

**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' / 2 STY
MINIMUM LOT WIDTH (FT)	N/A	8,174 SF
MINIMUM LOT WIDTH (FT)	25'	50'
MINIMUM FRONT YARD (FT)	6'	6.2'
MINIMUM SIDE YARD (FT)	0'	0'
MINIMUM REAR YARD (FT)	N/A	-
BUILDING COVERAGE (MAX)	40%	59%*

\* VARIANCE REQUIRED FOR MAX. ALLOWABLE BUILDING COVERAGE. 40% MAX. REQUIRED, 59% PROPOSED.

**PROPOSED LOT COVERAGE**

ROOF AREA	4,828.0 SF / 59.07%
IMPERVIOUS AREA	2,735.6 SF / 33.46%
LANDSCAPING AREA	610.4 SF / 7.47%
TOTAL AREA	8,174.0 SF / 100.00%

**PARKING CALCULATIONS**

PARKING REQUIRED: §150-16(A)

INN/HOTEL	18 ROOMS AT 1 STALL/ROOM = 18 STALLS
	3 EMPLOYEES AT 1 STALL/EMPLOYEE = 3 STALLS
	TOTAL PARKING REQUIRED = 21 STALLS

PARKING PROVIDED:

PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 3 STALLS
TOTAL PARKING PROVIDED	= 3 STALLS *

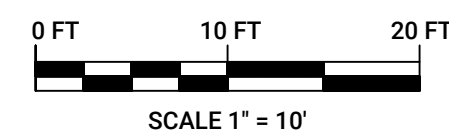
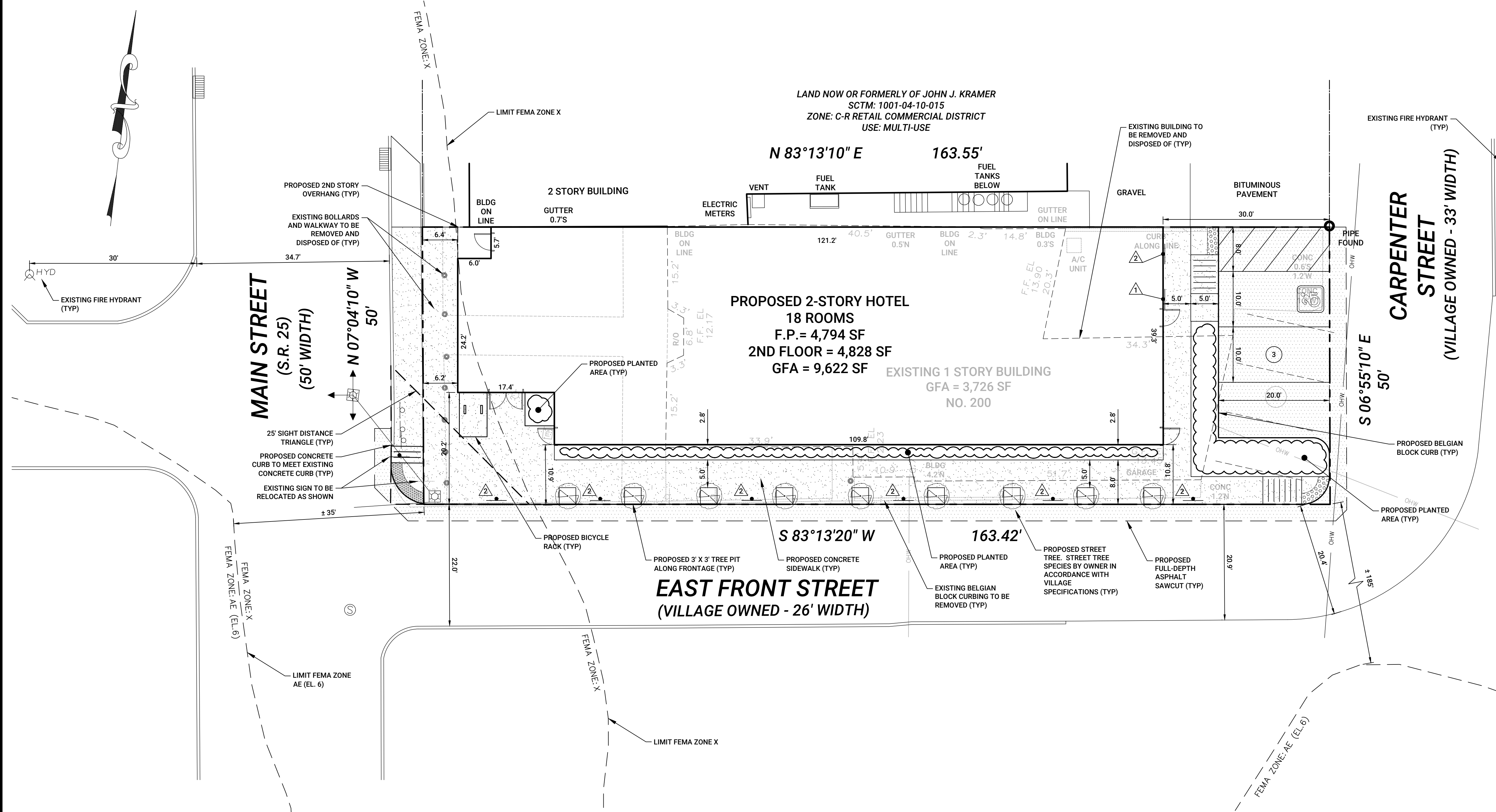
\* VARIANCE REQUIRED FOR 18 PARKING STALLS

**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	NYR-4	NYR-4	12"x18"

**NOTES:**

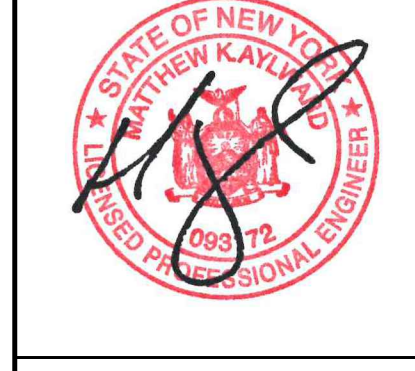
- SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- ALL SIGNS ARE TO BE REFLECTORIZED.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE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



No.	REVISION DESCRIPTION	DATE	BY
1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS

OWNER/APPLICANT:  
 142 HOTEL OWNER LLC  
 372 COURT STREET, FLOOR 2  
 BROOKLYN, NY 11231

PROJECT ADDRESS:  
 200 MAIN STREET  
 GREENPORT NY, 11944



Matthew K. Aylward, PE  
 NY State License No. 093172

**CONCEPTUAL ALIGNMENT PLAN**

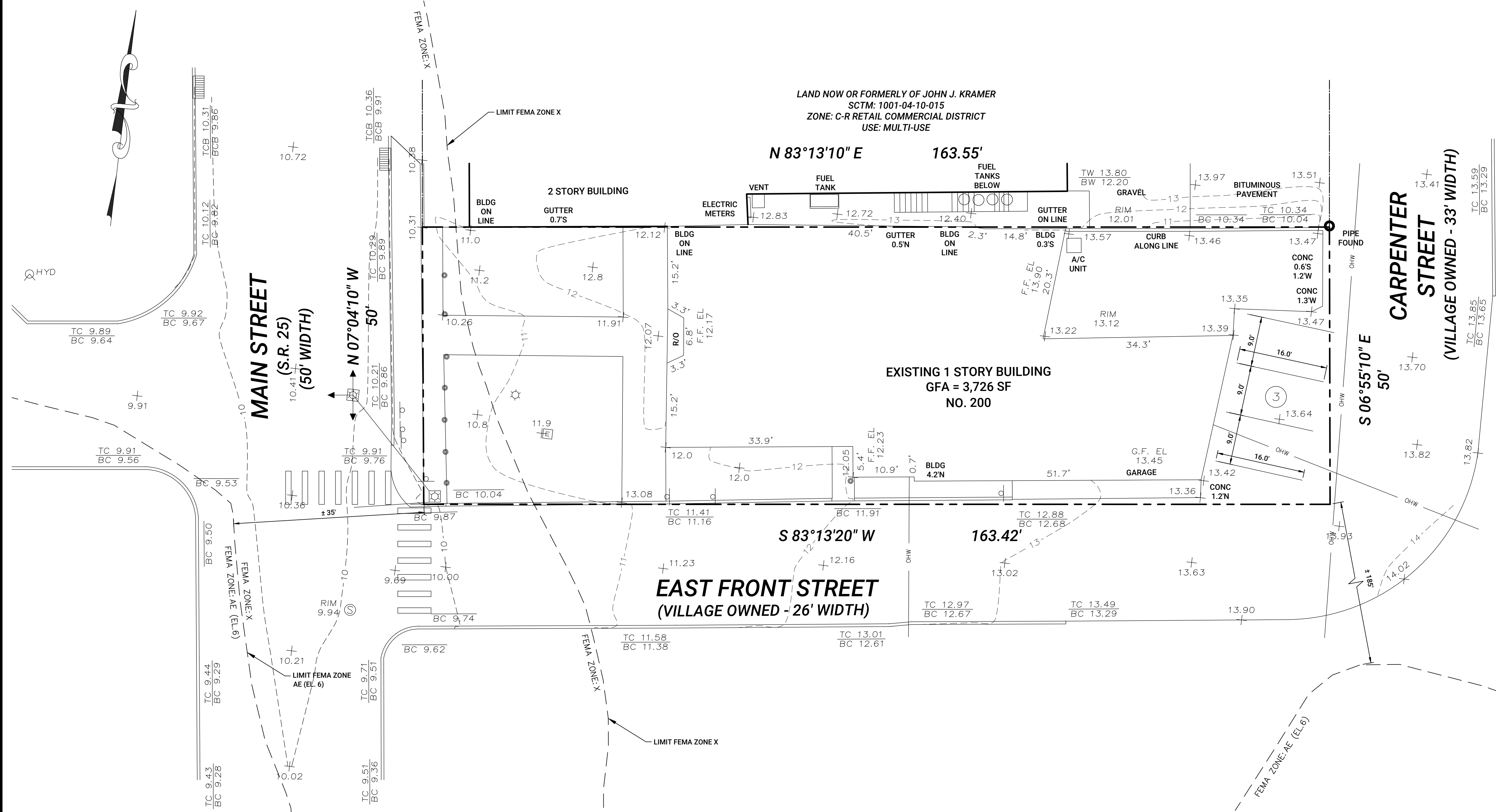
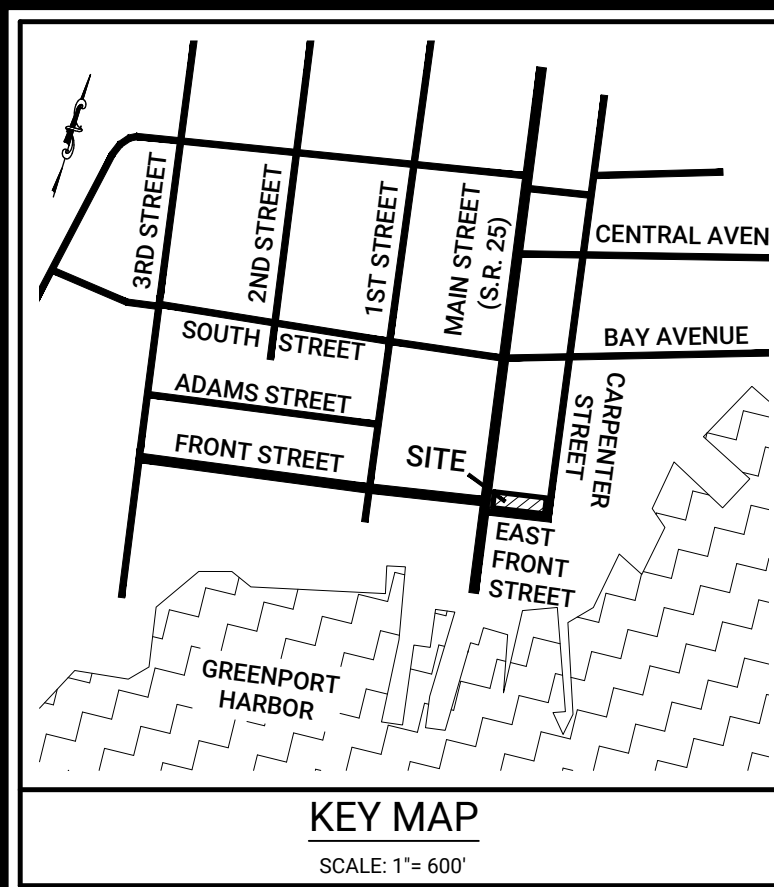
**200 MAIN STREET**  
 SITUATED IN  
**GREENPORT**  
 VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK  
 S.C.T.M.: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16



DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 10"	SHEET:	<b>CP-1</b>
DATE:	11.15.23	DATE:	11.15.23	JOB No.:	2021-225		

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

Drawing Name: P:\2021 - Projects\2021 - 225\Draws\Conceptual Plan\2021-15-22 - (2021-225) - Conceptual Plan (Rev. 1)dwg User Modified: Dec 22, 2023 - 5:07pm Plotted on: Dec 27, 2023 - 11:56am by: pmh

