

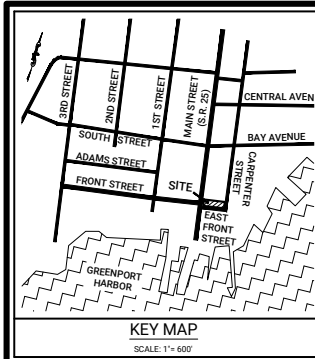
Greenport Inn

200 Main Street, Greenport, NY

Village Re-submission

January 03, 2024





SITE DATA

S.C.T.M.: 1001-04-10-015	DIST. 1001, SECT. 004, BLK 10, LOT 16
TOTAL AREA: 8,174 SF (0.19 AC)	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 AREA (SF)	N/A	8,174 SF
MINIMUM LOT WIDTH (FT)	25'	50'
MINIMUM FRONT YARD (FT)	6'	6.2'
MINIMUM SIDE YARD (FT)	N/A	0'
MINIMUM REAR YARD (FT)	N/A	59%*
BUILDING COVERAGE (MAX)	40%	

* 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:

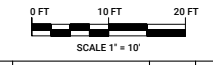
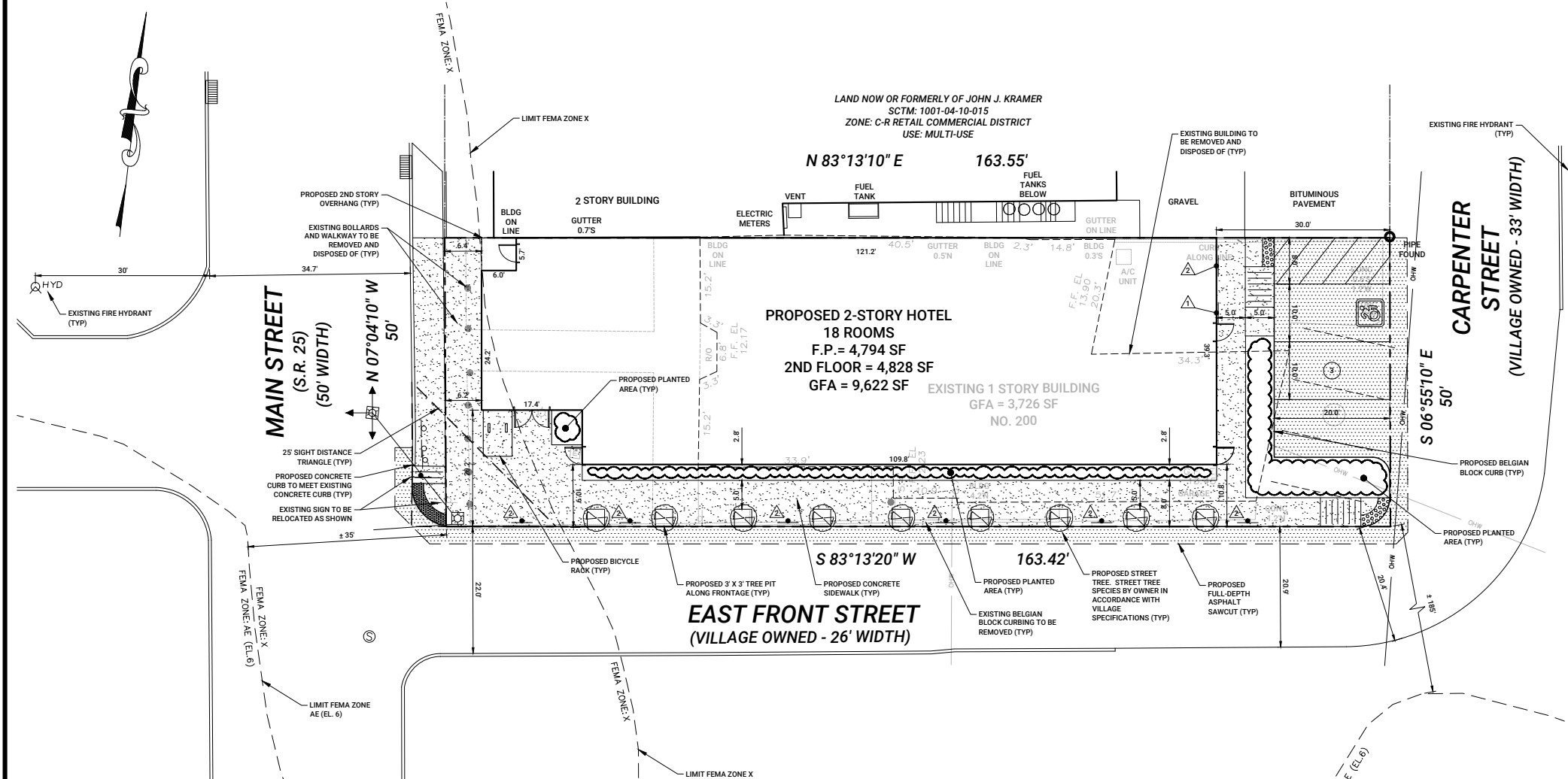
PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 3 STALLS
TOTAL PARKING PROVIDED	= 3 STALLS *

