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NOV - 4 2021
TOWN OF BAY SHORE
PLANNING BOARD

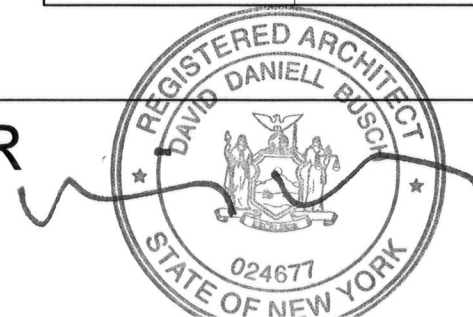
EXISTING PARKING ANALYSIS		
	G.F.A.	SPACES REQ.
1ST FLOOR (RETAIL)-(68E)	1,087 S.F.	8 SPACES
1ST FLOOR (MINOR RESTAURANT)-(64E)	1,100 S.F.	11 SPACES
2ND FLOOR (APARTMENTS)-(66E)	4 APARTMENTS	7 SPACES
TOTAL REQUIRED SPACES:		26 SPACES ¹
TOTAL PROVIDED EXISTING SPACES:		4 SPACES

NOTE:
1. THE EXISTING OCCUPANCIES EXCEED THE EXISTING ON-SITE PARKING SPACES BY 24 SPACES (86% RELAXATION). LOT TIES INTO EXISTING MUNICIPAL PARKING.

PROPOSED PARKING ANALYSIS		
	G.F.A.	SPACES REQ.
1ST FLOOR (PROPOSED BAR/RESTAURANT)	1,100 S.F. (34 SEATS)	26 SPACES
1ST FLOOR (MINOR RESTAURANT)	1,087 S.F.	11 SPACES (NO CHANGE)
2ND FLOOR (APARTMENTS)	4 APARTMENTS	7 SPACES (NO CHANGE)
TOTAL REQUIRED SPACES:		44 SPACES ¹
TOTAL PROVIDED EXISTING SPACES:		4 SPACES

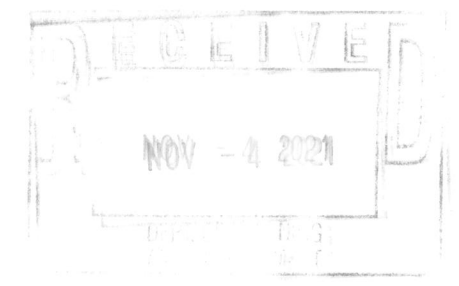
NOTE:
1. PROPOSED NEW BAR/RESTAURANT OCCUPANCY INCREASES PARKING DEMAND BY 9 SPACES.
2. THE NEW OCCUPANCY EXCEEDS THE EXISTING ON-SITE PARKING SPACES BY 33 SPACES (89% RELAXATION). LOT TIES INTO EXISTING MUNICIPAL PARKING.

PARKING REQUIREMENTS (PER TOI TABLE OF MINIMUM REQUIRED PARKING SPACE - 2019)	
PARKING SIZE	9'-0" WIDE x 18'-0" LONG
BAR/RESTAURANT (PROPOSED)	1 PER 2 SEATS OF PERMANENT SEATING (PLUS 1 FOR EACH 12 SF OF STANDING ROOM AT BAR)
MINOR RESTAURANT (EXISTING)	1 PER 100 SF OF GROSS FLOOR AREA (PLUS 1 FOR EACH 12 SF OF STANDING ROOM AT BAR)
RETAIL	1 PER 150 SF OF GROSS FLOOR AREA (NOT LESS THAN 5 SPACES)
APARTMENT	(1.75) PER DWELLING UNIT. PLUS (1) ADDITIONAL SPACE FOR EACH ADDITIONAL BEDROOM ABOVE (2) IN EACH UNIT



EXISTING ADJACENT BUILDING
(RESTAURANT)

EXISTING ADJACENT TENANT
(MINOR RESTAURANT)



E: MAIN STREET (MONTAUK HIGHWAY)

+/- 8'

+/- 3'-10"

LINE OF PROPERTY

LINE OF EXISTING CURB

(N) ENTRY

(N) BAR
(14 SEATS)

(N) DINING AREA
(20 SEATS)

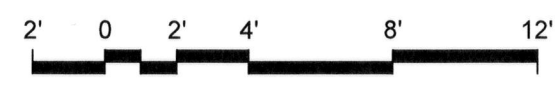
(N) KITCHEN
23'-5" X 6'-5"

(N) ADA TOILET
ROOM #1
7'-6" X 6'-4"

(N) ADA TOILET
ROOM #2
7'-6" X 6'-4"

(N) CORRIDOR

EXISTING ADJACENT BUILDING
(RESTAURANT)



PUBLIC HEARING COPY

PLANNING BOARD SPECIAL PERMIT HEARING
A1.1 FIRST FLOOR PLAN

DATE: 11/01/2021
PROJECT #: 216201

SWEET JANE - COCKTAIL BAR

66 EAST MAIN STREET
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BUSCH ASSOCIATES ARCHITECTS

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