

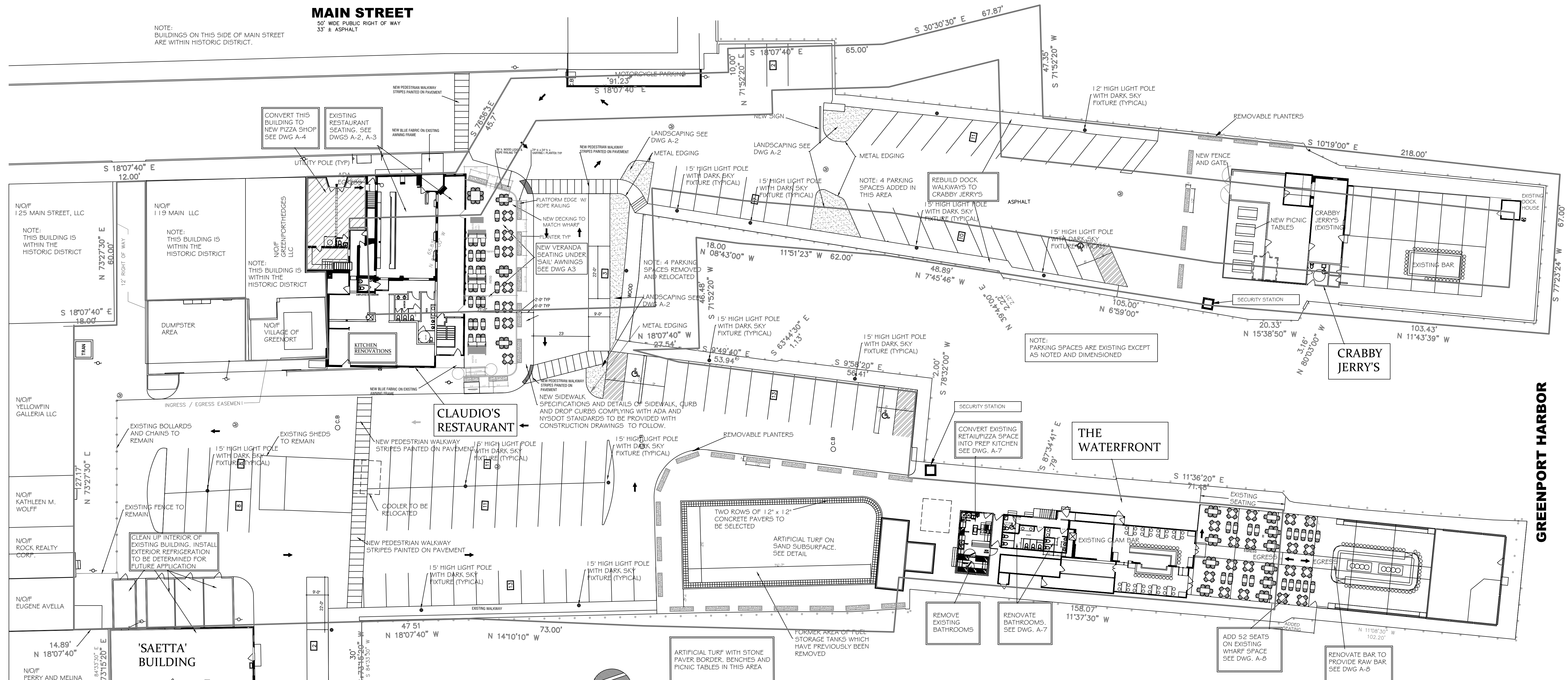
MAIN STREET

NOTE: BUILDINGS ON THIS SIDE OF MAIN STREET ARE WITHIN HISTORIC DISTRICT.