* VARIANCE REQUIRED FOR 18 PARKING STALLS

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P		12'x18' 12'x6'
	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
1.	PER VIL. SUB. CONF. MEETING	12.22.23	PS

OWNER/APPLICANT:
SOF HOTEL, INCORPORATED
312 COURT STREET, FLOOR 2
GREENPORT, NY 11944

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

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.rmmengineering.com

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

Drawing Name: P:\2021 Projects\2021-225\200 Main Street Conceptual Plan\2021-12-22 - (2021-225) - Conceptual Plan (Rev. 1) Job Unit Modified: Dec 22, 2023 - 8:07am Plotted on: Dec 27, 2023 - 8:07am Plotted on: Dec 27, 2023 - 11:56am by pmh

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

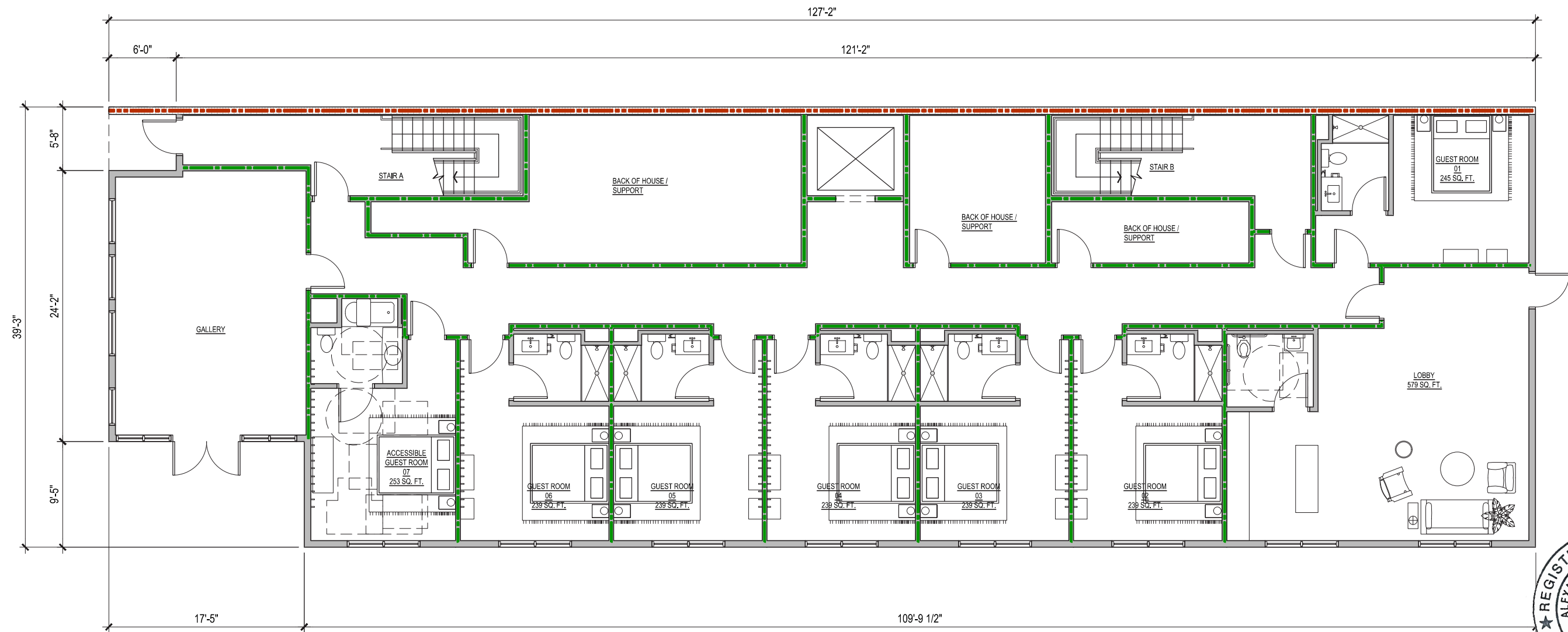
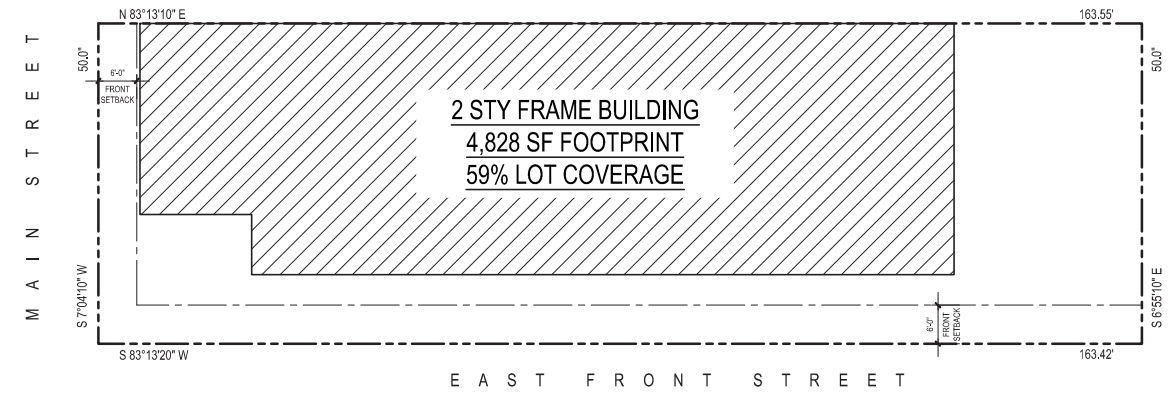
Existing Street View