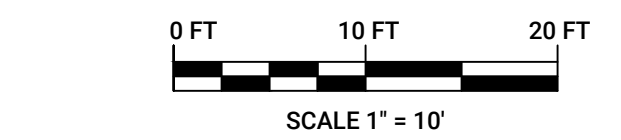


**SITE DATA**

S.C.T.M.:	DIST. 1001, SECT. 004, BLK 10, LOT 16
TOTAL AREA:	= 8,174 SF (0.19 AC)
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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

**EXISTING LOT COVERAGE**

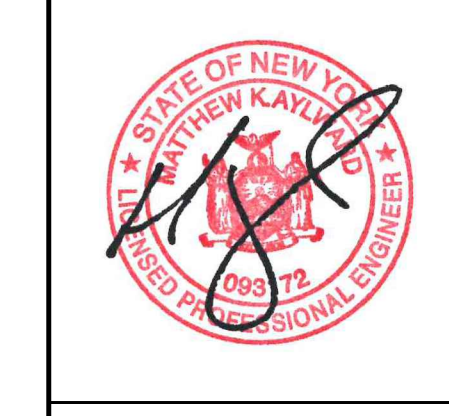
ROOF AREA	3,749.8 SF / 45.87%
PAVER WALKWAY AREA	847.8 SF / 10.37%
IMPERVIOUS AREA	1,830.5 SF / 22.40%
LANDSCAPING AREA	1,745.9 SF / 21.36%
<b>TOTAL AREA</b>	<b>8,174.0 SF / 100.00%</b>



1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS
No.	REVISION DESCRIPTION	DATE	BY

OWNER/APPLICANT:  
 H&M HOTEL OWNER LLC  
 272 COURT STREET, FLOOR 2  
 BROOKLYN, NY 11228

PROJECT ADDRESS:  
 200 MAIN STREET  
 GREENPORT NY, 11944



Matthew K. Aylward, PE  
 NY State License No. 093172

**EXISTING CONDITIONS PLAN**

**200 MAIN STREET**

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

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

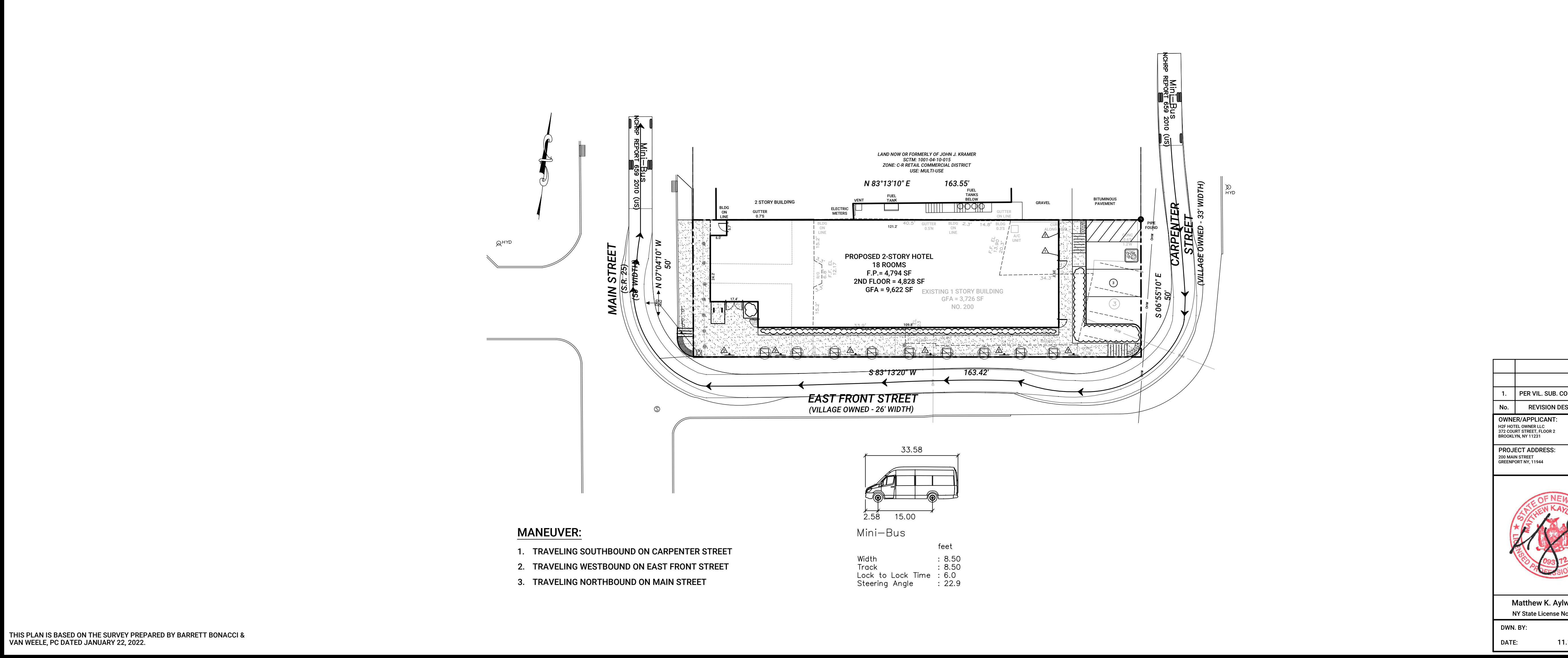
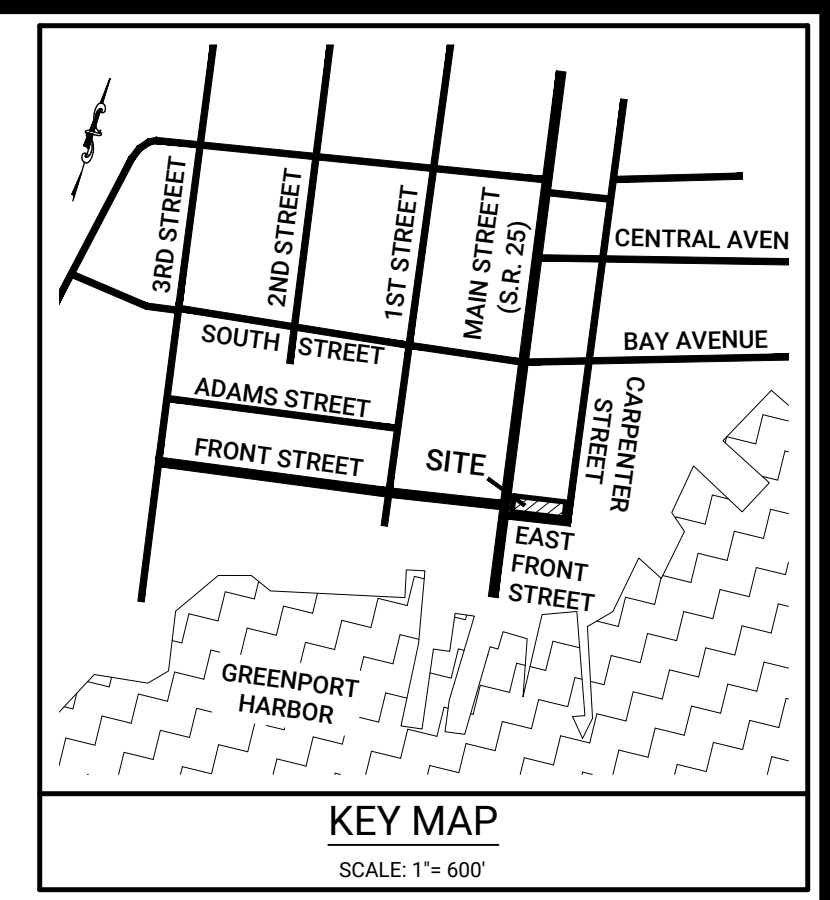
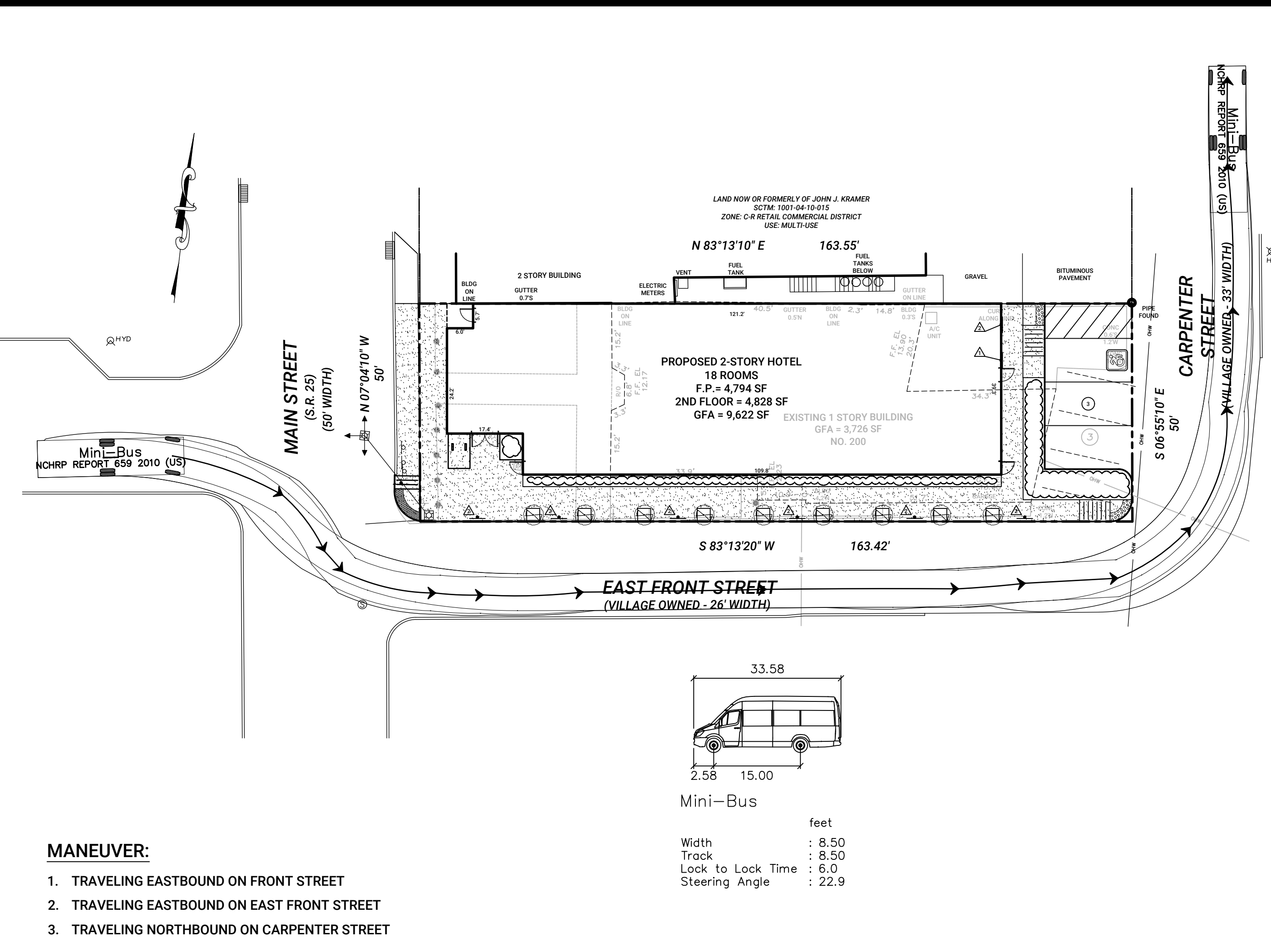
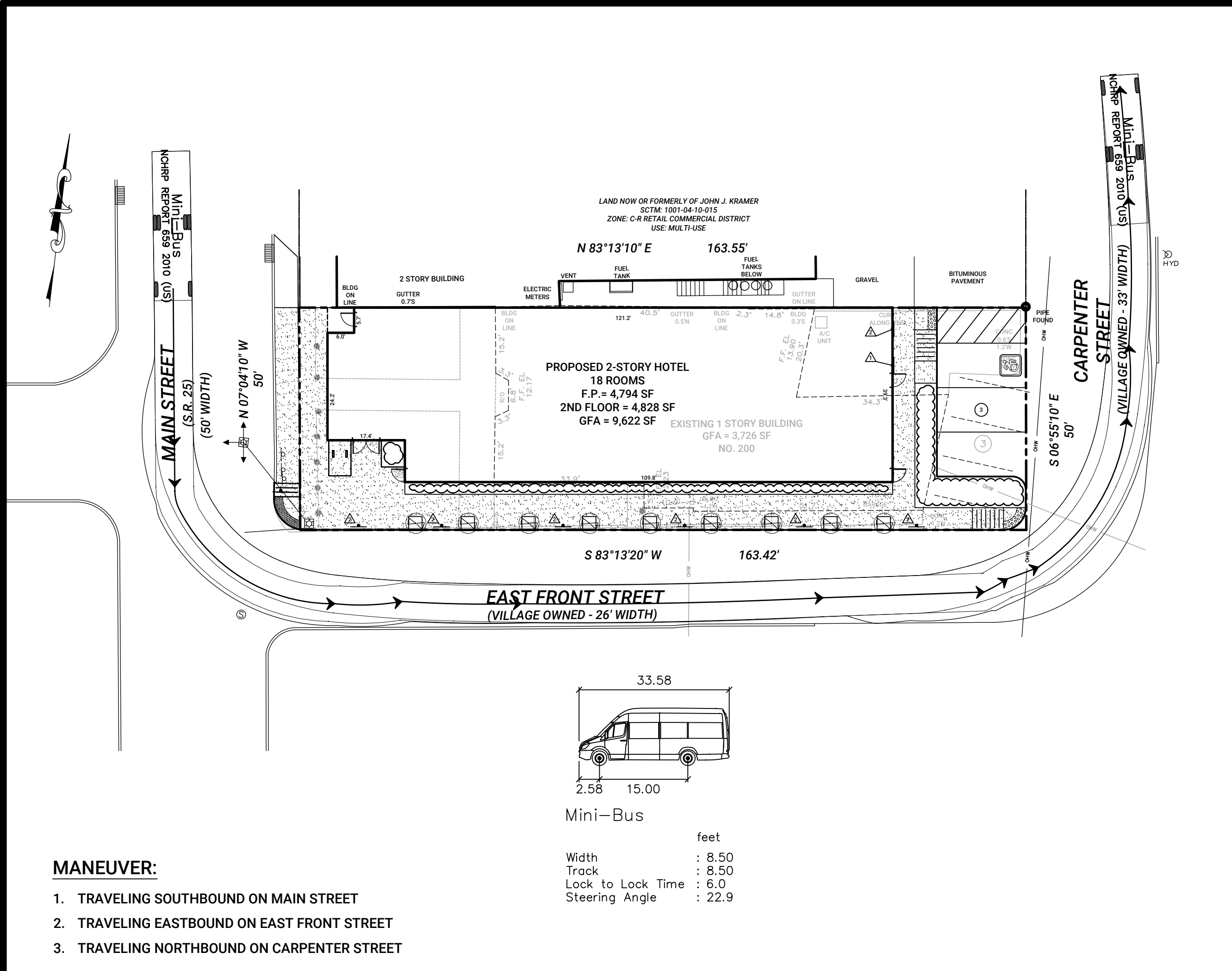




DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 10'	SHEET:	EX-1
DATE:	11.15.23	DATE:	11.15.23	JOB No.:	2021-225		

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

Drawing Name: P:\2021 - Projects\2021 - 225\Draws\Conceptual Plans\2021-15-25 - Conceptual Plan (Rev. 1).dwg, Last Modified: Dec 22, 2023 - 2:16pm, Printed on: Dec 22, 2023 - 2:16pm, by: pmh

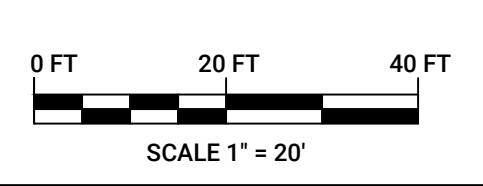
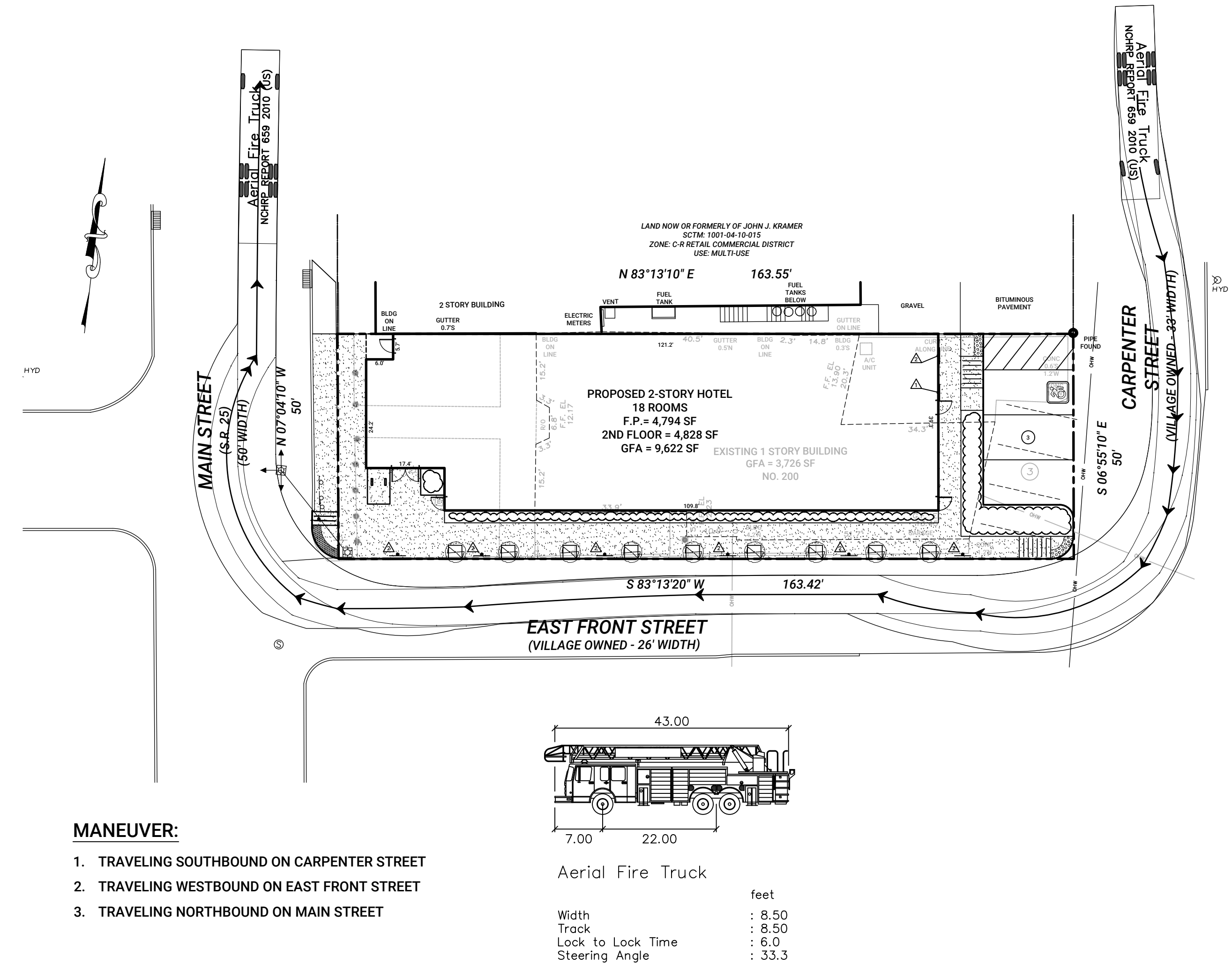
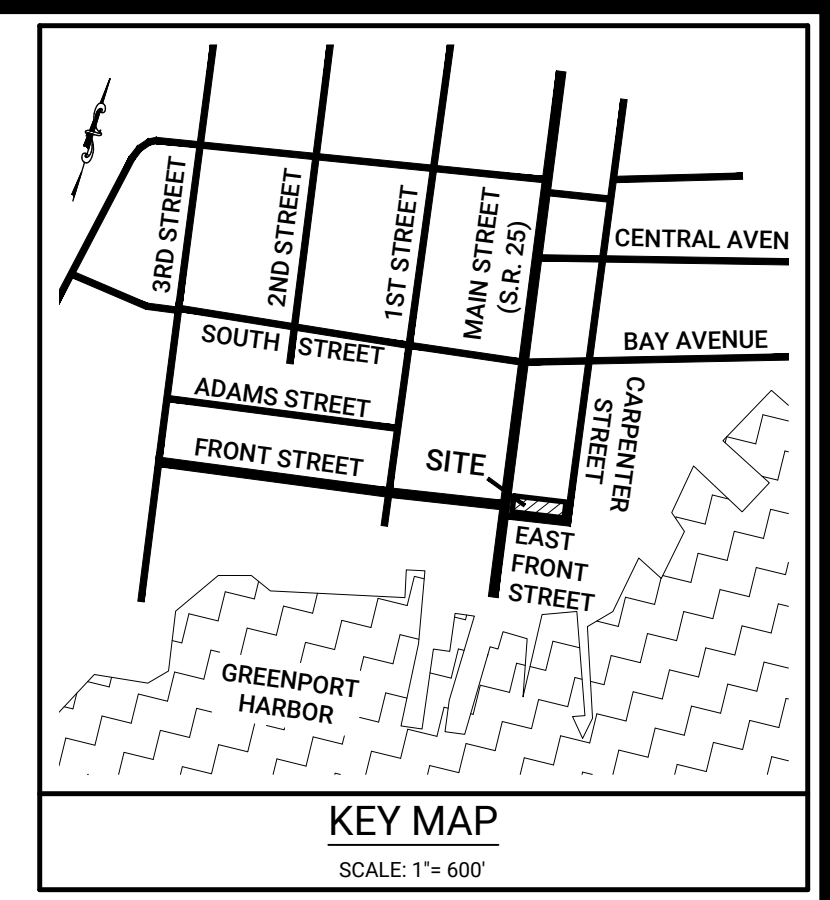
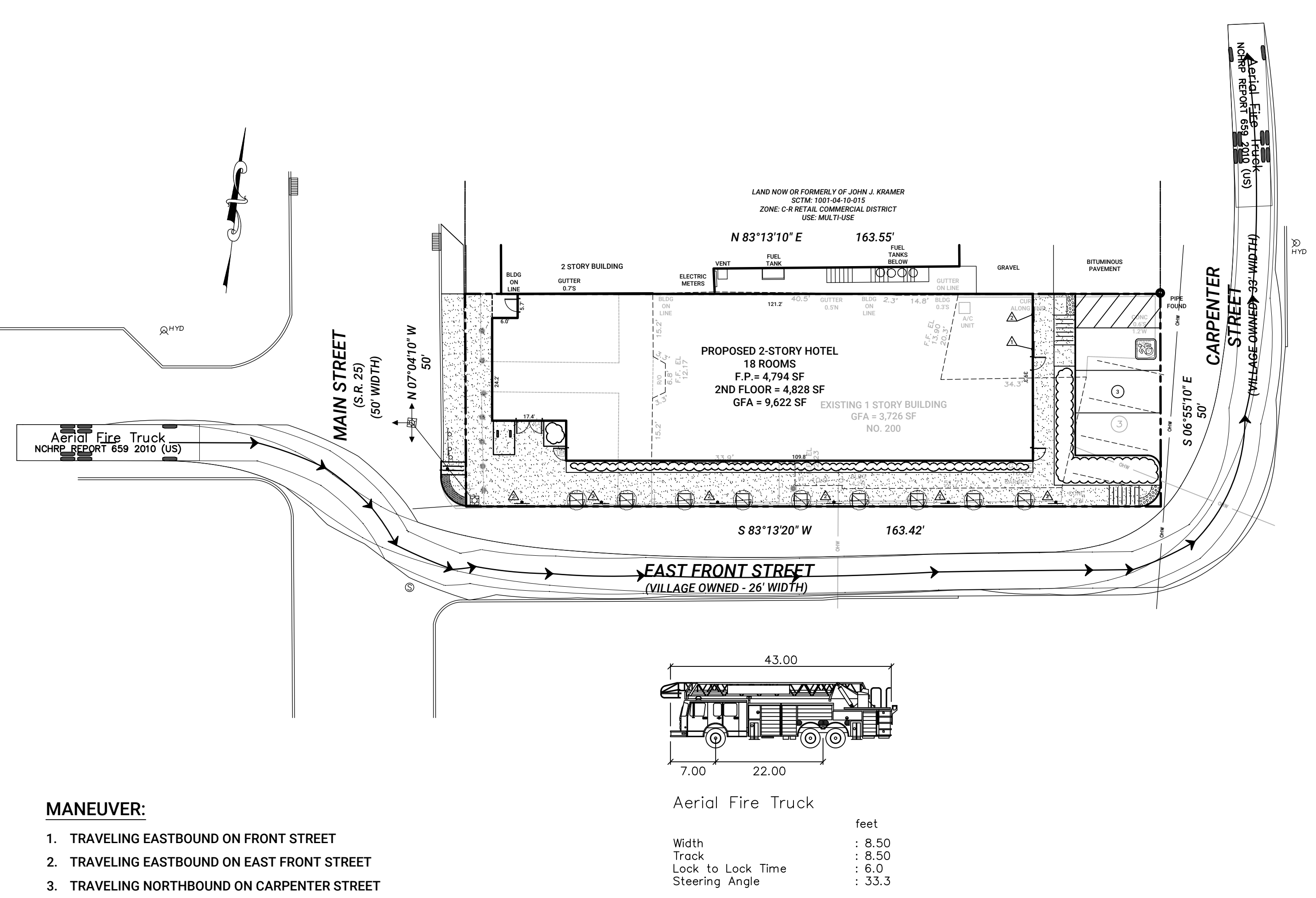
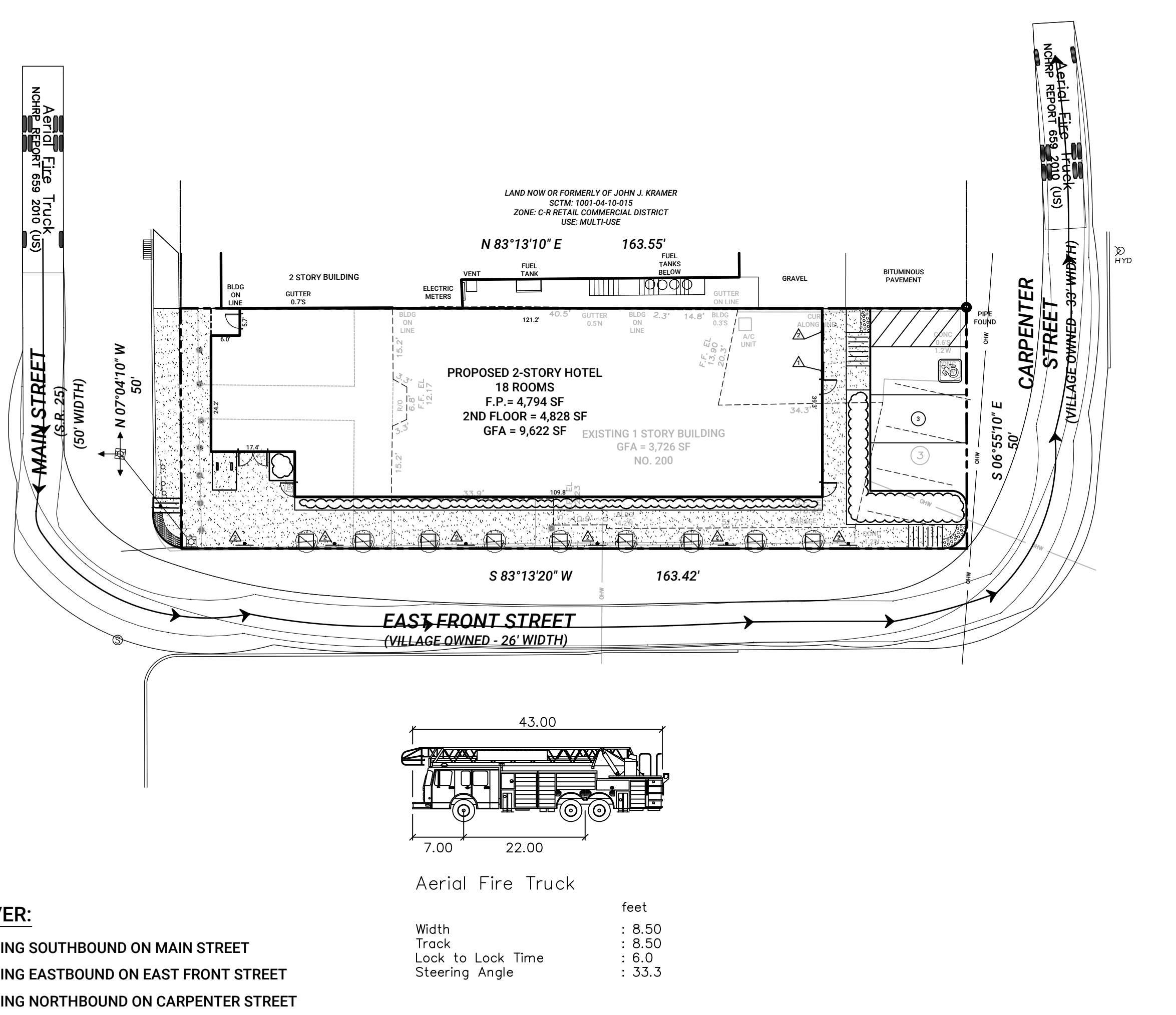
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1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS
No.	REVISION DESCRIPTION	DATE	BY
OWNER/APPLICANT: 402 HOTEL OWNER LLC 372 COURT STREET, FLOOR 2 BROOKLYN, NY 11221			
PROJECT ADDRESS: 200 MAIN STREET GREENPORT, NY 11944			
			
