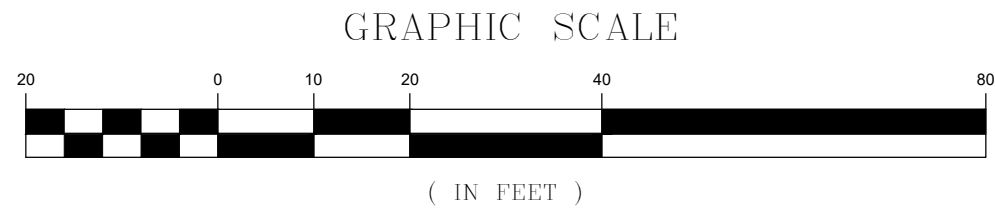


NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY
PERFORMED BY NELSON + POPE DATED 11-2022, LAST UPDATED 06-27-2023.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL
ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND
SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER
OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL
AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE
AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



SITE DATA

LOT AREAS : LOTS 29, 30, & 31 34,462 SF
PROJECT TOTAL 34,462 SF
SCTM : DISTRICT 1001, SECTION 004.00, BLOCK 08.00,
LOTS 029.000, 030.000 & 031.000
NAV098
DATUM : GREENPORT UFSD
FIRE DISTRICT : GREENPORT
WATER DISTRICT : GREENPORT
POST OFFICE : 11944
ZONING : LOT 29 - C-R/R-2
LOTS 30 & 31 - C-R
EXISTING USE : HOTEL (PERMITTED USE § 150-9(A)(6))
SANITARY : GREENPORT SEWER DISTRICT
FEMA : QW MANAGEMENT ZONE IV (600 GPD/Ac)
FLOOD ZONE X

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 7,077 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

TOTAL PARKING REQUIRED = 81 STALLS

TOTAL PARKING PROVIDED

(28) 9' x 20' STALLS (INCLUDING 2 ADA STALLS)

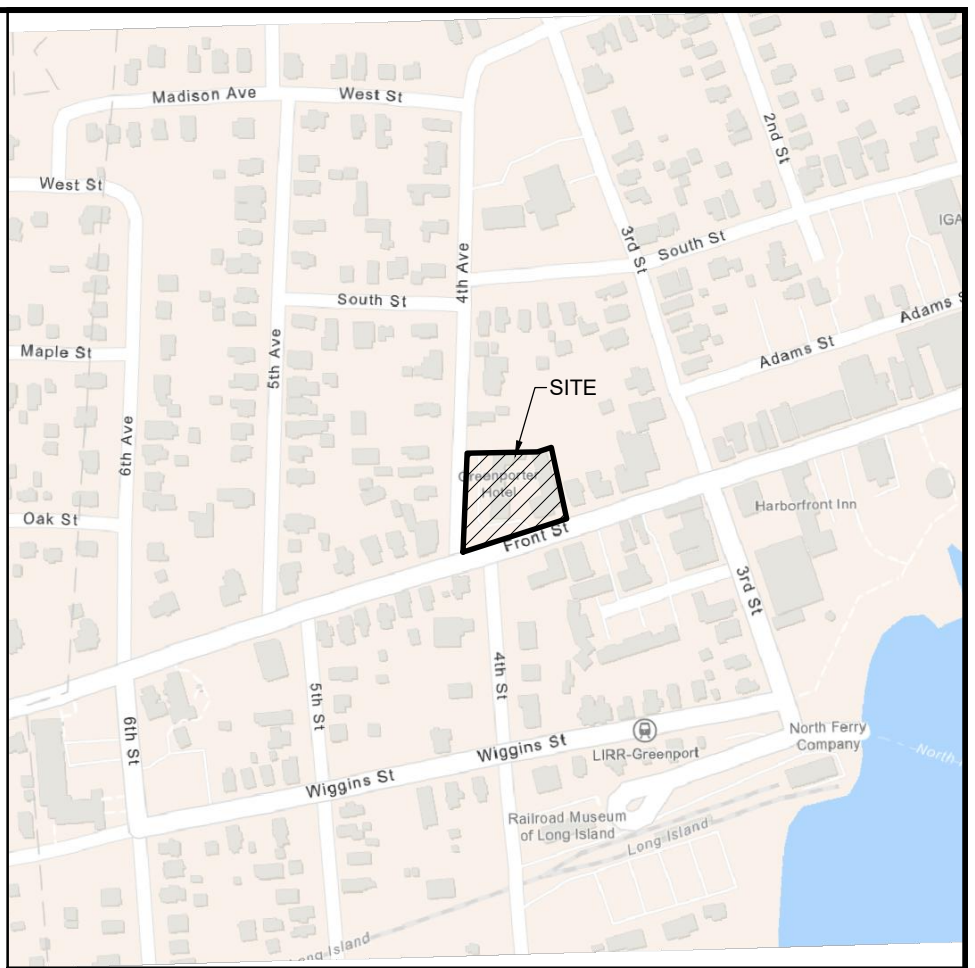
REQUIRED LOADING ZONES:
§ 150-(16)(B)(1)(v) HOTELS : ONE BERTH FOR EACH 25,000 SQUARE FEET OF FLOOR AREA.
§ 150-(16)(B)(2) EACH REQUIRED LOADING BERTH SHALL BE AT LEAST 12 FEET WIDE, 33 FEET LONG AND 14 FEET HIGH
24,099 SF x 1/25,000 SF = 1 LOADING BERTH REQUIRED

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	28.33'



LOCATION MAP

SCALE: 1" = 400'

NO.	DATE:	REVISIONS:	BY:
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		PROJECT NO.: 22335	
		DRAWN BY: JM	
		CHECKED BY: SJR	
		DATE: AUGUST 2023	
NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com		SCALE: 1" = 20'	
		FILE NO.: N22x310	
P.E. SEAL AND SIGNATURE		CADD: 22335-SP	
		DRAWING NO.: C-101	
		SHEET NO.: 1 OF 1	