

ZONING:

ZONE: R-2 Use: Conditional use: Philanthropic organizations subject to approval by the Planning Board (§150-8B, 7B(3) & (1))

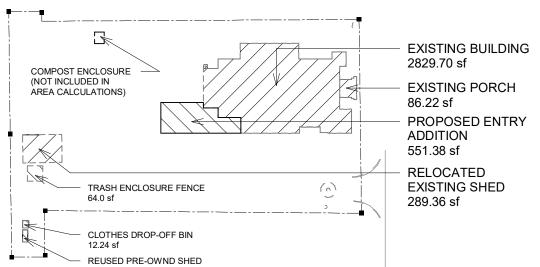
Flood Zone X 1 Acre, or 43,560.15 SF for use NC §150-7-B-3-(b) 7.500 SF 18.716 SF as existing, OK §150-12 . 60 FT. §150-12 as existing OK Depth 100 FT. §150-12 Setback, all 50 FT . as existing NC §150-7-B-1-(a) 4.1 as per survey. Front Yard 30 FT 4.1 as per survey as existing NC §150-12 §150-12 One side yard ... 10 FT as existing, OK Both sides 25 FT §150-12 as existing OK . 30 FT . §150-12 78.7 .. OK ... 1 space for each 200 square feet of floor area Parking . NC §150-16-A (1) 3308/200=17..... 4 . Coverage .. §150-7-B-1-(b) 20.54% .. 2,915.92 existing addition 551.38 existing shed 289.36 87.84 new out structures

3,844.50 (20.54%) total: . 1 1/2 (Mezzanine) 30 or 35 12'x33' . §150-16 B.

COVENANT: "Any residences located on the lots created by this subdivision shall be limited to use as single-family residences."...can be terminated, revoked, or amended only by either the owner of the premises or by the owners of a majority of the lots on the subdivision map and only with the written consent of a majority plus one of the Planning Board of the Village of Greenport, after a public hearing

12+/- ..

. in Rear Yard ..



OTHER REGULATORY REQUIREMENTS:

Health Department: Not Required (connect to Village) DEC: Not Required Required Planning Board: Required

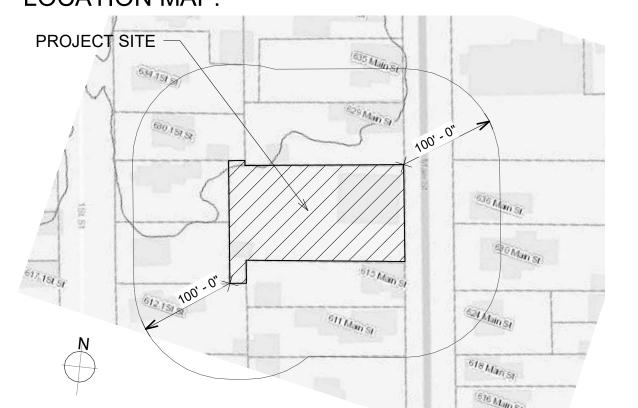
.....in Rear Yard...

15' or less .

ABBREVIATIONS:

| ABBITE VICTIONS. | | | |
|---|---|--|--|
| & APPROX. ARCH. @ BLD'G B.O. C.I. CLG. CLO. CMU COL. CONT. C.J. CONT. C.J. DIM. DIM. DIM. DIM. DWG E.J. ELEC. ENT. EQ. EQUIP. ERV EV EXIST. FF FIN. FL. | ALUMINUM AND APPROXIMATELY ARCHITECT AT BUILDING BOTTOM OF CAST IRON CENTER LINE CEILING CLOSET CONCRETE MASONRY UNIT | HVAC HORZ. INSUL. INT. L.F. L.P. MAT. MAX. MECH. MIN. MTD. MTL N.I.C. NOM. NTS. PLY O.C. R RAIL'G REINF. R.D. REQD. RM SF SIM. SPEC. S.S. STD. STL. TH. T.O. TYP. U.O.N. | HIGH POINT HARDWOOD HEATING VENTILATING AND AIR CONDITIONING HORIZONTAL INSULATION INTERIOR LINEAR FOOT LOW POINT MATERIAL MAXIMUM MECHANICAL MINIMUM MOUNTED METAL NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE PLYWOOD ON CENTER RADIUS RAILING REINFORCING ROOF DRAIN REQUIRED ROOM SQUARE FEET SIMILAR SPECIFICATION STAINLESS STEEL STANDARD STEEL TELEPHONE THICKNESS TOP OF TYPICAL UNLESS OTHERWISE NOTED |
| | | | |

LOCATION MAP:



studio a/b architects

651 West Main Street, Riverhead, NY 11901 631 591 2402 631 323 1426 glynis@studioabarchitects.com

mailing address: PO Box 444, Orient, NY 11957

site address: 621 Main Street, Greenport, NY 11944

Community Action Southold Town (CAST)

tax map #: 1001-02-06-49.4

§150-13 A.

OK

. same as existing

current property Owner: 5 Pheasant Lane, Shelter Island INC.

Description

Date

CAST Headquarters Conversion

Site Plan

19026 Project number 5/30/2020 Date Drawn by HA Checked by

As indicated