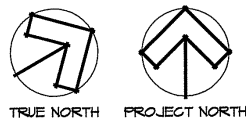


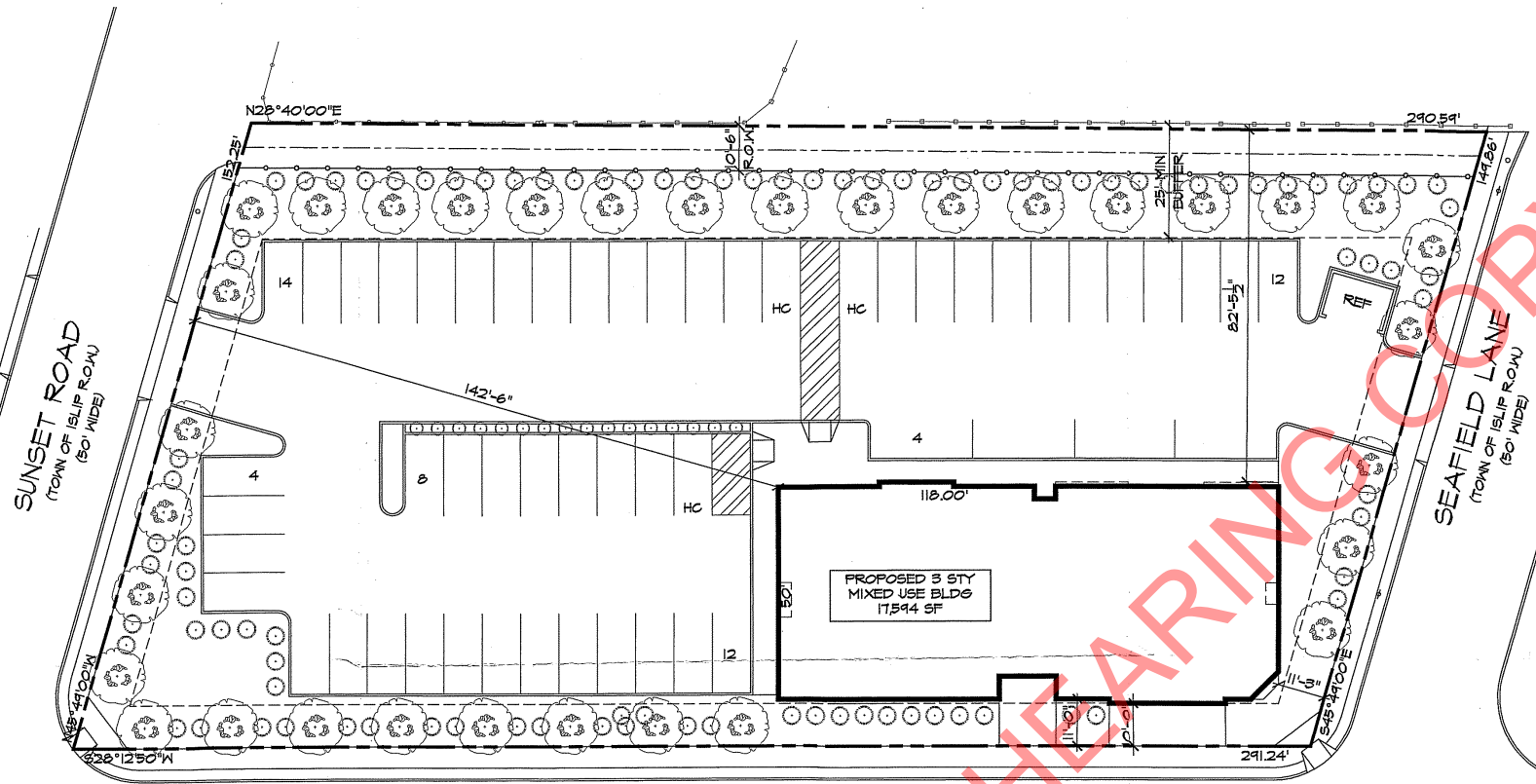
\\Server\spaces\Projects\21081-1A-301 west main mixed use\design\21081-SD1c.dwg, Dec 06, 2021 - 4:45pm



**Proposed Site Plan**

scale: 1" = 20'-0"

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



PUBLIC HEARING COPY

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.

### Location Map

#### Property Information

301 WEST MAIN STREET  
BAYSHORE, NEW YORK

SCTM: 0500-418-1-30, 31, 74 & 82  
ZONE: EXIST BUSINESS-1 AND RESIDENCE-B  
PROPOSED CHANGE TO BUSINESS DISTRICT

<p><b>PROPERTY OWNER</b> 301 WEST MAIN STREET, LLC 444 ROUTE 111 SMITHTOWN, NEW YORK 11787 (631) 932-2100</p>	<p><b>APPLICANT</b> CHARLES LEMBO, RA C/O SPACES ARCHITECTS 410 W. MONTAUK HWY, SUITE 2 LINDENHURST, NY 11757 631-225-8705</p>
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#### Building Information

TOTAL SITE AREA:	42,295 SF (.9709 AC)
TOTAL BLDG AREA:	17,544 SF
FIRST FLOOR:	5,858 SF
- OFFICE: 2,672 SF (15.1%)	
- RESIDENTIAL: 3,186 SF	
SECOND FLOOR:	5,868 SF
THIRD FLOOR:	5,868 SF
TOTAL BLDG FAR:	.42
TOTAL PAVED AREA:	22,292 SF
TOTAL LANDSCAPE AREA:	6,251 SF (16.3%)
TOTAL BUFFER AREA:	7,264 SF
TOTAL BUILDING FOOTPRINT:	5,858 SF

#### Zoning Calculations

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	1' MIN / 25' MAX 10' AT CORNER SITES	10' MIN
SIDE YARD SETBACK	0'	NA
REAR YARD SETBACK	10' MIN	22' - 5 1/2"
BUILDING HEIGHT	35' / 3 STORIES	35' / 3 STORIES
BUILDING FAR	.6	.42

#### Parking Calculations

OFFICE USE: 1 SPACE PER 150 SF

RETAIL/OFFICE SPACE (15.1%) = 2,672 / 150 = 18 SPACES

ONE BEDROOM APARTMENTS: 1.75 SPACES PER UNIT

18 PROPOSED UNITS X 1.75 = 32 SPACES

50 SPACES REQUIRED / 54 PROVIDED INCLUDING 3 HC

NOTE: PARKING PROHIBITED IN FRONT YARD

### Spaces

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Lindenhurst, NY 11757  
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SpacesArchNY@yahoo.com  
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no.	date	issued / revised	description
1	12/2/21	ISSUED FOR CHANGE OF ZONE	
2	4/19/21	ISSUED FOR OWNER REVIEW	
3	8/10/21	ISSUED FOR OWNER REVIEW	

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

project no. 21081

project date 07/21

scale 1" = 20'

drawn by CL

checked by GRE/CL

seal

George Lembo, RA  
Charles Lembo, RA

drawing number

SD.1b

TM#500-418-1-30,31,74,82  
SP2019-044