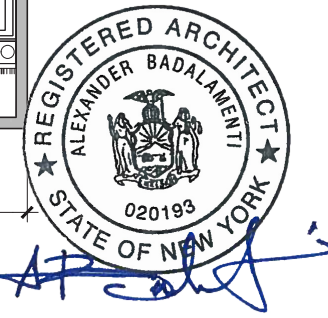
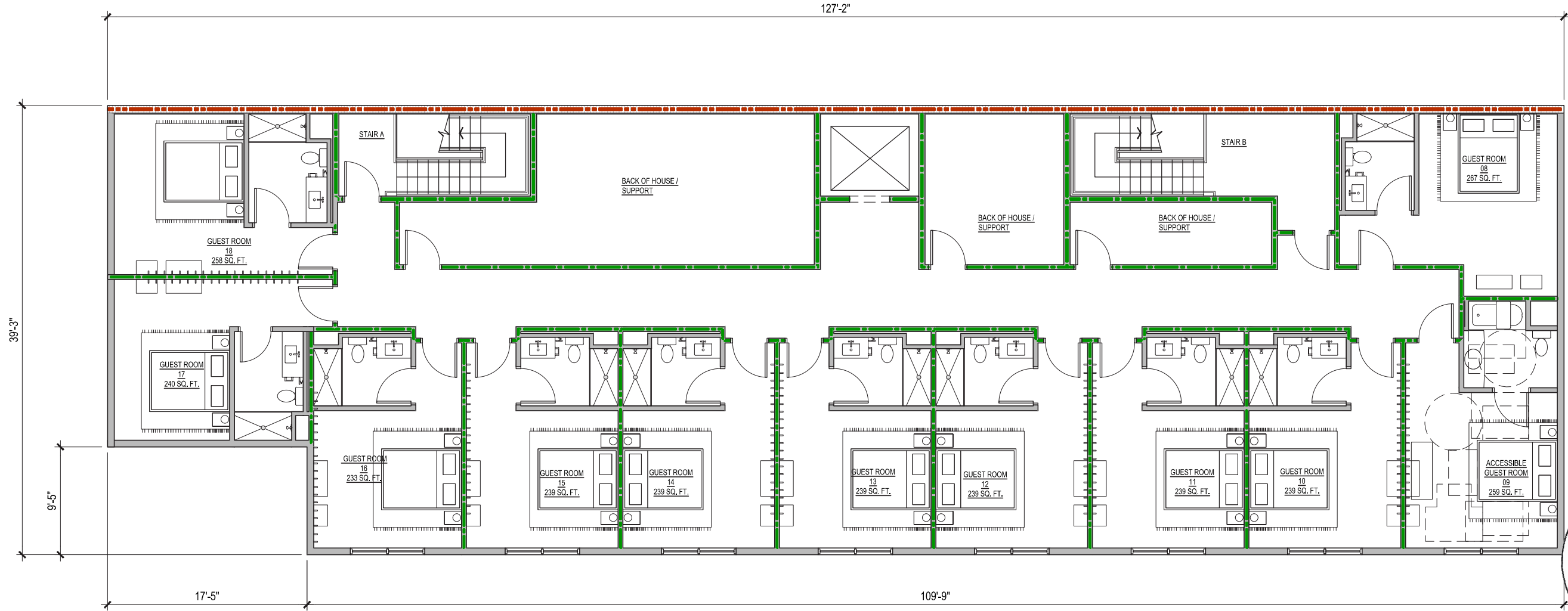
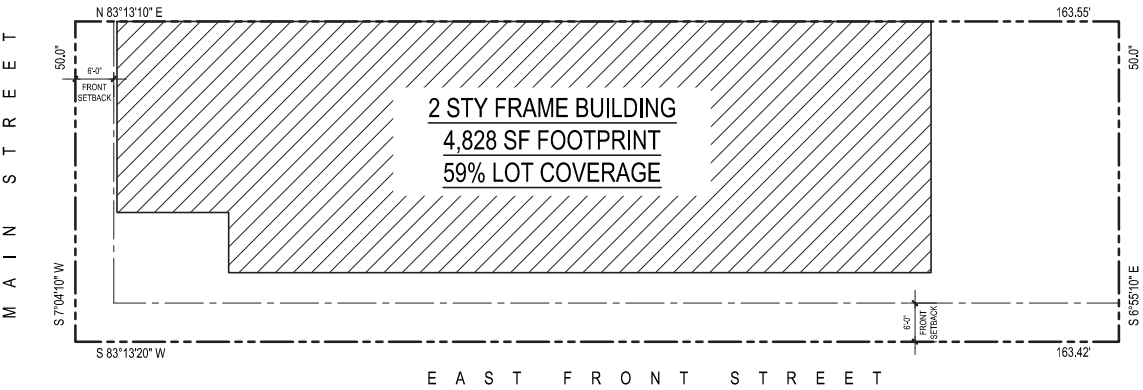
Rendered Street View



