

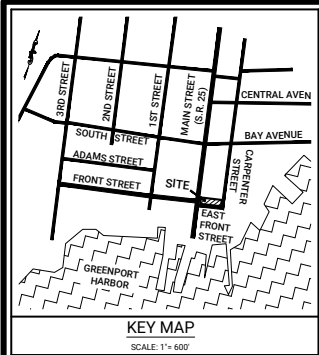
# Greenport Inn

*200 Main Street, Greenport, NY*

*Village Presentation*

*November 20, 2023*





SITE DATA

S.C.T.M.:  
TOTAL AREA:  
SITE ADDRESS:  
POST OFFICE:  
SCHOOL DISTRICT:  
FIRE DISTRICT:  
WATER DISTRICT:  
SEWER DISTRICT:  
EXISTING ZONE:  
PROPOSED USE:

DIST. 1001, SECT. 004, BLK 10, LOT 16  
= 8,174 SF (0.19 AC)  
200 MAIN STREET, GREENPORT NY  
GREENPORT 11944  
GREENPORT UFSD  
GREENPORT FIRE DISTRICT  
GREENPORT WATER  
GREENPORT  
C-R RETAIL COMMERCIAL DISTRICT/ HISTORIC DISTRICT  
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)	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.

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	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 *	

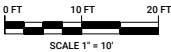
\* VARIANCE REQUIRED FOR 18 PARKING STALLS

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
	HANDICAP PARKING	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-6 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

OWNER/APPLICANT:  
R&M ENGINEERING, LLC  
312 COURT STREET, FLOOR 2  
BROOKLYN, NY 11201

PROJECT ADDRESS:  
200 MAIN STREET  
GREENPORT NY 11944



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

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

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  
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www.rmengineering.com

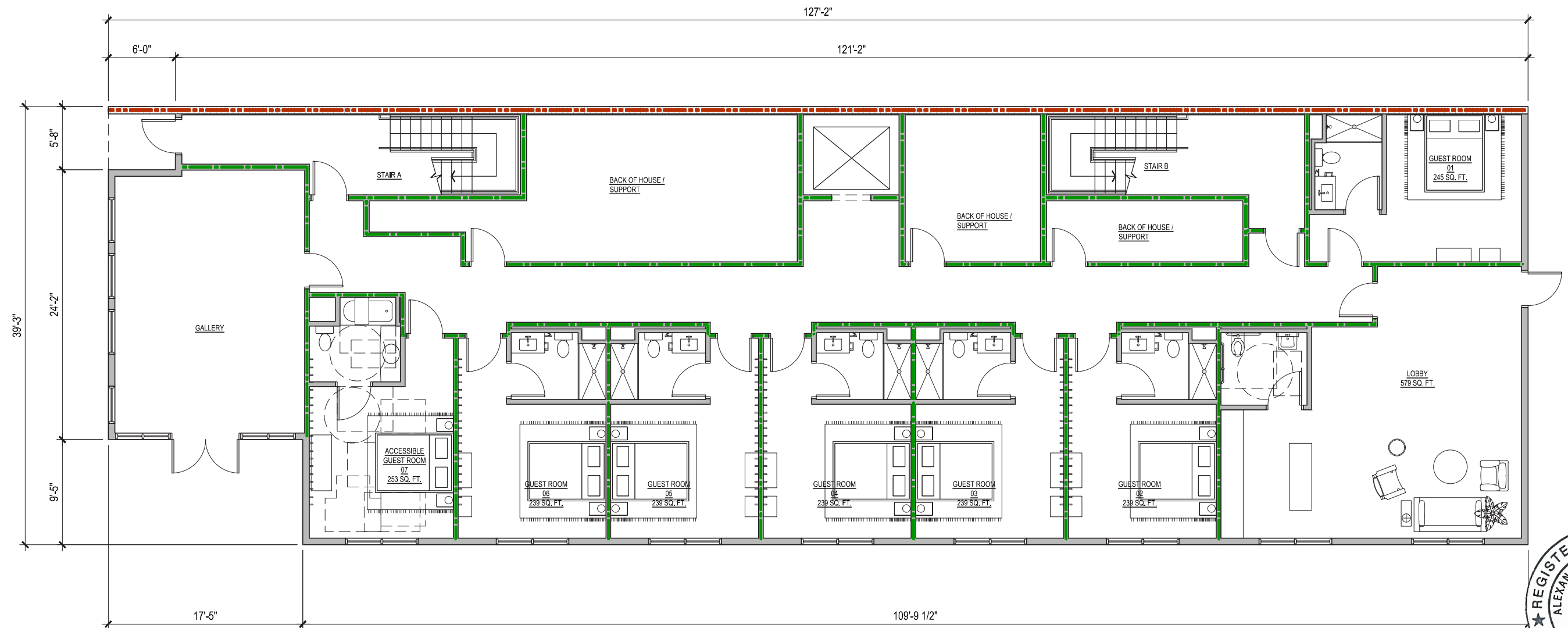
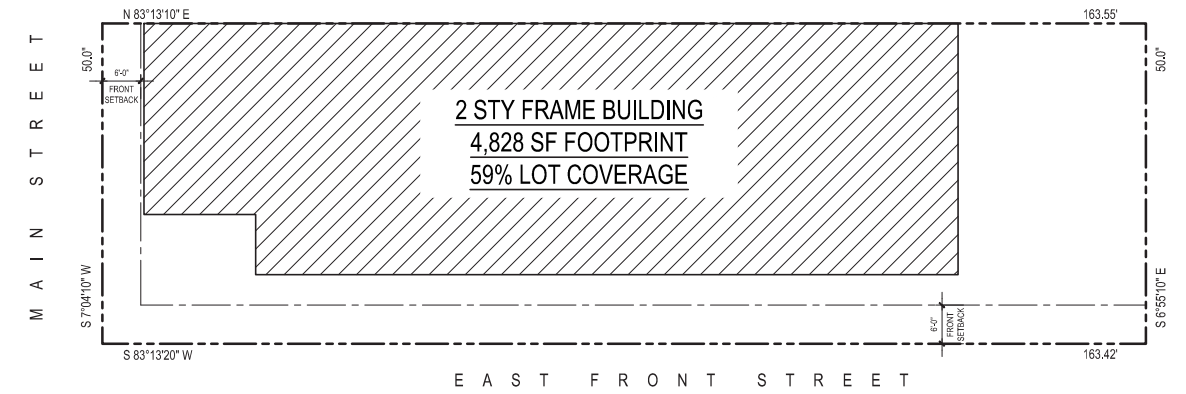
Drawing Name: P:\2021 Projects\2021-225\Ang VMA\Conceptual Plan\2023-11-16 - (2021-225) - Conceptual Plan.dwg User: J. Smith Date: 11/15/2023 11:13:00 AM  
THIS PLAN IS BASED ON THE SURVEY PREPARED BY BARRETT BONACCI & VAN WEELE, PC DATED JANUARY 22, 2022.



