

SECOND STORY ADDITION
PROPOSED TO EXISTING
BOATEL (EXISTING FOOT PRINT
TO REMAIN UNCHANGED)
EXISTING DECKING TO REMAIN
(TYPICAL)

EXISTING RETAINING WALL
TO REMAIN

EXISTING SANITARY TO REMAIN
(TYPICAL)

EXISTING UTILITIES
TO REMAIN, BE ALTERED
AS NECESSARY (TYPICAL)

EXISTING CONCRETE WALK
TO REMAIN (TYPICAL)

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

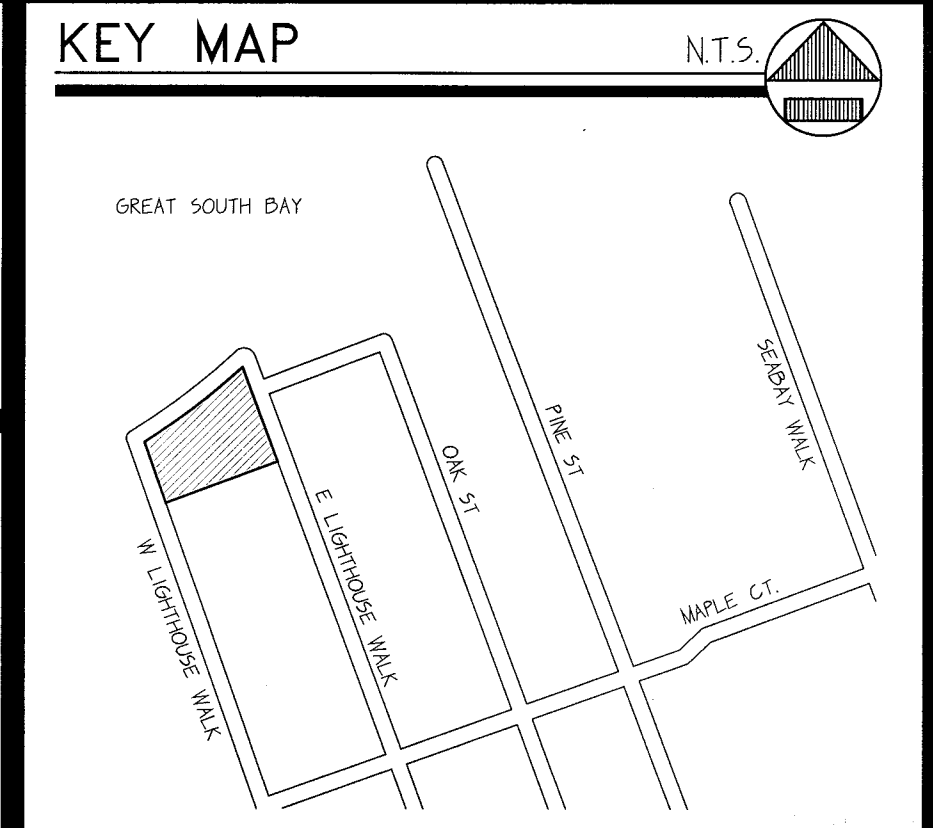
PROPERTY OWNER
LIGHTHOUSE SHORES, LLC
80 VERDI STREET,
FARMINGDALE, NEW YORK 11735

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

SITE DATA

AREA OF SITE	0.928 ACRES (40,430 SQ.FT.)
EXISTING ZONING	CAA
PROPOSED ZONING	G5E
INTENDED USE	BOATEL (PER EXISTING CO)
EXISTING DECK	1,220 SQ.FT. (3.0%)
EXISTING BUILDING AREA (W/ ROOF OVERS)	5,422 SQ.FT. (13.4%)
PROPOSED SECOND FLR AREA (EXCLUDING ROOF DECK)	3,166 SQ.FT. (7.8%)
TOTAL BUILDING AREA	8,588 SQ.FT. (21.2%)

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



PARKING

PARKING REQUIRED	16.5 SPACES
BOATEL = 11 X 15 =	
PARKING REQUIRED =	17 SPACES
PARKING PROVIDED =	0 SPACES

NO PARKING PROVIDED AS CARS CAN NOT ACCESS SITE!

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

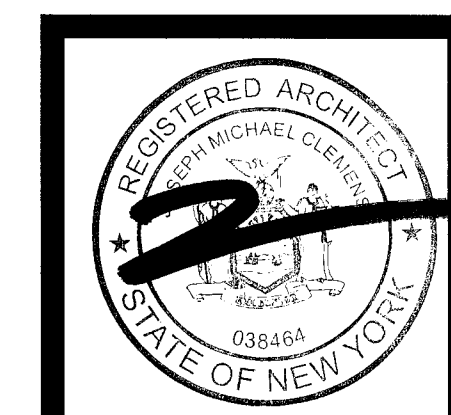
REQUIRED DENSITY
HOUSING UNIT UP TO 600 SQ.FT. GROSS FLOOR AREA
= 11 UNITS X 150 GPD = 1650 GPD

ALLOWABLE DENSITY
0.928 ACRES X 600 G.P.D./ACRE = 556.8 G.P.D.

•NO CHANGE IN FOOTPRINT PROPOSED AND ADDITION
MAINTAINS THE GROSS SQ.FT. TO BE < 600 SQ.FT. / UNIT

PER TOI	11/10/26
REVISION	DATE

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.



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 JMC
CHKD JLG
SKO