<b>TRUCK MANEUVERABILITY PLAN</b>  <b>200 MAIN STREET</b> SITUATED IN <b>GREENPORT</b> VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16			
Matthew K. Aylward, PE NY State License No. 093172		 <b>Robinson &amp; Muller Engineers, P.C.</b> 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengeering.com	
DWN. BY:	PS	CHKD. BY:	MKA
DATE:	11.15.23	DATE:	11.15.23
SCALE: 1" = 20'		SHEET: <b>TMP-1</b>	
JOB No.: 2021-225			

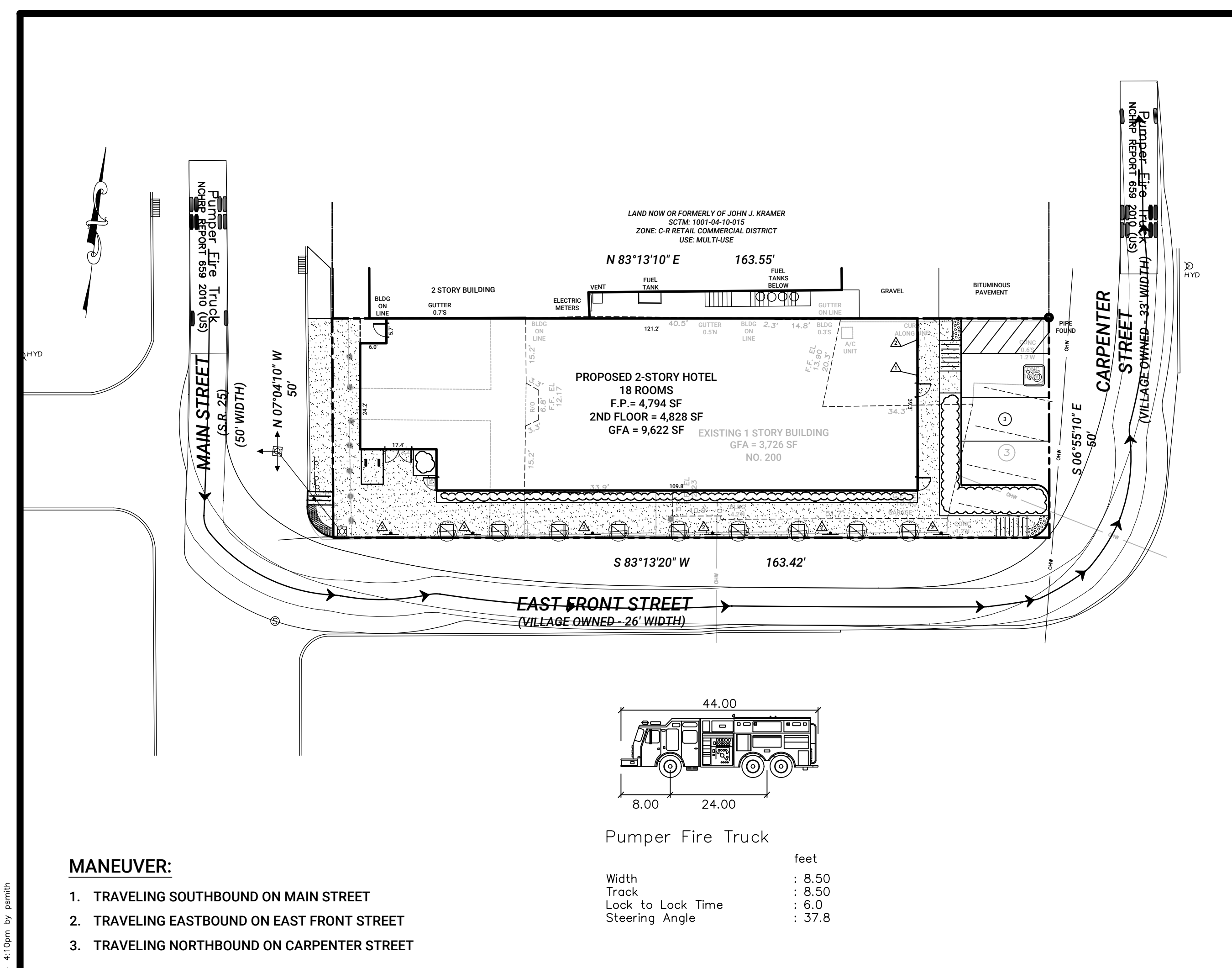
THIS PLAN IS BASED ON THE SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC DATED JANUARY 22, 2022.

Drawing Name: P:\2021 Projects\2021-225\Drawings\Conceptual Plans\Truck Maneuverability from 2022-12-22 - (2021-2025) - Truck Maneuverability Plans (Rev. 17 Aug 2022) Modified: Dec 22, 2023 - 3:02pm Plotter on: Dec 22, 2023 - 3:50pm by jsmith

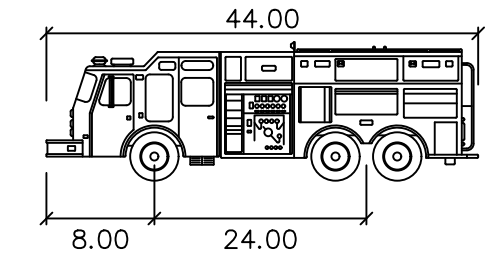


1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS
No.	REVISION DESCRIPTION	DATE	BY
OWNER/APPLICANT: HOT HOTEL OWNER LLC 372 COURT STREET, FLOOR 2 BROOKLYN, NY 11221			
PROJECT ADDRESS: 200 MAIN STREET GREENPORT NY, 11944			
<b>TRUCK MANEUVERABILITY PLAN</b>			
<b>200 MAIN STREET</b>			
SITUATED IN <b>GREENPORT</b> VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK			
SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16			
		<b>R&amp;M ENGINEERING</b> Robinson & Muller Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengineering.com	
DWN. BY:	PS	CHKD. BY:	MKA
DATE:	11.15.23	DATE:	11.15.23
SCALE: 1" = 20'		SHEET: <b>TMP-2</b>	

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

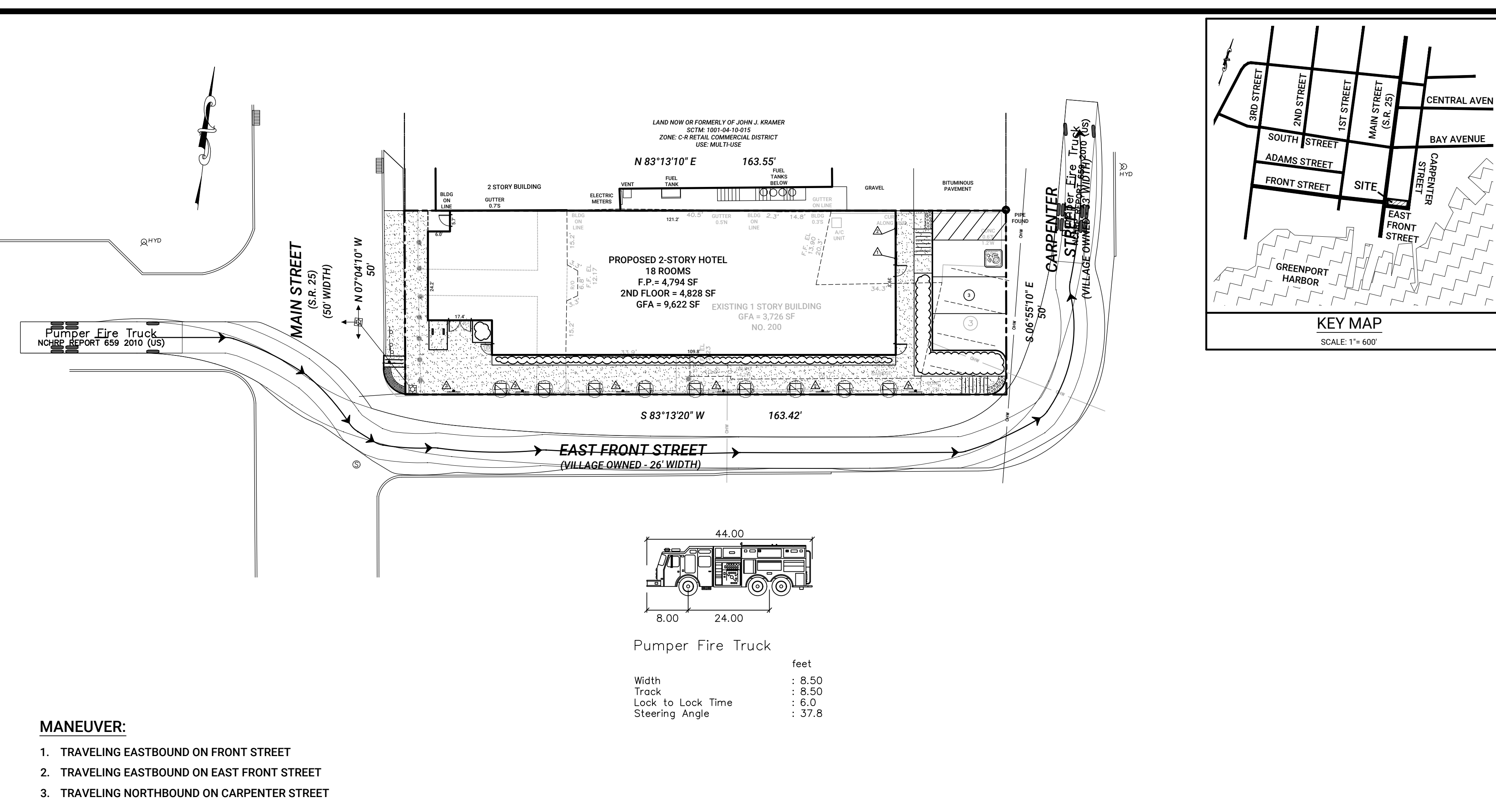


- MANEUVER:**
1. TRAVELING SOUTHBOUND ON MAIN STREET
  2. TRAVELING EASTBOUND ON EAST FRONT STREET
  3. TRAVELING NORTHBOUND ON CARPENTER STREET