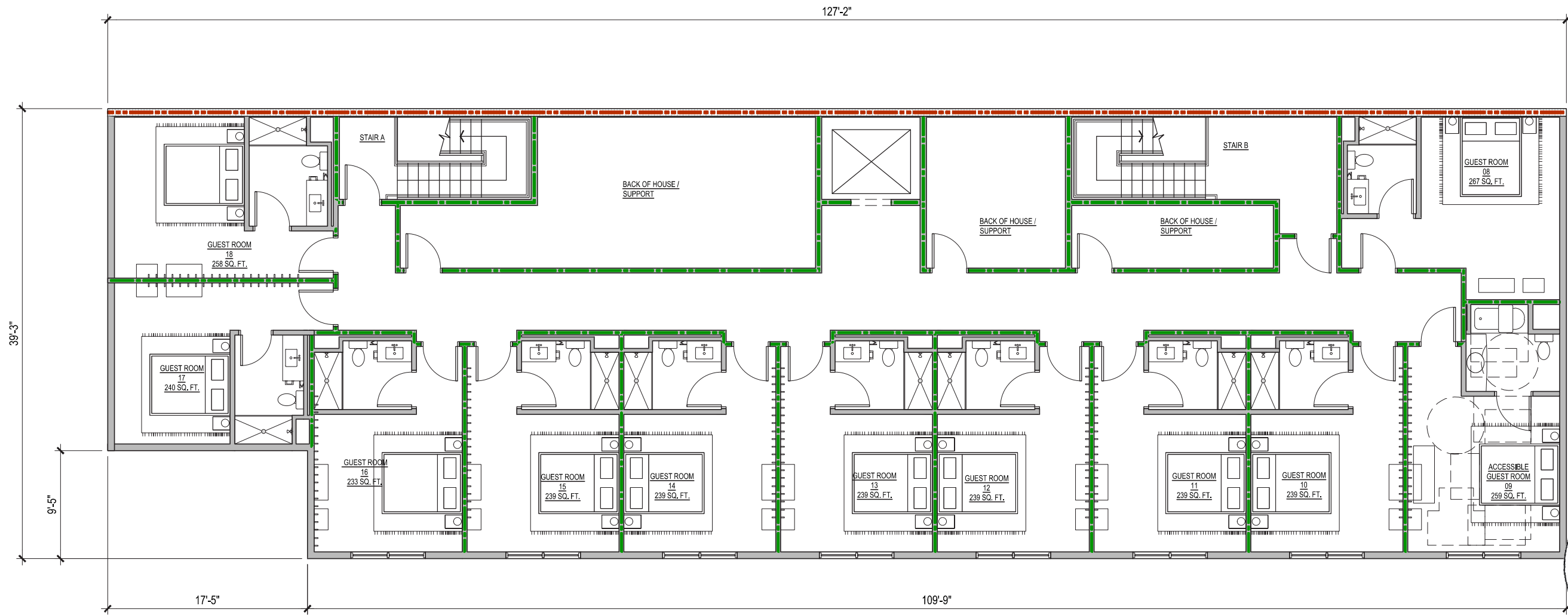
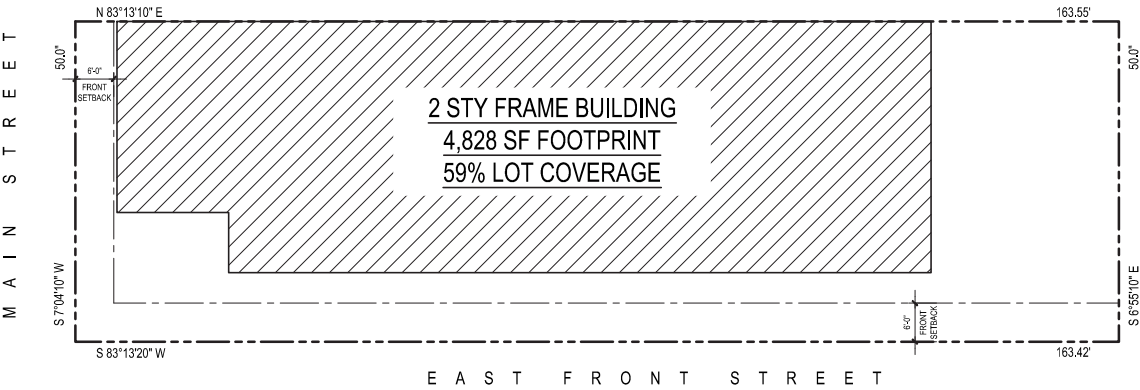