First Floor Plan

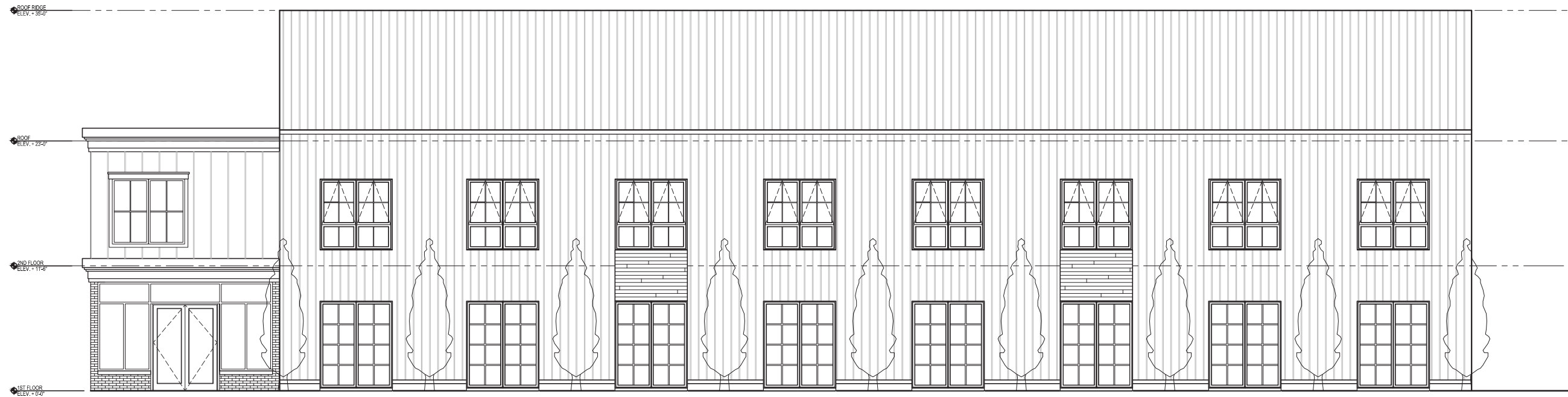


Second Floor Plan





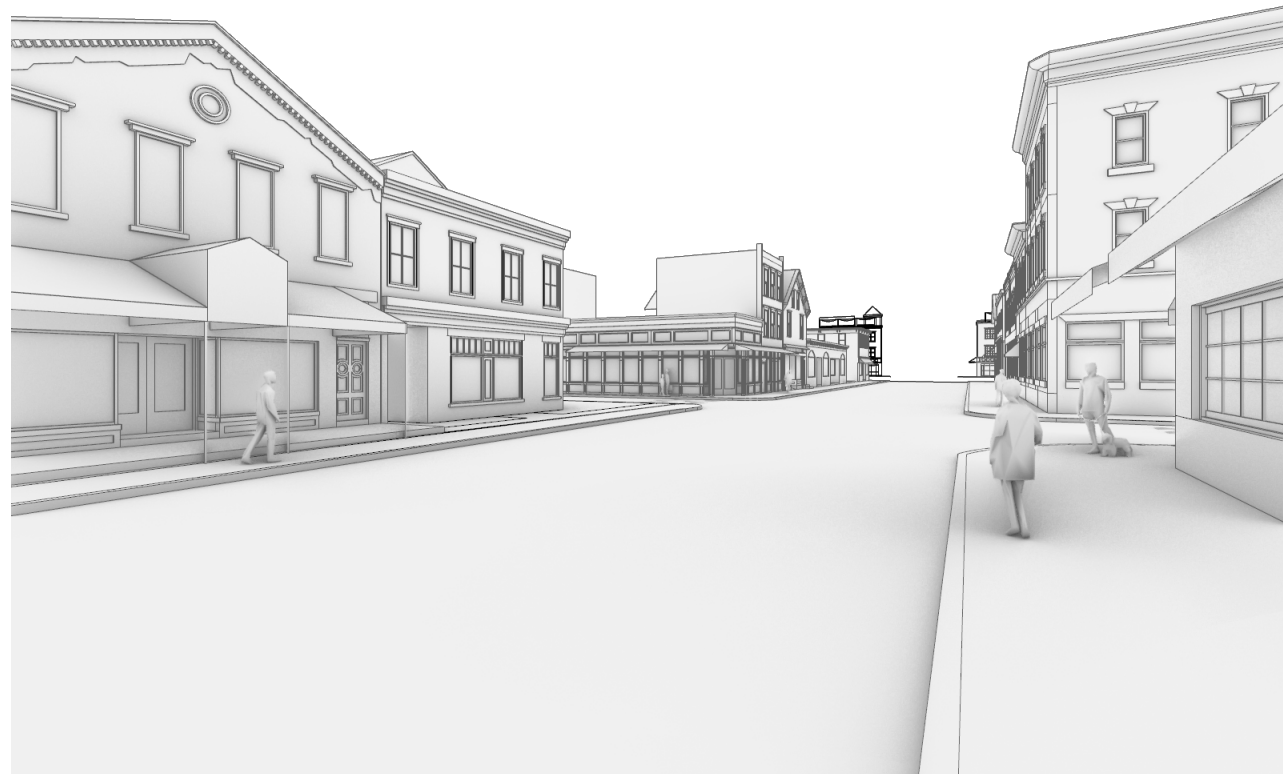