50' WIDE PUBLIC RIGHT OF WAY
33' ± ASPHALT

FRONT STREET
48.5' WIDE PUBLIC RIGHT OF WAY

GREENPORT HARBOR



SITE PLAN

SCALE: 1" = 20'

NOTE ALL STRUCTURES EXISTING EXCEPT AS NOTED

BASED ON SURVEY BY:

LEHR LAND SURVEYORS, LIVERPOOL NY.
DATED MARCH 22, 2018

AND ON SITE OBSERVATIONS BY
ROBERT I. BROWN, ARCHITECT

SCTM No.: 1001-5-4-25, 38.1, 39

TOTAL AREA: 95,058 S.F. = 2.182 A.

ZONE: WC

ADDED SEATING:

CLAUDIO'S RESTAURANT VERANDA: 108 SEATS
"WATERFRONT" OUTDOOR SEATING: 52 SEATS
CRABBY JERRY'S: 32 SEATS

TOTAL SEATING:

	EXISTING	EXISTING AND PROPOSED
RESTAURANT	205	313
"WATERFRONT"	217	269
CRABBY JERRY'S	183	220
PIZZA SHOP		35
TOTAL	605	837

PARKING:

837 SEATS REQUIRES 279 PARKING SPACES. PER SECT. 150-12C OF THE VILLAGE CODE, THIS PROPERTY IS EXEMPT FROM OFF-STREET PARKING REQUIREMENTS
99 SPACES PROVIDED + MOTORCYCLE PARKING (PREVIOUSLY 99 SPACES)

LOT COVERAGE:

EXISTING (UNCHANGED): 13,315.3 SF / 95,058 SF = 14.0%

UTILITIES:

ALL UTILITIES AND SEWER SYSTEMS TO REMAIN AS EXISTING FOR THE TIME BEING.

SCOPE OF WORK

RESTAURANT:

1. CONVERT ATTACHED RETAIL BUILDING TO NEW PIZZA SHOP.
2. RENOVATE RESTAURANT KITCHEN.
3. ADD VERANDA SEATING WITH AWNINGS TO SOUTH SIDE OF BUILDING.

"WATERFRONT" (CLAM BAR):

4. RENOVATE MAIN BATHROOMS.
5. LANDSCAPE FORMER DUMPSTER AREA.
6. CONVERT EXISTING PIZZA SHOP TO PREP KITCHEN FOR CLAM BAR.
7. ADD 52 SEATS TO OPEN AREA OF WHARF.
8. RENOVATE OUTDOOR BAR TO INCLUDE RAW BAR.
9. REMOVE BATHROOMS IN NEW PREP AREA.

"SAETTA" BUILDING

1. ADD FREESTANDING REFRIGERATION.

CRABBY JERRY'S

2. REBUILD WALKWAYS.

SITE WORK

3. GENERAL LANDSCAPING AND LIGHTING.

NOTE:

BASED ON CONTRACTOR'S GRADE ELEVATION INVESTIGATION WITH TRANSIT, WITNESSED BY THE ARCHITECT, THE GRADE ON THIS PROPERTY APPEARS TO VARY LESS THAN 5 FEET.

THERE IS NO GRADING WORK BEING DONE ON THE SITE. THEREFORE, NO TOPOGRAPHIC STUDY BY THE SURVEYOR WAS DEEMED NECESSARY.

PER FEMA FIRM NO. 310300176H, THIS PROPERTY IS LOCATED IN FLOOD ZONE VE EL. 9.

DEC. 23, 2019

ISSUES / REVISIONS

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CLIENT / OWNER
CLAUDIO'S
PWIB CLAUDIO'S MANAGEMENT
700 BROADWAY, NEW YORK, NY 10003

PROJECT
ADDITIONS & RENOVATIONS
111 MAIN STREET
GREENPORT, NY 11944

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING No.

A1

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. ANY AUTHORIZED ALTERATION MUST BE NOTED, SEALED AND DESCRIBED IN ACCORDANCE WITH THE LAW.

DATE
REV JUNE 19, 2020

SCALE
1" = 20'