

SITE DATA

LOT AREAS : LOTS 29, 30, & 31 34,462 SF
 PROJECT TOTAL 34,462 SF
 S.C.T.M. # 1001-004-08-18.1 ZONED: R-2
 S.C.T.M. # 1001-004-08-18.2 ZONED: R-2
 S.C.T.M. # 1001-004-08-17.0 ZONED: R-2
 S.C.T.M. # 1001-004-08-16.0 ZONED: R-2
 S.C.T.M. # 1001-004-08-14.0 ZONED: C-R
 S.C.T.M. # 1001-006-02-11.0 ZONED: R-2
 S.C.T.M. # 1001-006-02-11.0 ZONED: R-2
 S.C.T.M. # 1001-004-08-27.0 ZONED: R-2
 S.C.T.M. # 1001-004-08-28.0 ZONED: R-2
 S.C.T.M. # 1001-004-08-32.0 ZONED: C-R
 S.C.T.M. # 1001-006-02-18.0 ZONED: C-R

BUILDING CALCULATIONS

EXISTING
 EAST & WEST WINGS
 1ST FLOOR 7,521 SF (14 ROOMS) INCL. 45 SEAT RESTAURANT
 2ND FLOOR 7,521 SF (20 ROOMS)
 TOTAL 15,042 SF (34 ROOMS)
 SHED (TO BE REMOVED) 78 SF
 EX. LOT COVERAGE 7,599 SF / 34,462 SF = 22.05 %

PROPOSED
 EAST & WEST WINGS
 1ST FLOOR 8,511 SF (14 ROOMS) INCL. 65 SEAT RESTAURANT
 2ND FLOOR 8,511 SF (21 ROOMS)
 3RD FLOOR 3,077 SF (21 ROOMS)
 TOTAL 24,099 SF (56 ROOMS)
 PROP. LOT COVERAGE 8,511 SF / 34,462 SF = 24.70 %

PARKING CALCULATIONS

§ 150-16(A)(1)
 PARKING REQUIRED = 1 SPACE FOR EACH GUEST ROOM, PLUS 1 SPACE FOR EACH EMPLOYEE
 HOTEL : 56 ROOMS x 1 PER ROOM = 56 STALLS
 12 EMPLOYEES x 1 PER EMPLOYEE = 12 STALLS
 TOTAL : = 68 STALLS