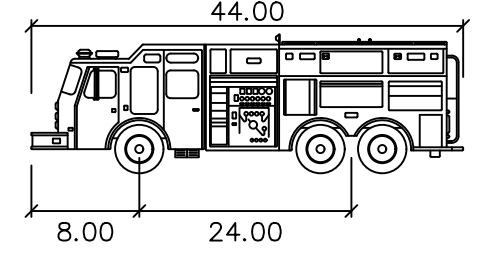


Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

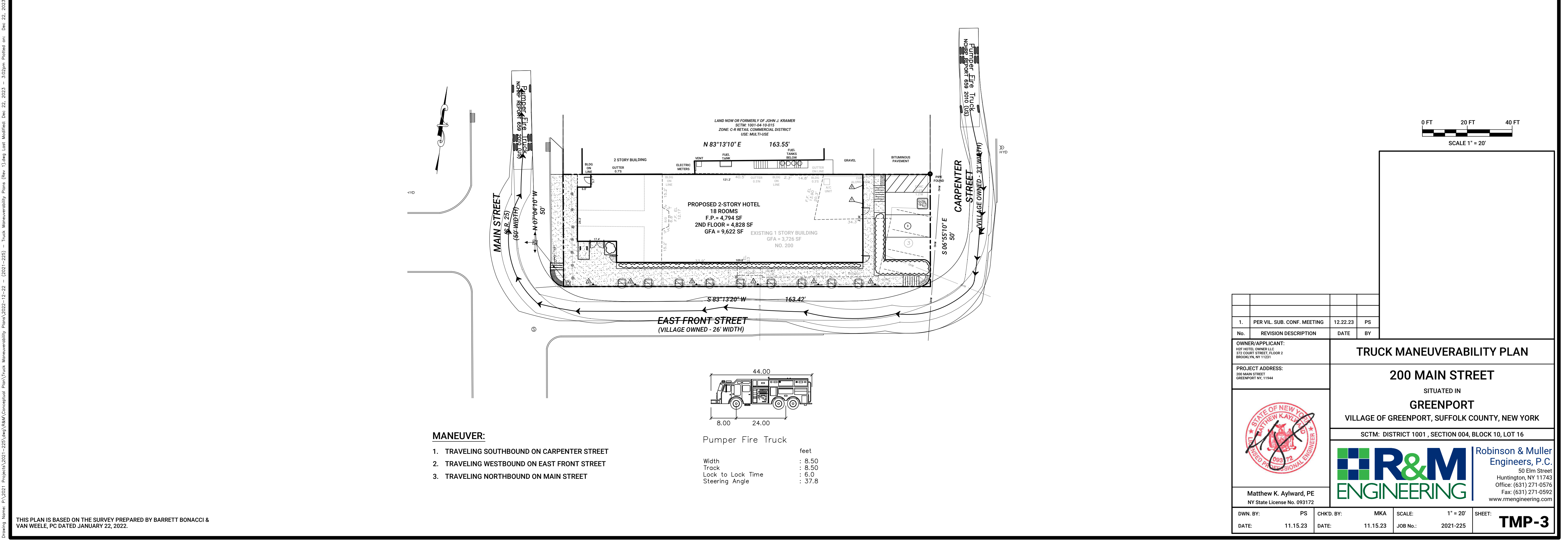


- MANEUVER:**
1. TRAVELING EASTBOUND ON FRONT STREET
  2. TRAVELING EASTBOUND ON EAST FRONT STREET
  3. TRAVELING NORTHBOUND ON CARPENTER STREET

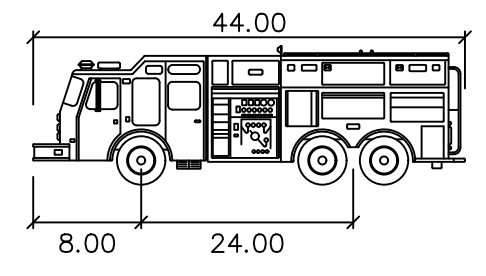


Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



- MANEUVER:**
1. TRAVELING SOUTHBOUND ON CARPENTER STREET
  2. TRAVELING WESTBOUND ON EAST FRONT STREET
  3. TRAVELING NORTHBOUND ON MAIN STREET



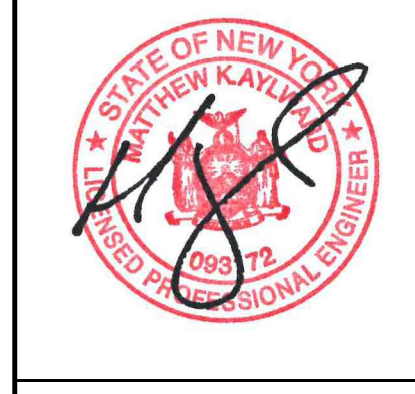
Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS
No.	REVISION DESCRIPTION	DATE	BY