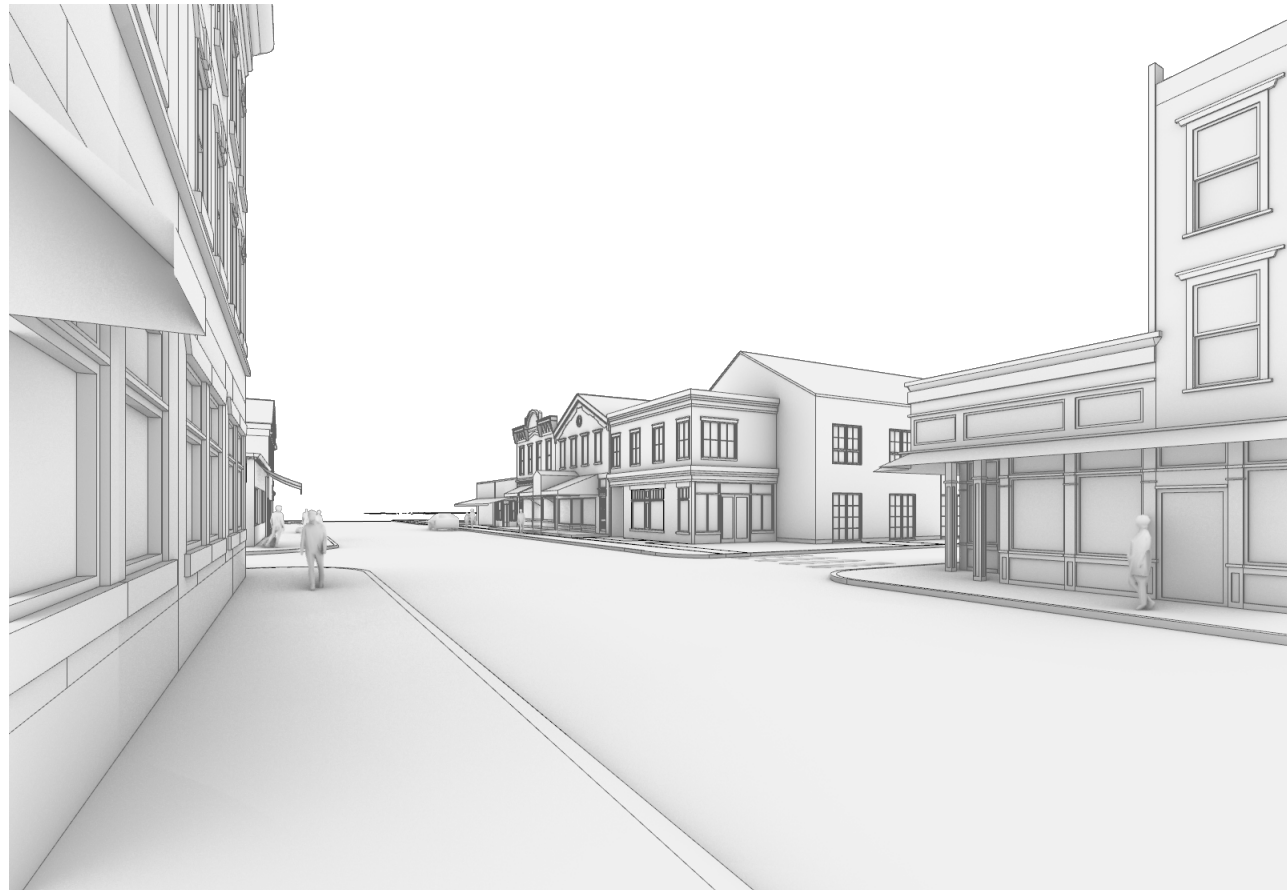
Main Street Elevation



East Front Street Elevation



3D Model Views



3D Printed Model Views