RESTAURANT:
 65 SEATS x 1 PER 5 SEATS = 13 STALLS
 12 EMPLOYEES x 1 PER 2 EMPLOYEE = 6 STALLS
 TOTAL : = 19 STALLS

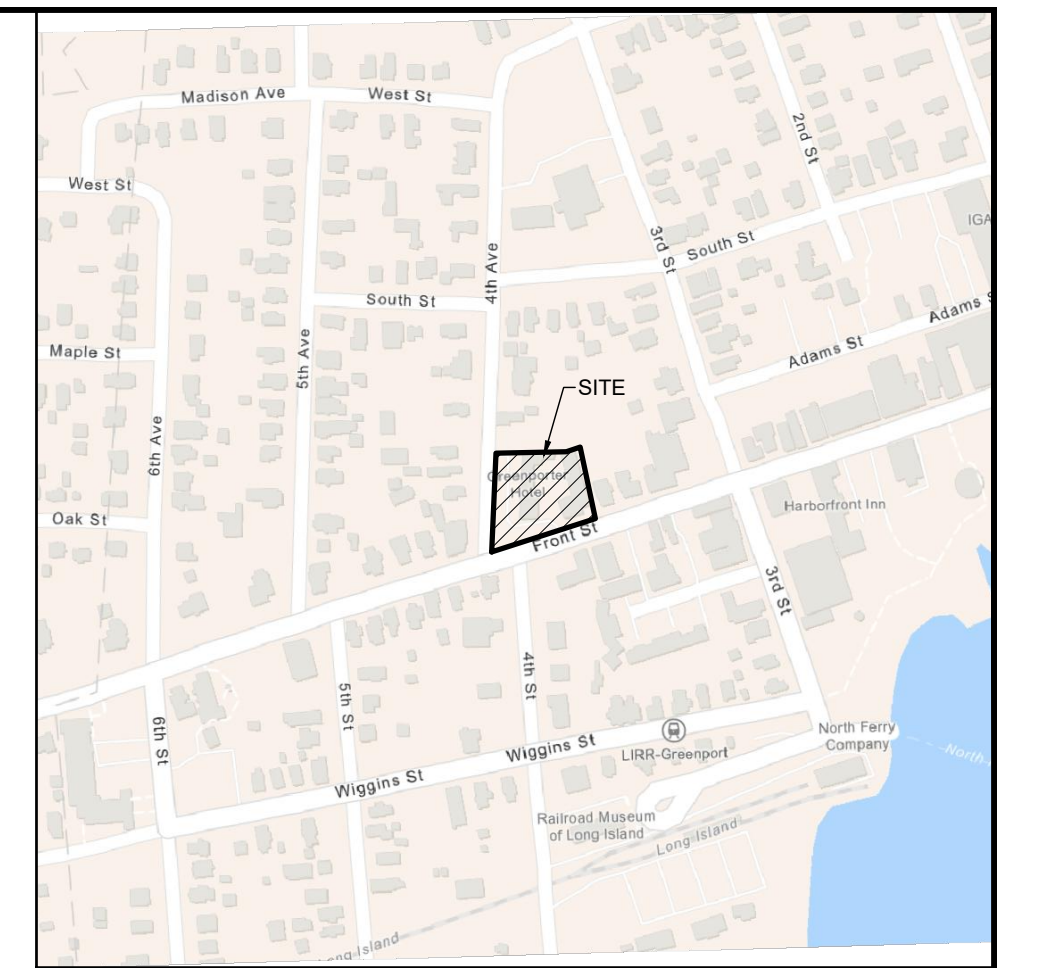
TOTAL PARKING REQUIRED = 87 STALLS
 TOTAL PARKING PROVIDED = 87 STALLS
 (28) 9' x 20' STALLS (INCLUDING 2 ADA STALLS)

REQUIRED LOADING ZONES
 § 150-16(B)(1)(ii) HOTELS : ONE BERTH FOR EACH 25,000 SQUARE FEET OF FLOOR AREA.
 § 150-16(B)(2) EACH REQUIRED LOADING BERTH SHALL BE AT LEAST 12 FEET WIDE, 33 FEET LONG AND 14 FEET HIGH
 24,099 SF x 1/25,000 SF = 1 LOADING BERTH REQUIRED

TOTAL LOADING PROVIDED
 (1) 12' x 33' BERTH

ZONING ANALYSIS

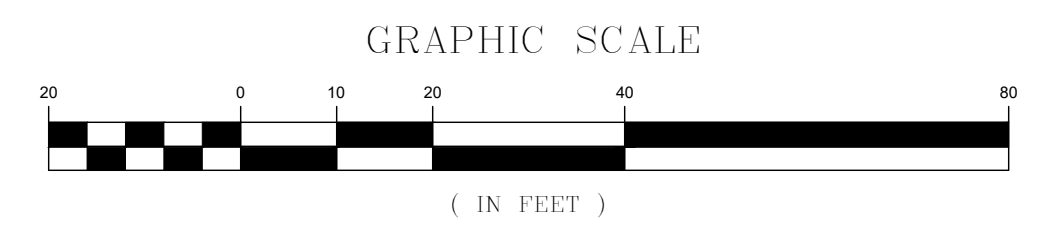
§ 150-(12)(B)	REQUIRED (CR-RETAIL COMM.)	EXISTING	PROVIDED
MIN. LOT AREA	N/A	34,462 SF	34,462 SF
MIN. LOT WIDTH	25'	151.11'	151.11'
MIN. SIDE YARD	NONE, OR 5' IF PROVIDED	4.6' (EXIST.)	4.6' (EXIST.)
MIN. SIDE YARD (25' OF RES. DIST.)	10'	N/A	N/A
MIN. FRONT YARD	6'	8.3'	8.3'
MIN. REAR YARD (25' OF RES. DIST.)	10'	51.73'	9.7'
MAX. LOT COVERAGE	40%	22.05%	24.70%
MAX. BUILDING HT. (STORIES)	2 STORIES	2 STORIES	3 STORIES
MAX. BUILDING HT. (FEET)	35'	TBD	29.33'



LOCATION MAP
 SCALE: 1" = 400'

NOTE:
 BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY NELSON + POPE DATED 11-2022, LAST UPDATED 06-27-2023.