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

PROJECT ADDRESS:  
200 MAIN STREET  
GREENPORT NY, 11944



Matthew K. Aylward, PE  
NY State License No. 093172

**TRUCK MANEUVERABILITY PLAN**

**200 MAIN STREET**

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

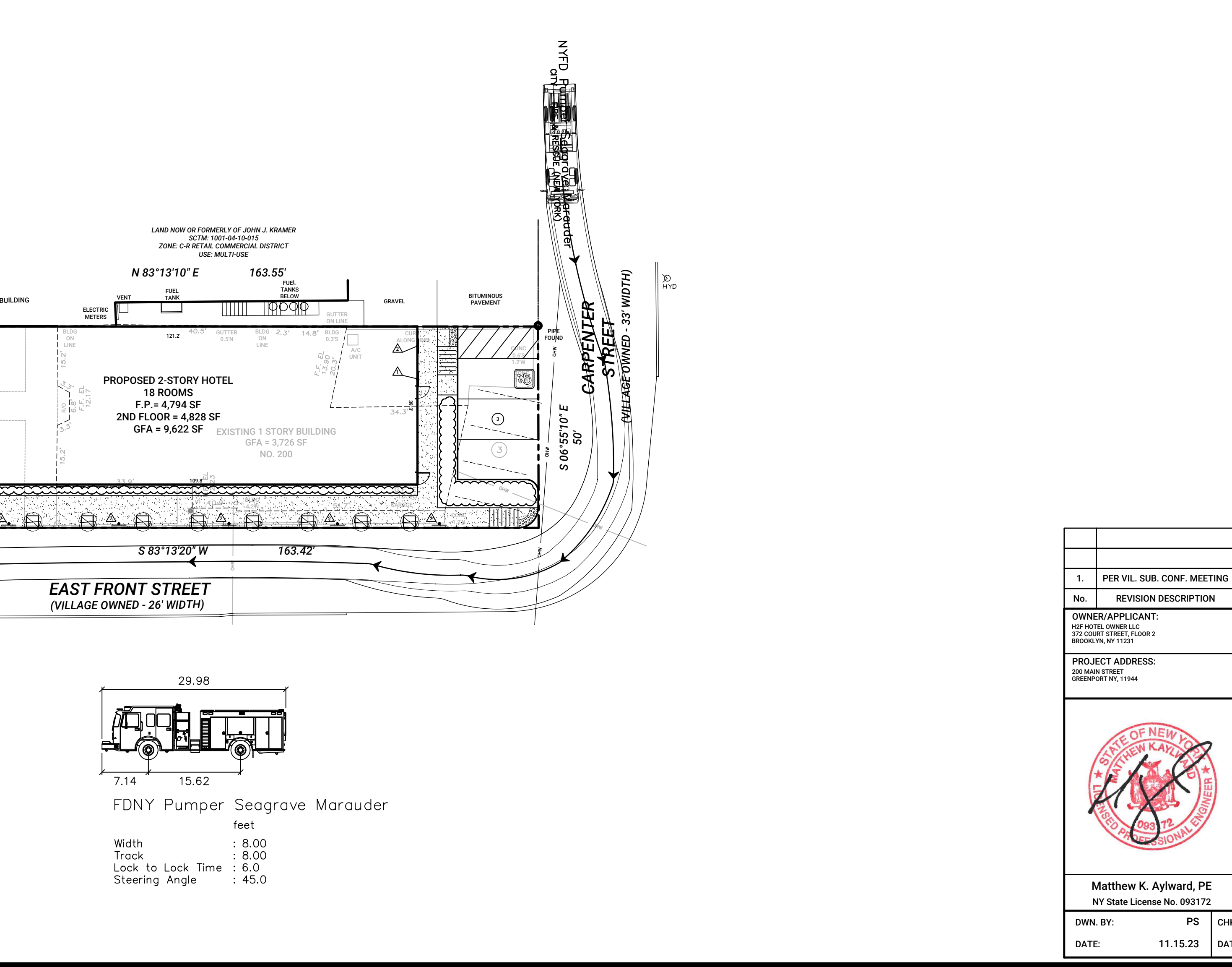
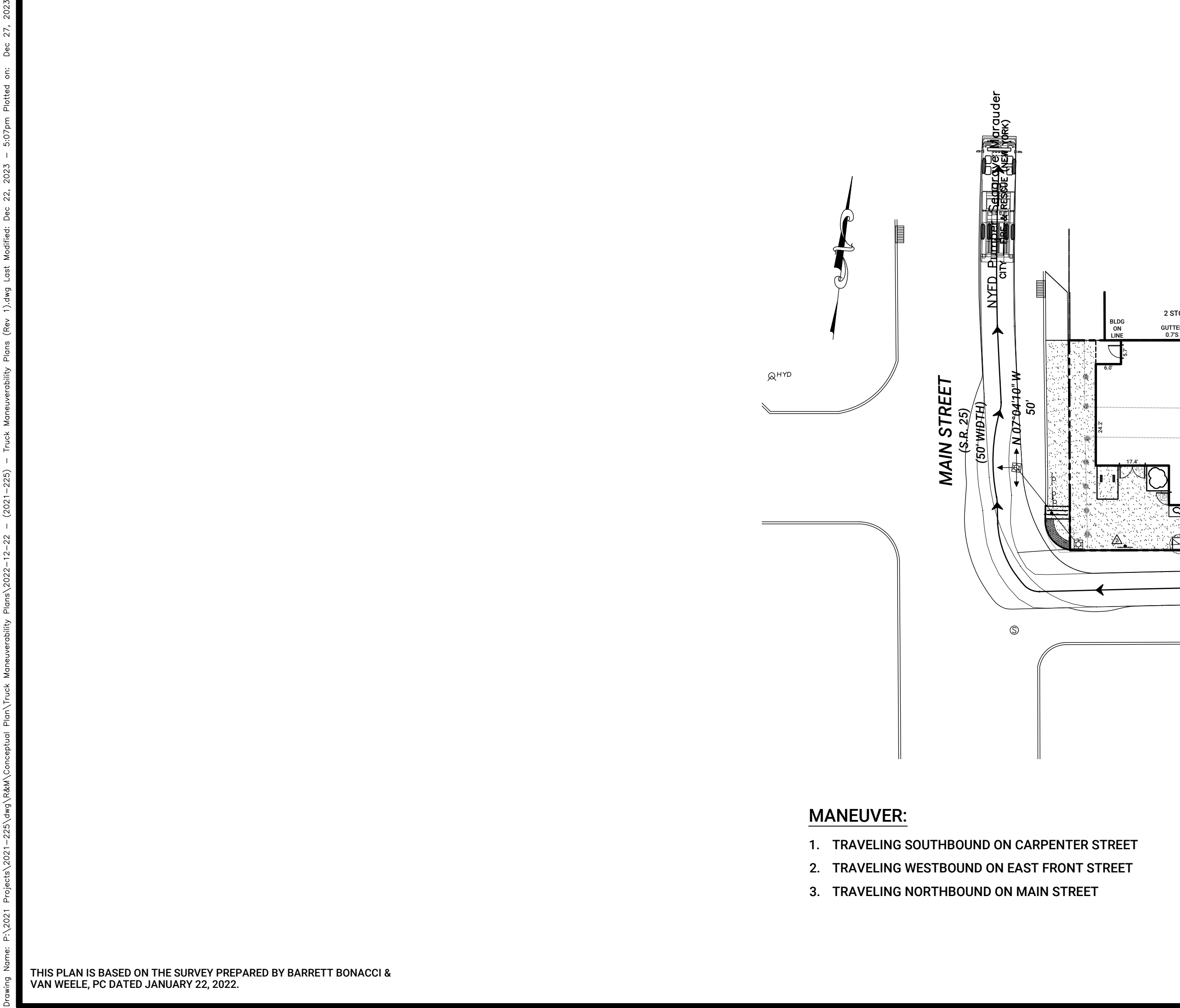
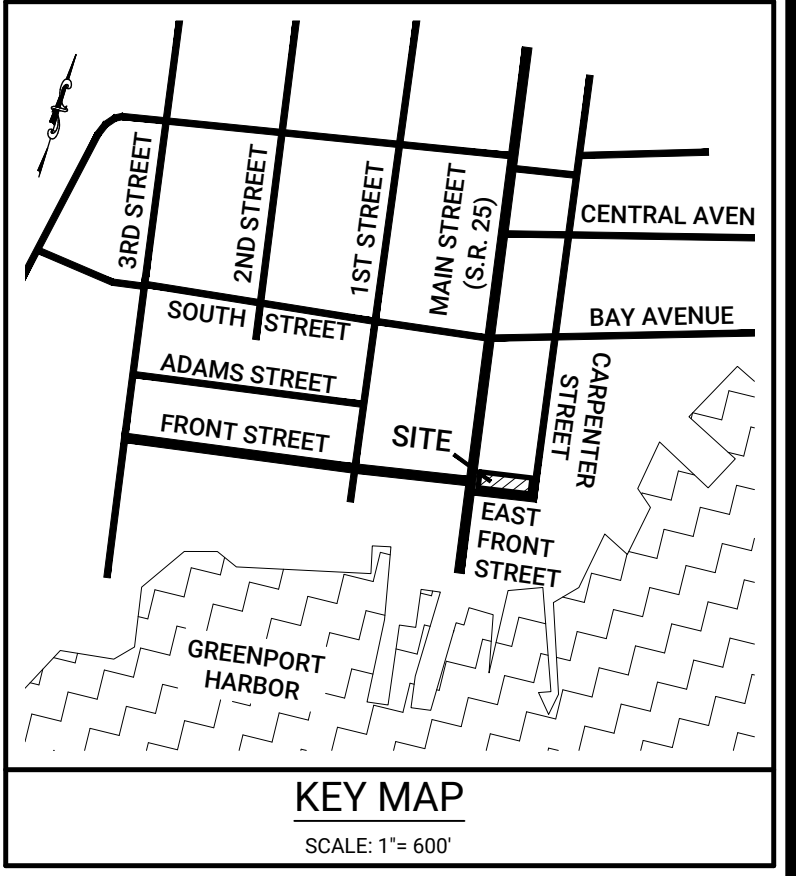
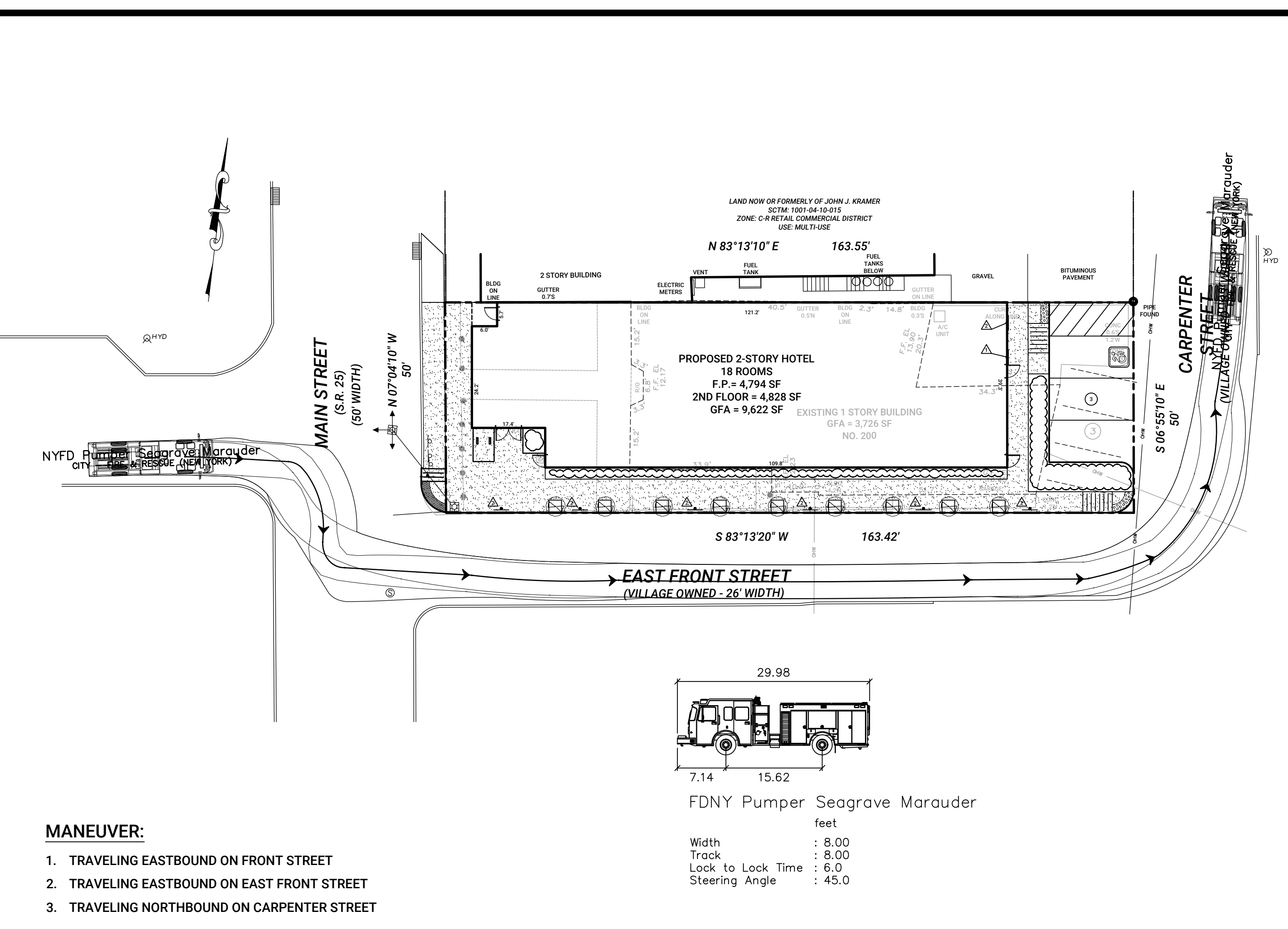
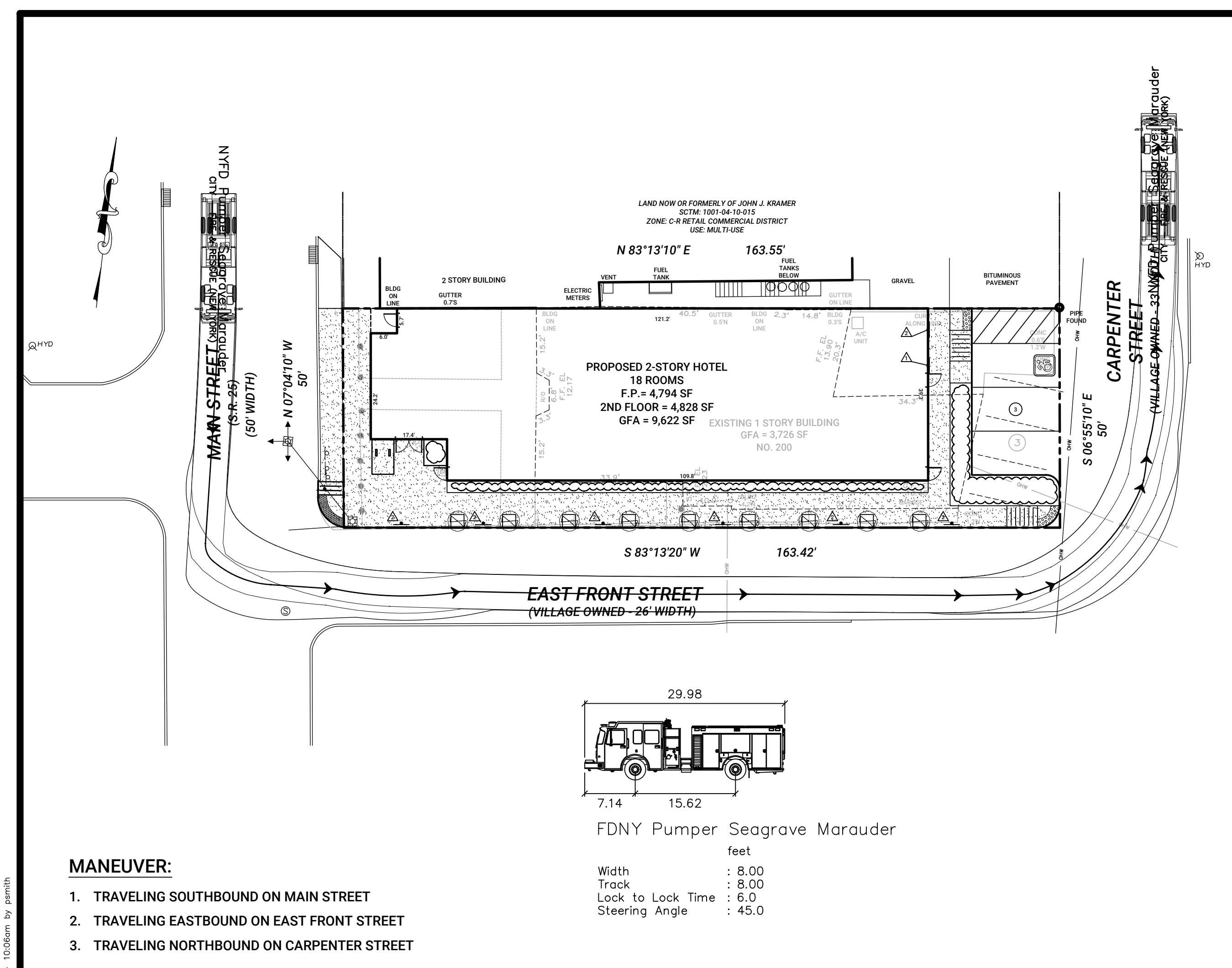
SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16



DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 20'	SHEET:	TMP-3
DATE:	11.15.23	DATE:	11.15.23	JOB No.:	2021-225		

Drawing Name: P:\2021 - Projects\2021 - 225\Draws\888\Conceptual Plans\Truck Maneuverability Plans\2021-12-22 - (2021-2-25) - Truck Maneuverability Plans (Rev. 1) Aug. Last Modified: Dec. 22, 2023 - 3:02pm. Plotted on: Dec. 22, 2023 - 4:10pm by jsm/ah

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



1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS
No.	REVISION DESCRIPTION	DATE	BY
OWNER/APPLICANT: HOT HOTEL OWNER LLC 372 COURT STREET, FLOOR 2 BROOKLYN, NY 11221			
PROJECT ADDRESS: 200 MAIN STREET GREENPORT NY, 11944			
DWN. BY:	PS	CHKD. BY:	MKA
DATE:	11.15.23	DATE:	11.15.23
SCALE: 1" = 20'		SHEET:	

