

SITE DATA

S.C.T.M. DIST. 1001, SECT. 004, BLK 10, LOT 16
 TOTAL AREA: 8,174 SF (0.19 AC)
 SITE ADDRESS: 200 MAIN STREET, GREENPORT NY
 POST OFFICE: GREENPORT, 11944
 SCHOOL DISTRICT: GREENPORT UFSD
 FIRE DISTRICT: GREENPORT FIRE DISTRICT
 WATER DISTRICT: GREENPORT WATER
 SEWER DISTRICT: GREENPORT
 EXISTING ZONE: C-R RETAIL COMMERCIAL DISTRICT/HISTORIC DISTRICT
 PROPOSED USE: INN

ZONING COMPLIANCE TABLE:

C-R RETAIL COMMERCIAL DISTRICT: §150-12(B)

ITEM	REQUIRED:	PROVIDED:
MAXIMUM HEIGHT OF BUILDING (FT/STY)	35' / 2 STY	35' / 3 STY
MINIMUM LOT AREA (SF)	N/A	8,174 SF
MINIMUM LOT WIDTH (FT)	25'	50'
MINIMUM FRONT YARD (FT)	6'	6.5'
MINIMUM SIDE YARD (FT)	0'	0'
MINIMUM REAR YARD (FT)	N/A	-
BUILDING COVERAGE (MAX)	40%	40%

LOT COVERAGE

ROOF AREA	3,269.0 SF / 40.00%
IMPERVIOUS AREA	2,649.4 SF / 32.41%
LANDSCAPING AREA	2,255.6 SF / 27.59%
TOTAL	8,174.0 SF / 100.00%

PARKING CALCULATIONS

PARKING REQUIRED: §150-16(A)

INN/HOTEL	22 ROOMS AT 1 STALL/ROOM = 22 STALLS
	3 EMPLOYEES AT 1 STALL/EMPLOYEE = 3 STALLS
TOTAL PARKING REQUIRED	= 25 STALLS

PARKING PROVIDED:

PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 4 STALLS
TOTAL PARKING PROVIDED	= 4 STALLS *

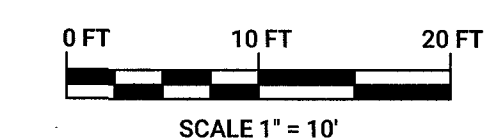
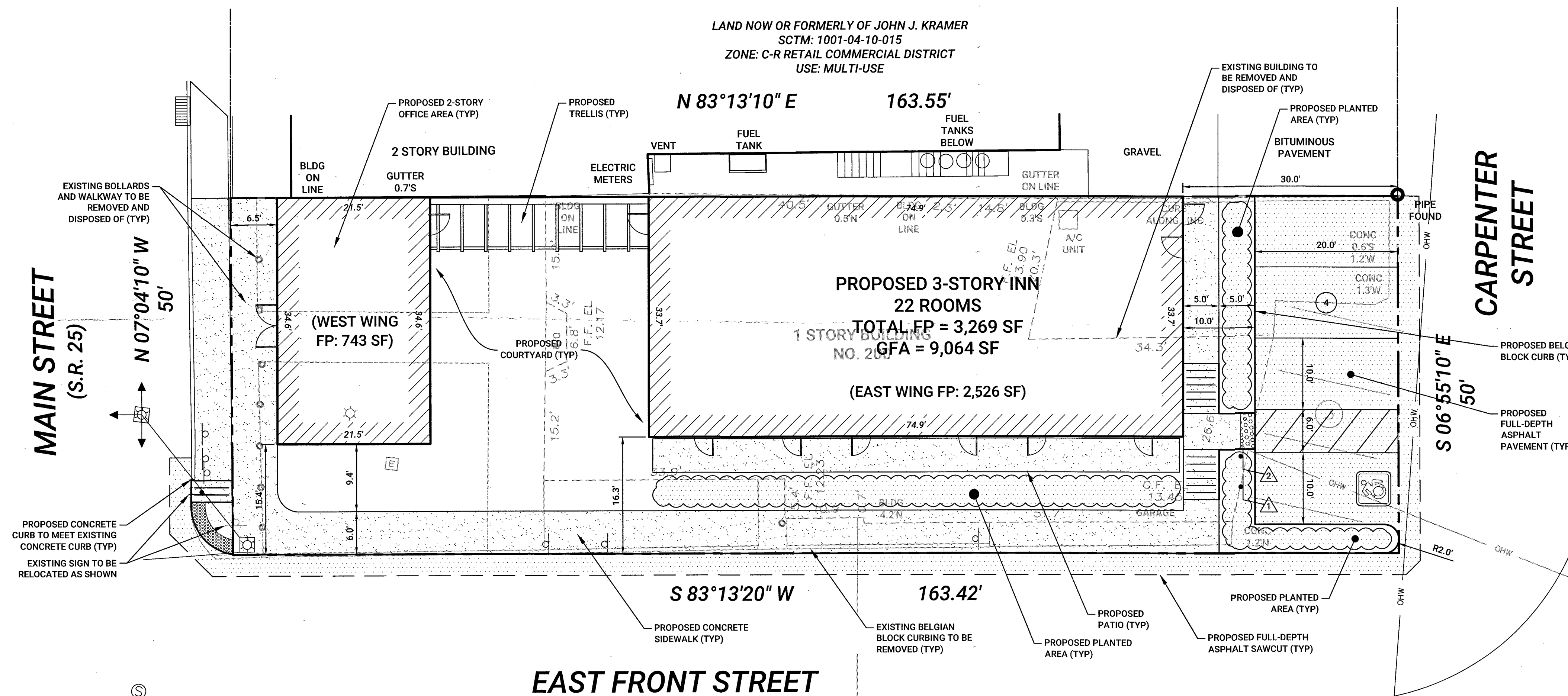
* PAYMENT IN LIEU OF PARKING REQUIREMENT

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8	R7-8P	12'x18'
2	NO STOPPING ANYTIME	NYR7-4		12'x18'

NOTES:

- SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- ALL SIGNS ARE TO BE REFLECTORIZED.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.



No.	REVISION DESCRIPTION	DATE	BY

OWNER/APPLICANT:
 HOF HOTEL, OWNER LLC
 272 COURT STREET, FLOOR 2
 BROOKLYN, NY 11221

PROJECT ADDRESS:
 200 MAIN STREET
 GREENPORT NY, 11944

CONCEPTUAL ALIGNMENT PLAN

200 MAIN STREET

SITUATED IN
GREENPORT
 VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16

R&M ENGINEERING

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DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 10'	SHEET:	CP-1
DATE:	03.08.22	DATE:	03.08.22	JOB No.:	2021-225		

Drawing Name: P:\2021 Projects\2021-225\09\Conceptual Plan\2022-03-16 - (2021-225) - Conceptual Plan.dwg Last Modified: Mar 16, 2022 - 10:44am Plotted on: Mar 16, 2022 - 10:44am by psmith

THIS PLAN IS BASED ON THE SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC DATED JANUARY 22, 2022.