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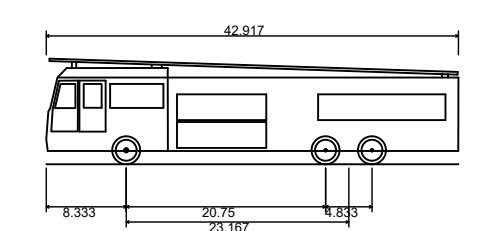
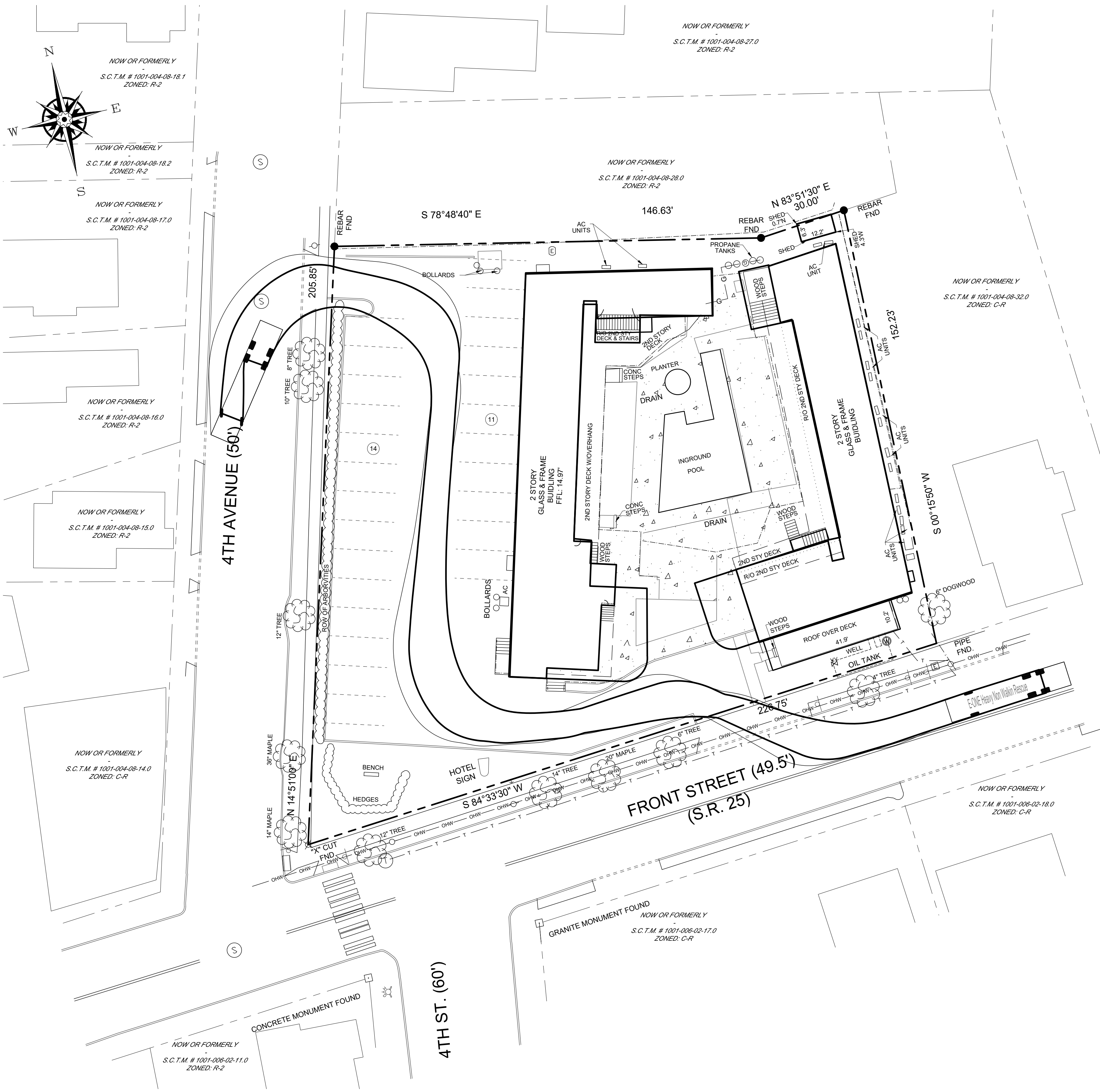
NO.	DATE:	REVISIONS:	BY:
1	01/17/2024	REVISED PER PRE-SUBMISSION COMMENTS	JM