**TRUCK MANEUVERABILITY PLAN**

**200 MAIN STREET**  
SITUATED IN  
**GREENPORT**  
VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16

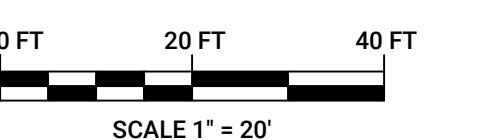
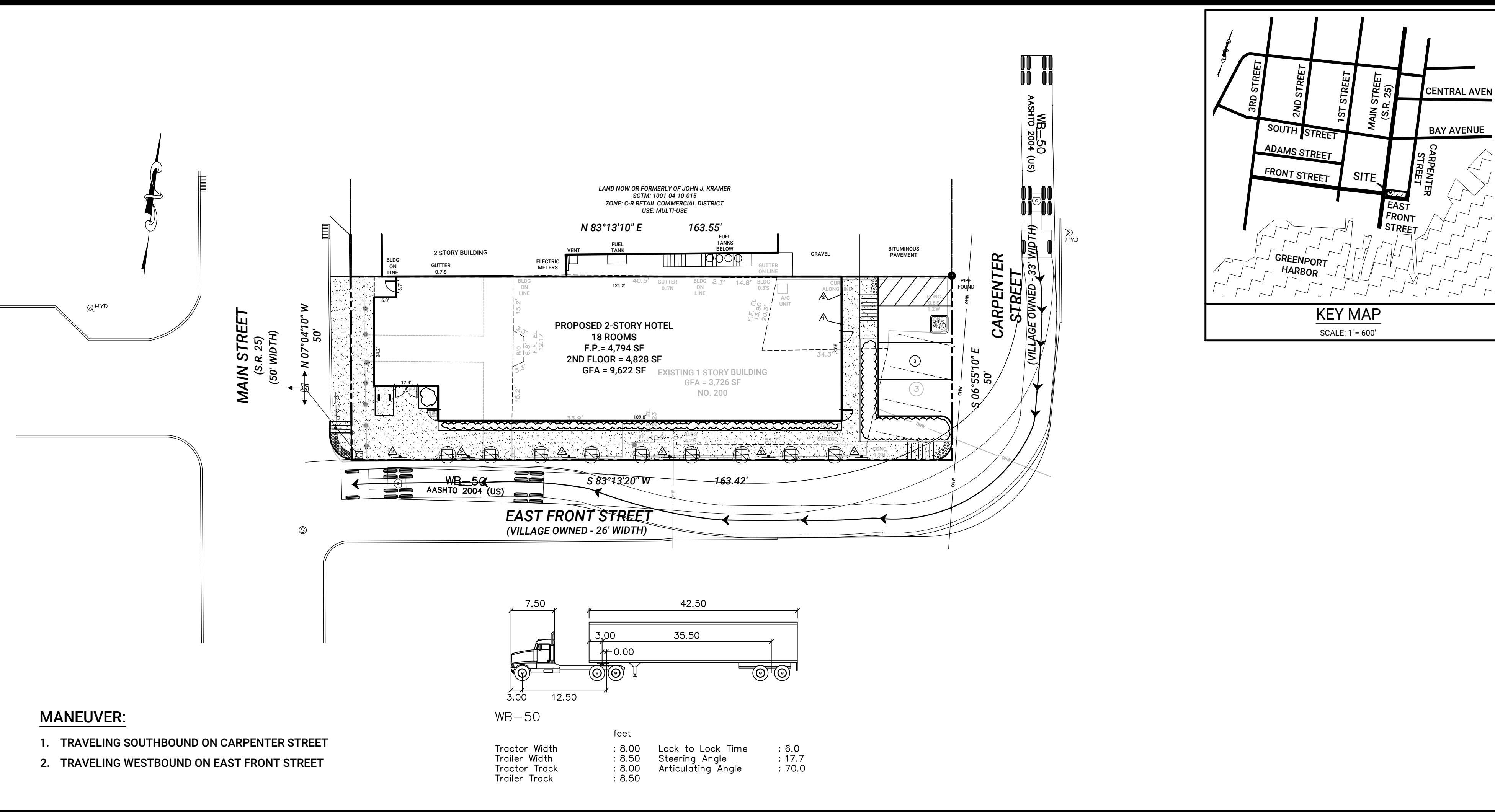
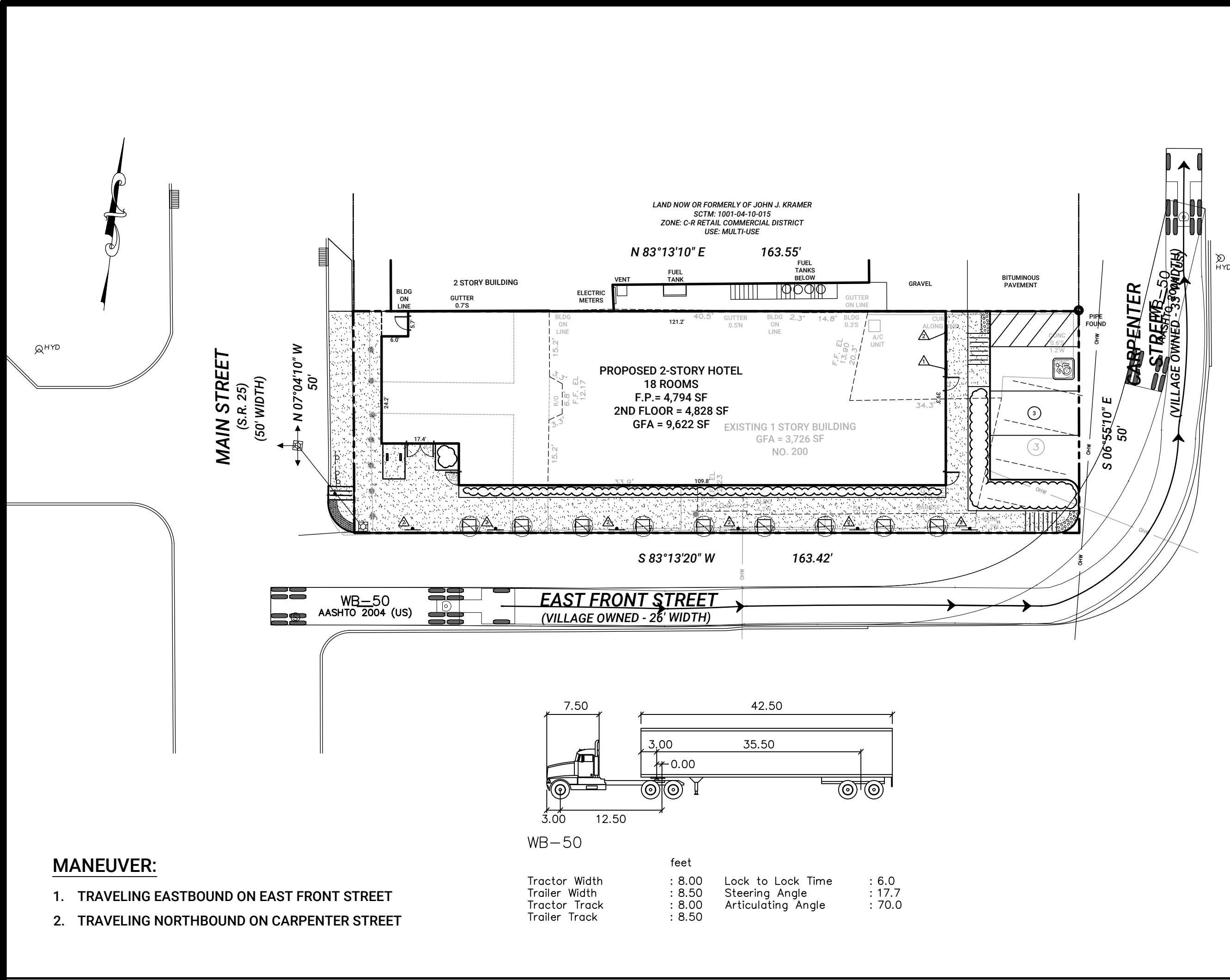
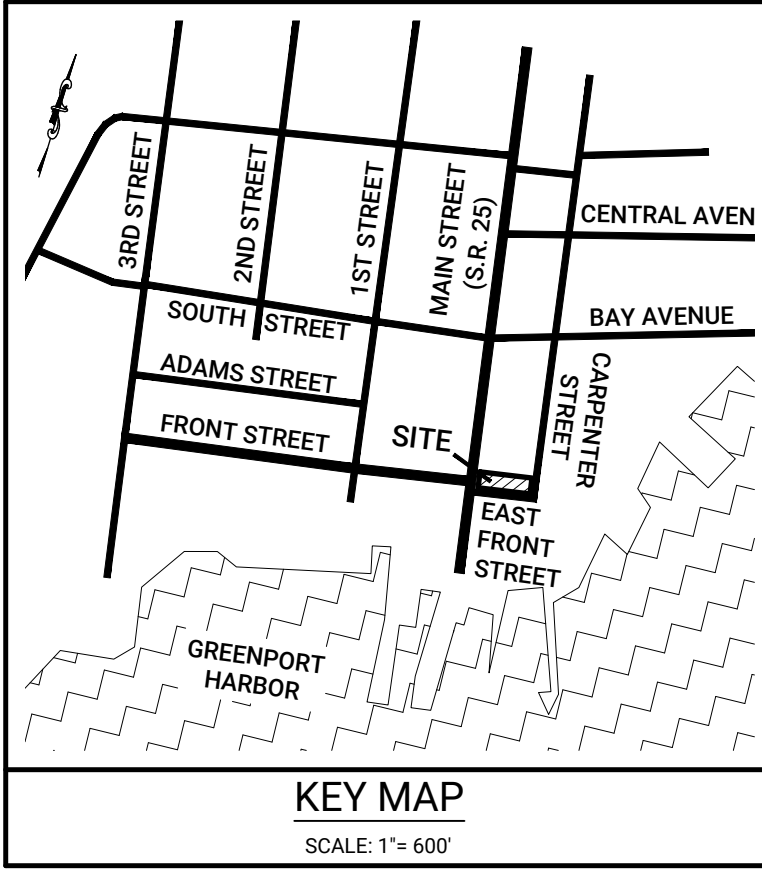
**Robinson & Muller Engineers, P.C.**  
50 Elm Street  
Huntington, NY 11743  
Office: (631) 271-0576  
Fax: (631) 271-0592  
www.rmengineering.com

**TMP-4**

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Drawing Name: P:\2021 - Projects\2021-225\Draws\888\Conceptual Plans\Truck Maneuverability Plans\2022-12-22 - (2021-225) - Truck Maneuverability Plans (Rev. 12 Aug 2022) Modifed: Dec 22, 2023 - 5:07pm Plotter on: Dec 27, 2023 - 10:06am by: jpmth

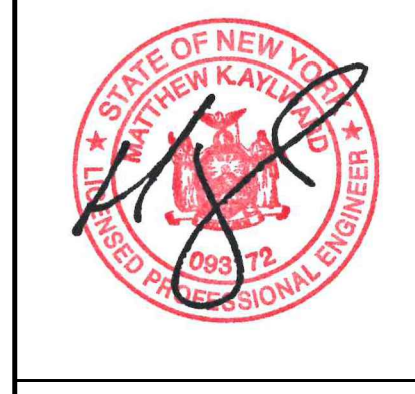
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No.	REVISION DESCRIPTION	DATE	BY
1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS

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

**PROJECT ADDRESS:**  
200 MAIN STREET  
GREENPORT, NY 11944



**Matthew K. Aylward, PE**  
NY State License No. 093172

**TRUCK MANEUVERABILITY PLAN**

**200 MAIN STREET**

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

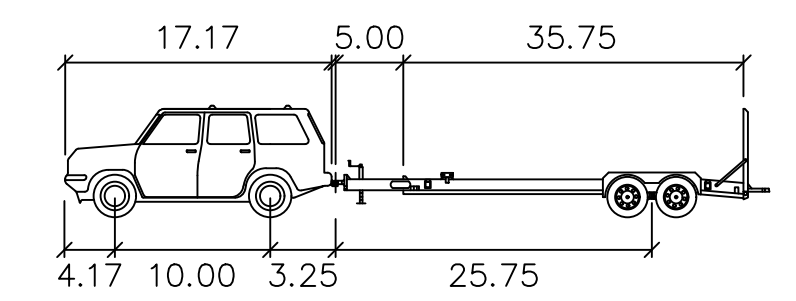
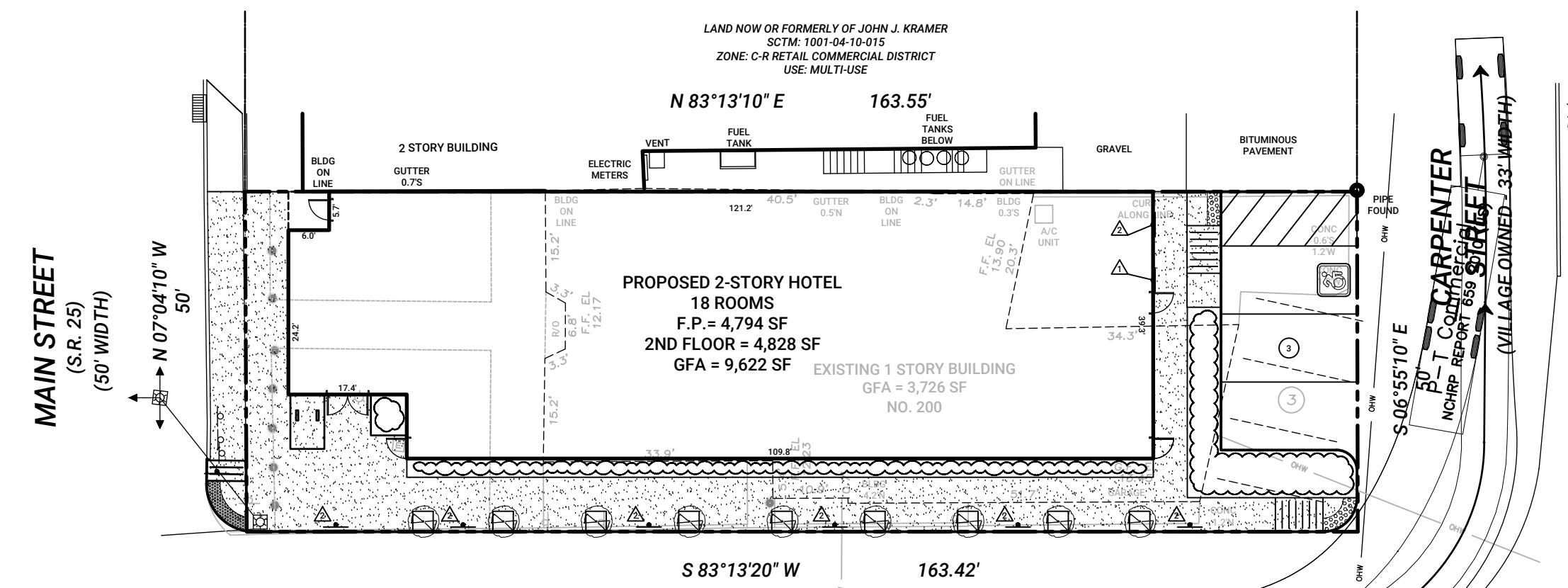
SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16



DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 20'	SHEET:	<b>TMP-5</b>
DATE:	11.15.23	DATE:	11.15.23	JOB No.:	2021-225		

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

Drawing Name: P:\2021 - Projects\2021-225\Drawings\Conceptual Plans\Truck Maneuverability Plans\2021-12-22 - (2021-2025) - Truck Maneuverability Plans (Rev. 1) - 300pm Plotter on: Dec 22, 2023 - 3:05pm Plotter on: Dec 22, 2023 - 4:11pm by jsmth

