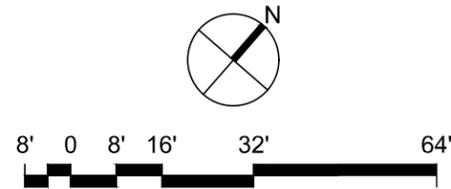


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SCALE: 1/32" = 1'-0"

PLANNING BOARD SUBMISSION
SP1.0 PROPOSED SITE PLAN

DATE: 12/17/2025
 PROJECT #: 252202

GREENVIEW
ROW HOUSE

17 S PARK AVE, BAY SHORE, NY



BUSCH ASSOCIATES ARCHITECTS
 BA
 NY | 90 WEST MAIN STREET, BAY SHORE, NY 11706
 TEL: 631.969.0900
 FL | 2941 WEST SR 434, SUITE 400, LONGWOOD, FL 32779
 TEL: 407.979.4482

ZONING INFORMATION

CURRENT DISTRICT: BUSINESS 1 (CODE SECTION: 68-271)
 PROPOSED DISTRICT: DOWNTOWN DEVELOPMENT DISTRICT (DDD) (CODE SECTION: 68-180)
 CURRENT USE: NON-CONFORMING
 PROPOSED USE: APARTMENT HOUSE
 SECTION: 419 BLOCK: 4 LOT: 35, 36, 37, & 38

	REQUIRED (PER DDD)	EXISTING	PROPOSED
LOT AREA	20,000 SF MIN.	20,241 SF	NO CHANGE
LOT WIDTH	-	100.0'	NO CHANGE
FAR	2.0 OR 200% MAX.	-	0.506 OR 50.6%

	REQUIRED	PROPOSED
MAIN STRUCTURE		
FRONT YARD	AS REQ'D. BY PB	10'-0"
SIDE YARD	AS REQ'D. BY PB	11'-5" MIN.
REAR YARD	AS REQ'D. BY PB	145'-0"
HEIGHT	65'-0" OR 4 STORIES	34'-0" OR 3 STORIES
UNIT AVERAGE GFA	500 SF MIN.	745 SF
LANDSCAPED AREA	20% MIN. OF (E) SITE (4,048 SF)	30.2% (6,105 SF)
LANDSCAPED FRONT YARD	AS REQ'D. BY PB	36.5% (438 SF)

BUILDING AREA

	REQUIRED	PROPOSED
APARTMENT HOUSE: 12 UNITS		
GROUND FLOOR	N/A	3,396 SF
2ND FLOOR	N/A	3,428 SF
3RD FLOOR	N/A	3,428 SF
TOTAL AREA	-	10,252 SF

PARKING

	REQUIRED	PROPOSED			
PARKING SPACES REQUIRED					
12 UNITS	1.75 PER UNIT (21 SPACES)	ON SITE	ON TOWN LOT	ON STREET	TOTAL
		21	10	3	