P. E. SEAL AND SIGNATURE

SITE PLAN
 FOR
THE GREENPORTER HOTEL
 SITUATED AT
VILLAGE OF GREENPORT
 TOWN OF SOUTHOLD, SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DIST 1001, SECT 004.00, BLK 08.00, LOTS 029.000, 030.000 & 031.000

NELSON + POPE
 engineers • architects • surveyors
 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com

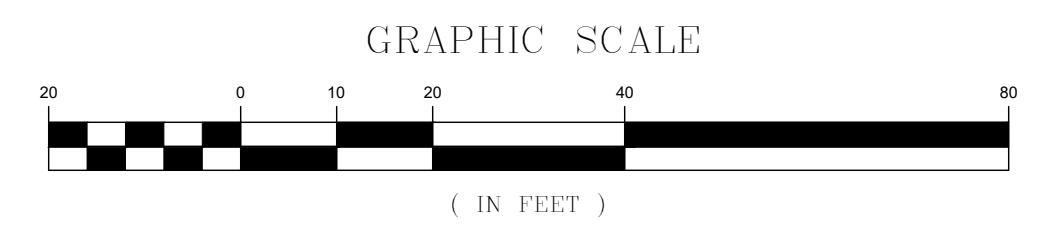
PROJECT NO.: **22335**
 DRAWN BY: JM
 CHECKED BY: SJR
 DATE: AUGUST 2023
 SCALE: 1" = 20'
 FILE NO.: N22x310
 CADD: 22335-SP
 DRAWING NO.: **C-101**
 SHEET NO.: **1 OF 1**



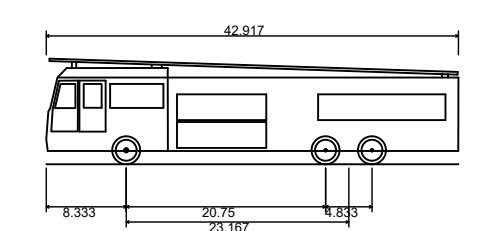
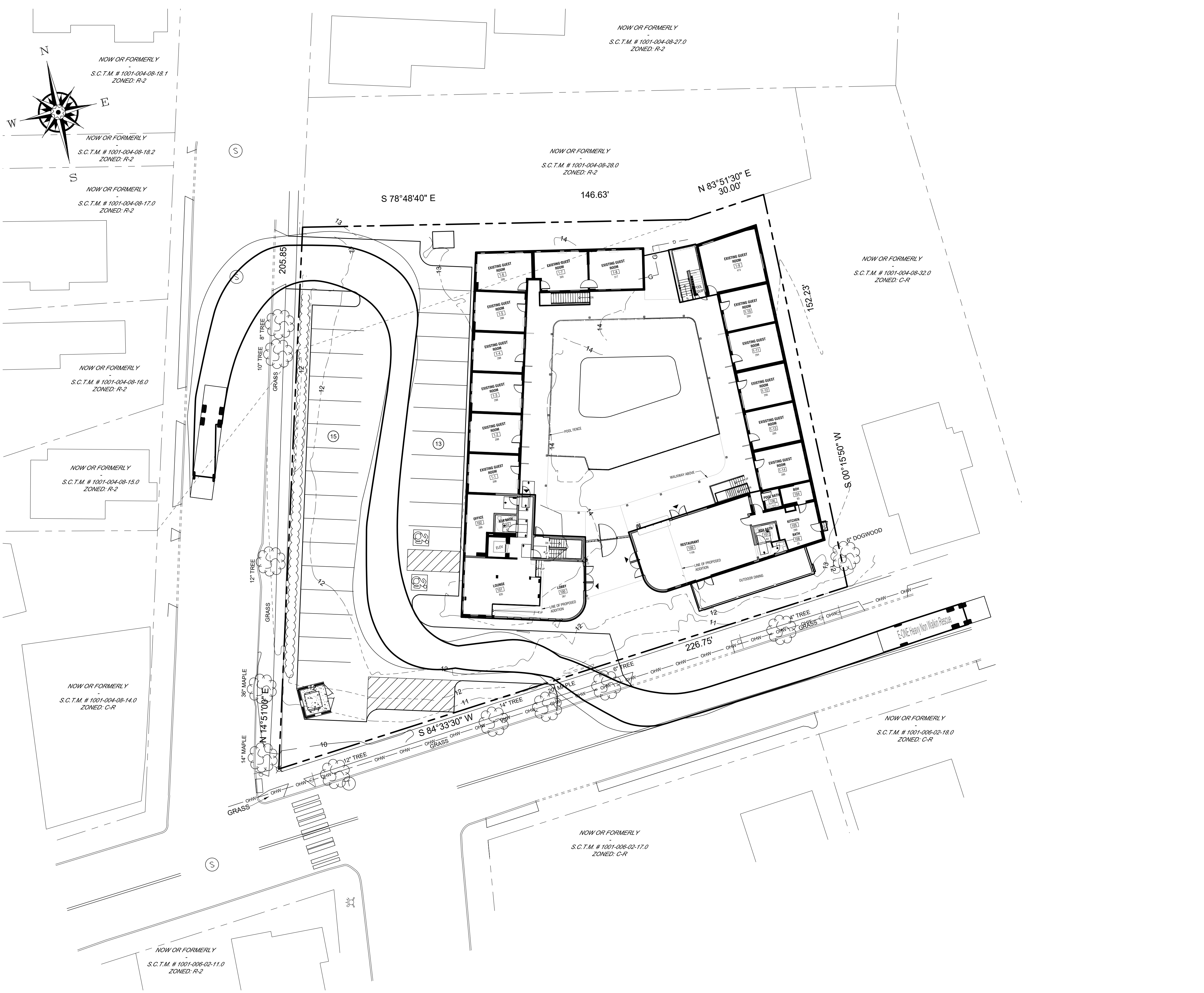
E-ONE Heavy Non Walkin Rescue
 Overall Length 42.917ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.350ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