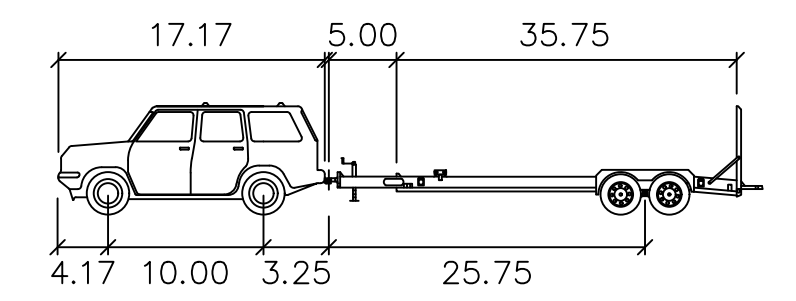
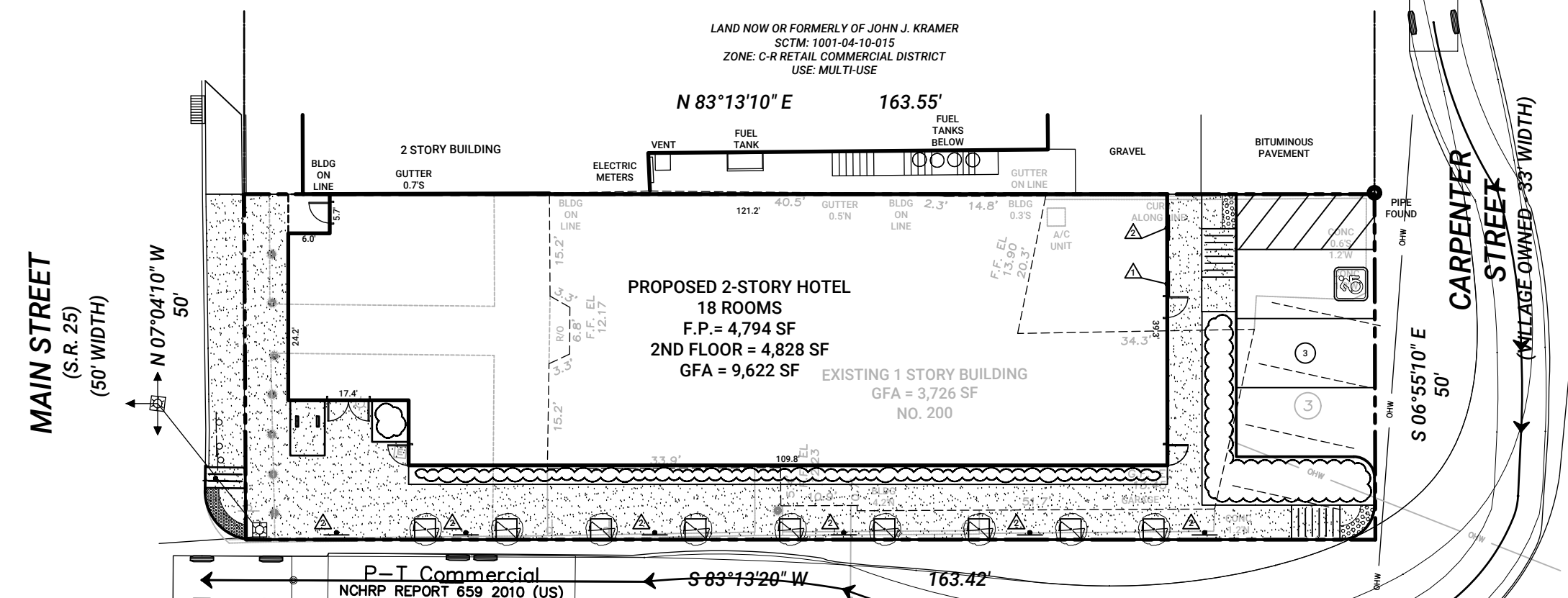


P-T Commercial

feet

Car Width	: 7.00
Trailer Width	: 8.00
Car Track	: 7.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 19.8
Articulating Angle	: 50.0

- MANEUVER:**
1. TRAVELING EASTBOUND ON EAST FRONT STREET
  2. TRAVELING NORTHBOUND ON CARPENTER STREET

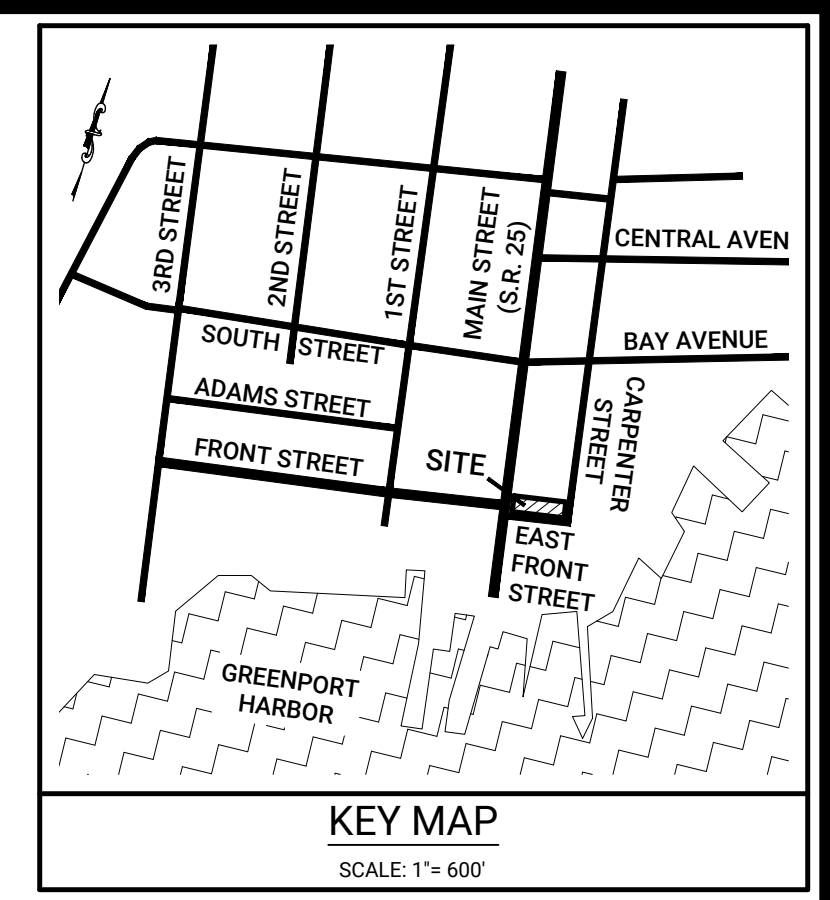


P-T Commercial

feet

Car Width	: 7.00
Trailer Width	: 8.00
Car Track	: 7.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 19.8
Articulating Angle	: 50.0

- MANEUVER:**
1. TRAVELING SOUTHBOUND ON CARPENTER STREET
  2. TRAVELING WESTBOUND ON EAST FRONT STREET



No.	REVISION DESCRIPTION	DATE	BY
1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS

OWNER/APPLICANT:  
H&M HOTEL OWNER LLC  
372 COURT STREET, FLOOR 2  
BROOKLYN, NY 11231

PROJECT ADDRESS:  
200 MAIN STREET  
GREENPORT, NY 11944



Matthew K. Aylward, PE  
NY State License No. 093172

**TRUCK MANEUVERABILITY PLAN**

**200 MAIN STREET**

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

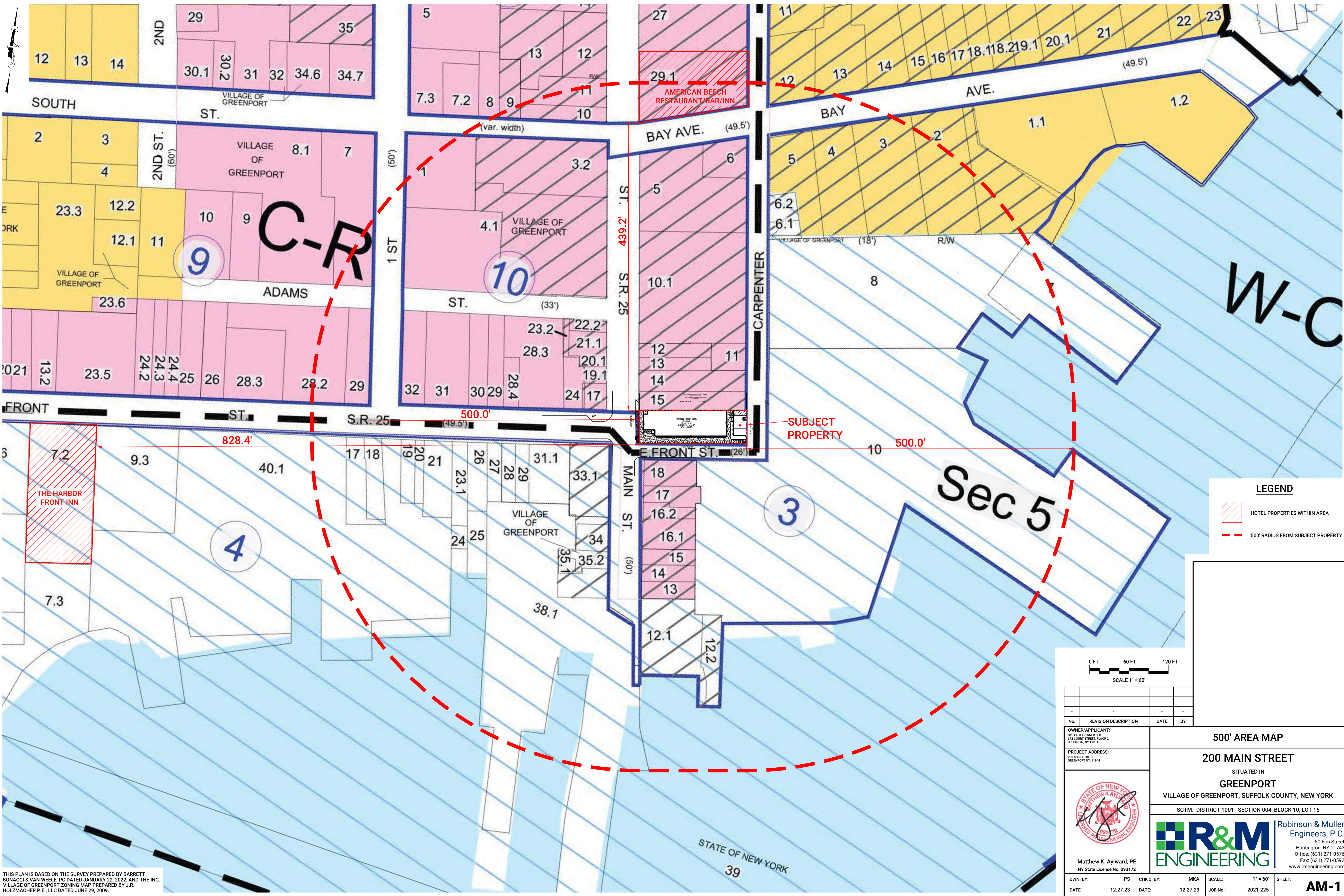
SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16



DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 20'	SHEET:	<b>TMP-6</b>
DATE:	11.15.23	DATE:	11.15.23	JOB No.:	2021-225		

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



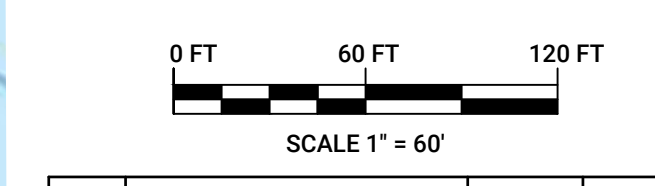


Drawings Name: P:\3\2021 - Projects\3\2021 - 225\Drawings\Conceptual Plans\Area Maps\Area Map\2021-12-27 - (2021-225) - Area Map.dwg Unit: Modified: Dec 27, 2023 - 11:42:00m Plotted on: Dec 27, 2023 - 11:56:00m by jsmith

THIS PLAN IS BASED ON THE SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC DATED JANUARY 22, 2022, AND THE INC. VILLAGE OF GREENPORT ZONING MAP PREPARED BY J.R. HOLZMACHER P.E., LLC DATED JUNE 29, 2009.

**LEGEND**

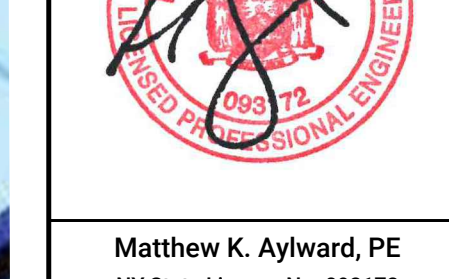
- HOTEL PROPERTIES WITHIN AREA
- 500' RADIUS FROM SUBJECT PROPERTY



No.	REVISION DESCRIPTION	DATE	BY

**OWNER/APPLICANT:**  
 102 HOTEL OWNER LLC  
 372 COURT STREET, FLOOR 2  
 BROOKLYN, NY 11231

**PROJECT ADDRESS:**  
 200 MAIN STREET  
 GREENPORT NY, 11944



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**500' AREA MAP**  
**200 MAIN STREET**  
 SITUATED IN  
**GREENPORT**  
 VILLAGE OF GREENPORT, SUFFOLK COUNTY, NEW YORK  
 SCTM: DISTRICT 1001, SECTION 004, BLOCK 10, LOT 16

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 Huntington, NY 11743  
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 www.rmengineering.com

DWN. BY:	PS	CHKD. BY:	MKA	SCALE:	1" = 60'	SHEET:	<b>AM-1</b>
DATE:	12.27.23	DATE:	12.27.23	JOB No.:	2021-225		