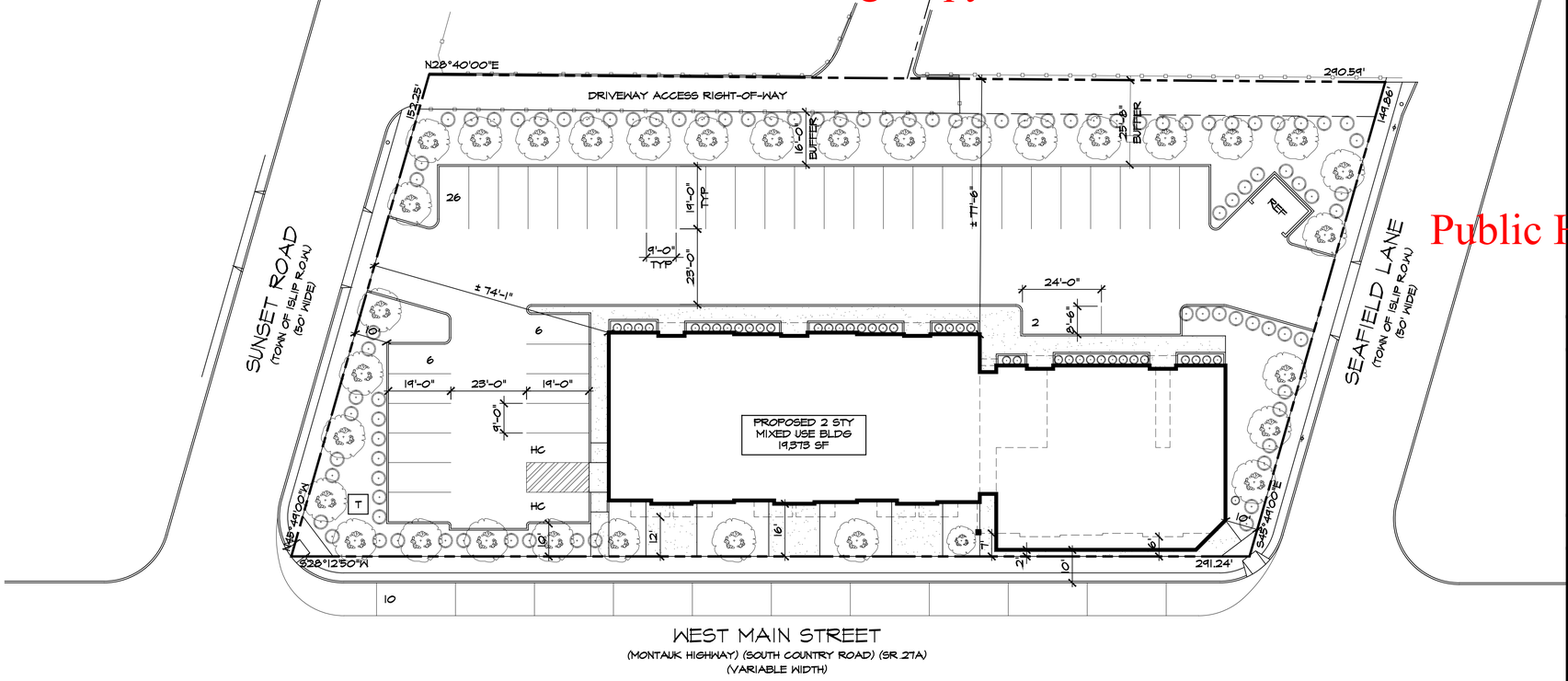

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TRUE NORTH PROJECT NORTH

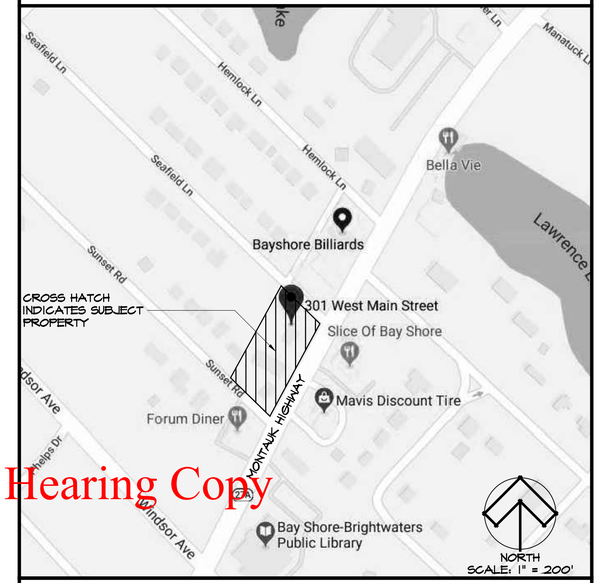
Proposed Site Plan

scale: 1" = 20'-0"

SITE PLAN BASED ON SURVEY PREPARED BY ELIZABETH G. McQUILKIN, L.L.S., DATED FEBRUARY 11, 2019

J:\Projects\21081-IA-301 west main mixed use\design\21081-SD1g.dwg, Jan 05, 2023 - 3:21pm

Location Map



Property Information

301 WEST MAIN STREET
BAYSHORE, NEW YORK

SCTM: 0500-418-1-30, 31, 79 & 82
ZONE: EXIST BUSINESS-1 AND RESIDENCE-B
PROPOSED CHANGE TO BUSINESS DISTRICT

PROPERTY OWNER
301 WEST MAIN STREET, LLC
444 ROUTE 111
SMITHTOWN, NEW YORK 11787
(631) 982-2100

APPLICANT
CHARLES LEMBO, RA C/O
SPACES ARCHITECTS
410 W MONTAUK HWY, SUITE 2
LINDENHURST, NY 11757
631-225-8705

Building Information

TOTAL SITE AREA:		42,295 SF (.9709 AC)
TOTAL BLDG AREA:		19,373 SF
FIRST FLOOR:		9,790 SF
- RESIDENTIAL:	5,761 SF	
- OFFICE:	3,362 SF (17.4%)	
- MECH/UTILITY:	667 SF	
SECOND FLOOR:		9,583 SF
TOTAL BLDG FAR:		.46
TOTAL BUILDING FOOTPRINT:		9,790 SF
TOTAL PAVED AREA:		19,008 SF
TOTAL DRIVEWAY R.O.W:		1,708 SF
TOTAL LANDSCAPED BUFFER:		5,537 SF
