



SITE PLAN
 1"=20'
 SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY
 MICHAEL W. MINTO L.S.P.C. DATE: 1/26/2021
 LOT AREA:
 9,850 SF
 0.226 ACRES
 S.C.T.M.
 SEC 543 BLOCK 4 LOT 15

PROPOSED SITE PLAN INFORMATION
 DISTRICT: 500 SECTION: 543 BLOCK: 4 LOT: 15
 SITE INFORMATION TAKEN FROM SURVEY BY
 MICHAEL W. MINTO, L.S.P.C. JANUARY 26, 2021

AREAS	
EXISTING SITE AREA	9,850 SF (0.226 ACRES)
EXISTING FIRST FLOOR AREA	4,871 SF
EXISTING FIRST FLOOR F.A.R.	44.51 %
EXISTING SECOND FLOOR AREA	5,540 SF
EXISTING SECOND FLOOR F.A.R.	56.44 %
EXISTING TOTAL FLOOR AREA	8,461 SF
EXISTING TOTAL F.A.R.	85.95 %
PROPOSED FIRST FLOOR AREA	600 SF
PROPOSED AND EXISTING FIRST FLOOR AREA	600+4,871 = 5,471 SF
PROPOSED FIRST FLOOR F.A.R.	55.60 %
PROPOSED SECOND FLOOR AREA (NO CHANGE)	5,540 SF
PROPOSED SECOND FLOOR F.A.R. (NO CHANGE)	56.44 %
PROPOSED TOTAL FLOOR AREA	9,061 SF
PROPOSED TOTAL F.A.R.	92.05 %
LOT COVERAGE	
ROOF AREA	5,474 SF (55.58%)
ROOF AREA STAIR AREA	155 SF (1.57%)
PAVED AREA (EXISTING CONC/ASPHALT)	675 SF (6.85%)
PAVED AREA (PROPOSED CONC/ASPHALT)	420 SF (4.24%)
LANDSCAPED AREA	2,826 SF (28.80%)
TOTAL AREA/TOTAL LOT COVERAGE	9,850 SF (100%)
ZONE, USAGE, OCCUPANCY, CONSTRUCTION CLASS: 4B	
ZONE:	BUS DISTRICT
USAGE:	RESTAURANT / BAR
OCCUPANCY:	A-2 RESTAURANT & S-1 STORAGE
CONSTRUCTION CLASS:	4B
PARKING	
RESTAURANT/BAR PARKING (WHICHEVER IS GREATER OF THE 2)	
1. 1 PARKING SPACE PER 2 PERMANENT SEATS. 140 SEATS MAX / 2 = 70 PARKING SPACES PLUS 1 FOR EACH 12 SF OF STANDING ROOM AT THE BAR AREA 445 SF / 12 = 37 SPOTS = 70+37 = 107 PARKING SPOTS	
2. 1 PARKING SPACE PER 100 SF OF GFA. 5,471 SF / 100 = 55 PARKING SPACES	
3. 1 PARKING SPACE PER 4 OCCUPANTS: 140 RESTAURANT/BAR OCCUPANCY = 140 / 4 = 35 = 35 PARKING SPACES	
APARTMENT PARKING (SECOND FLOOR)	
4 APARTMENTS @ 1.75 PER DWELLING = 7 PARKING SPACES	
TOTAL PARKING REQUIRED	
RESTAURANT/BAR = 70 PARKING SPOTS REQUIRED (HIGHEST OUT OF 3 CALCULATIONS)	
2ND FLOOR APARTMENTS = 7 PARKING SPOTS REQUIRED	
TOTAL ALL FLOORS = 85 PARKING SPOTS REQUIRED	
TENANT PROVIDED PARKING:	
0 PARKING STALLS PROVIDED	
0 HC SPOTS PROVIDED	

ZONING COMPLIANCE TABLE, BUSINESS DISTRICT

	REQUIRED	PROVIDED
MAXIMUM LOT AREA	7,500 SF	9,850 SF (EXISTING)
MAXIMUM BUILDING HEIGHT (STORIES)	35 FT (2 1/2)	21'-8" (2) (EXISTING)
MAXIMUM F.A.R.	60%	92.05 %*
MINIMUM LOT WIDTH	65'	64.5' (EXISTING)
FRONT YARD	1' MIN / 25' MAX	3.7' (EXISTING)
SECOND FRONT YARD (SHORE LANE)	10' MIN	3.1' (EXISTING)*
SECOND FRONT YARD (GIBSON ST)	10' MIN	30.0' (EXISTING)
SIDE YARD	N/A	0'
REAR YARD	10 FT	0'

*REL: REQUIRED FOR F.A.R.
 *REL: REQUIRED FOR SECOND FRONT YARD SETBACK (SHORE LANE)

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

PROPOSED RESTAURANT/BAR:
SEVEN SUNDAYS
 72-76 EAST MAIN ST BAYSHORE, NY 11706

BCNY ARCHITECTURE
 SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE
 COMMERCIAL ARCHITECTURE & INTERIOR DESIGN
 500 NORTH HERRARD AVE. HERRARD, NJ 07033
 TEL: 973-713-8110 FAX: 973-713-8115

K2 STUDIOS
 11 CIRCLE AVE CLIFTON NJ 07011
 TEL: 973-713-8110 FAX: 973-713-8115

PROPOSED SITE PLAN

CLIENT: EMLIO
 DATE: _____
 REVISIONS:
 6/30/22 ISSUED FOR APPROVAL

JOB NO: 20-93
 SHEET NO: **C-1**

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