# First Floor Plan

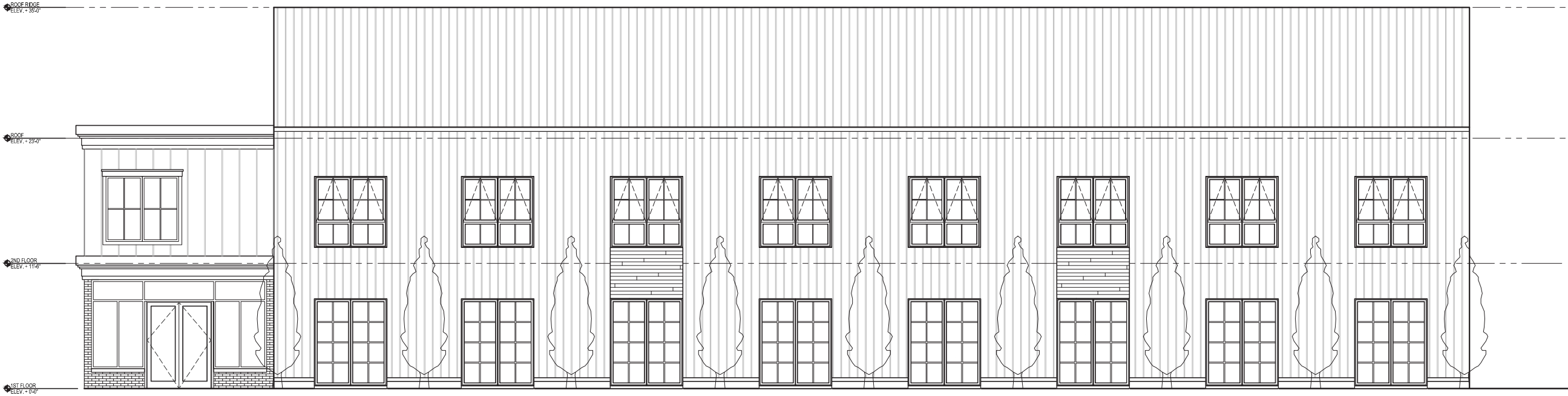


Second Floor Plan





Main Street Elevation



East Front Street Elevation



## 3D Model Views