TOTAL LANDSCAPE AREA:		6,252 SF (14.5%)

Zoning Information

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	1' MIN / 25' MAX 10' AT CORNER SITES	2' / 10' / 74'-1"±
SIDE YARD SETBACK	0'	NA
REAR YARD SETBACK	10' MIN	77'-6"±
BUILDING HEIGHT	35' / 3 STORIES MAX	25' / 2 STORIES
BUILDING FAR	.60 MAX	.46

Parking Calculations

OFFICE USE: 1 SPACE PER 150 SF

RETAIL/OFFICE SPACE (17.4%) = 3,364 / 150 = 23 SPACES REQ'D

APARTMENTS: 1.75 SPACES PER UNIT UP TO 1 BEDROOM

16 PROPOSED ONE BEDROOM UNITS X 1.75 = 28 SPACES REQ'D

51 SPACES TOTAL REQUIRED / 40 PROVIDED INCLUDING 2 HC

NOTES:
- PARKING PROHIBITED IN FRONT YARD
- 21.6% PARKING REDUCTION REQUIRED
- AREA FOR 10 ON-STREET PARKING SPACES AVAILABLE

TM#500-418-1-30,31,79,82
SP2019-044

Spaces
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no.	date	issued / revised description
	12/4/22	ISSUED FOR PLANNING REVIEW

project: New Mixed Use Building
Island Associates
301 W. Main St. LLC.
301 West Main Street
Bay Shore, NY 11706

drawing: Proposed Site Plan

project no. 21081

project date 07/21

scale 1" = 20'

drawn by CL

checked by GRB/CL

seal

George Badger, RA
Charles Lembo, RA

drawing number SD.1g