



PROPOSED ZONING INFORMATION			
EXISTING: BUSINESS DISTRICT "BD" PROPOSED: PLANNED LANDMARK PRESERVATION OVERLAY DISTRICT "PLP" DISTRICT: 500      SECTION: 370      BLOCK: 3      LOT: 42			
"BD"	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000	15,000	NO CHANGE
LOT WIDTH	100'	101.50'	NO CHANGE
FAR	.60	1.00	2.10
MAIN STRUCTURE			
FRONT YARD	MIN 1' < 25' MAX	2'-8"	NO CHANGE
CORNER LOT 2ND FRONT YARD	MIN 10'	1'-8"	NO CHNAGE
SIDE YARD	0'-0"	0'-0"	NO CHANGE
REAR YARD	10'-0"	PER SURVEY	NO CHANGE
HEIGHT	35'-0"	40'-6"	49'-0"
<b>BUILDING AREA</b> 1ST FLOOR RESTAURANT = 2,923 SQ.FT. 1ST FLOOR ENTRY/GARDEN (UNROOFED) = ± 997 SQ.FT. 1ST FLOOR RESIDENTIAL & SUPPORT SPACES = ± 6,372 SQ.FT. <b>TOTAL GROUND FLOOR = ± 10,292 SQ.FT.</b>  2ND FLOOR RESIDENTIAL = ± 9,310 SQ.FT. 3RD FLOOR RESIDENTIAL = ± 9,310 SQ.FT. 4TH FLOOR RESIDENTIAL (LOFT) = ± 2,603 SQ.FT.  <b>TOTAL GROSS FLOOR AREA = 31,515 SQ.FT.</b> ADDITIONAL OUTDOOR DINING GARDEN = +663 SQ.FT.  <b>UNIT COUNT</b> STUDIO = 16 UNITS 1 BED = 2 UNITS DUPLEX / LOFT = 5 UNITS <b>TOTAL: 23 UNITS</b>  <b>PARKING REQUIREMENTS</b>  APARTMENTS: 1.75 PER DWELLING UNIT  RESTAURANT: PARKING REQUIRED: 1 PER 2 SEATS OF PERMANENT SEATING OR 2 PER 200 SQUARE FEET OF GFA OR 1 PER 4 PERSONS LEGALLY ACCOMMODATED WHICHEVER IS GREATER PLUS 1 FOR EACH 12 SQUARE FEET OF STANDING ROOM AT THE BAR AREA.  <b>PARKING CALCULATIONS</b> APT. UNITS : 23 X 1.75 = 41 PARKING SPACES UNROOFED ENTRY GARDEN 997 SQ FT = 0 PARKING SPACES RESTAURANT (2,923 SQ FT / 200 SQ.FT ) X 2 = 30 PARKING SPACES OUTDOOR DINING ( 663 SQ.FT / 200 ) X 2 = 07 PARKING SPACES <b>TOTAL PARKING REQUIRED = 78 PARKING SPACES</b>			

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.

SCALE: 1/8" = 1'-0"