NOTE:
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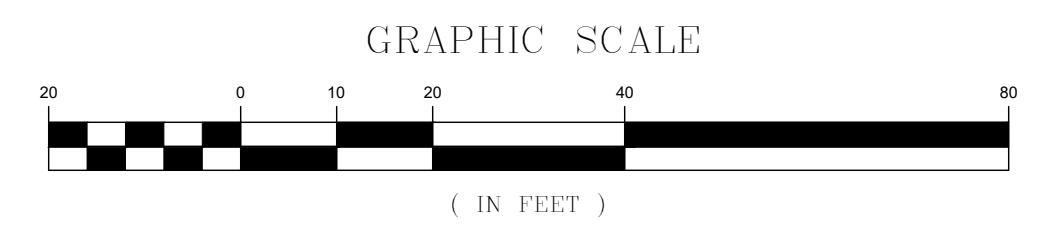
NO.	DATE	REVISIONS	BY
1	01/17/2024	REVISED PER PRE-SUBMISSION COMMENTS	JM
		FIRE TRUCK MOVEMENT - EXISTING FOR THE GREENPORTER HOTEL SITUATED AT VILLAGE OF GREENPORT TOWN OF SOUTHOLD, SUFFOLK COUNTY, NEW YORK S.C.T.M. DIST 1001, SECT 004.00, BLK 08.00, LOTS 029.000, 030.000 & 031.000	
P.E. SEAL AND SIGNATURE		NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com	
PROJECT NO.:	22335	DRAWN BY:	JM
CHECKED BY:	SJR	DATE:	AUGUST 2023
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		SHEET NO. 1 OF 1	



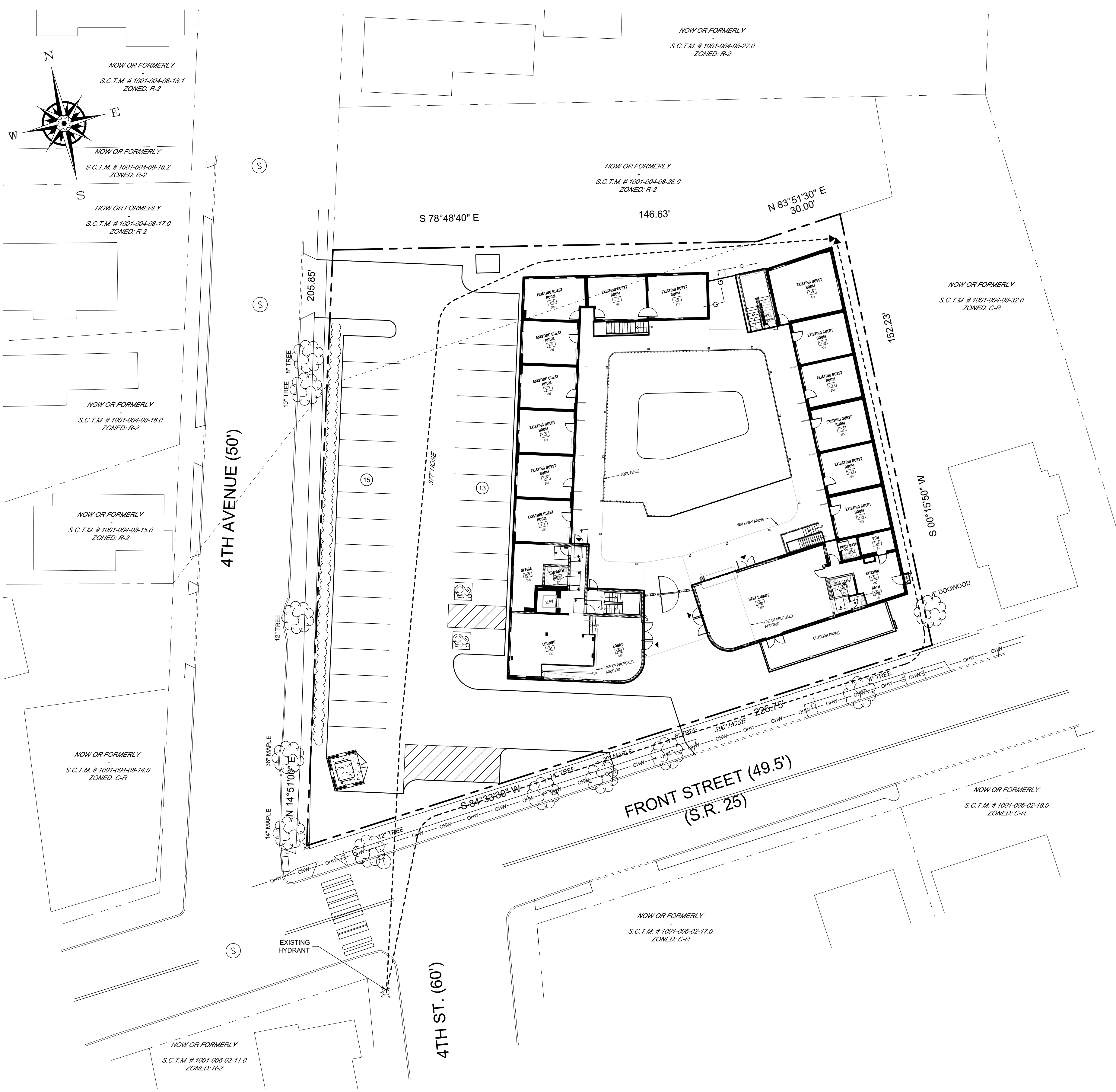
E-ONE Heavy Non Walkin Rescue
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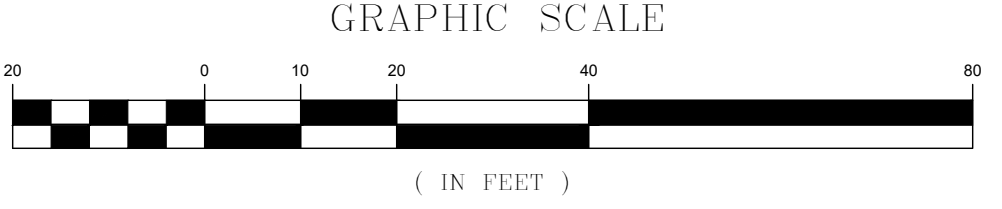


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P.E. SEAL AND SIGNATURE		NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com	
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CHECKED BY: SJR		DATE: AUGUST 2023	
SCALE: 1" = 20'		FILE NO.: N22x310	
CADD: 22335-SP		DRAWING NO.: F-102	
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			SHEET NO.: 1 of 1