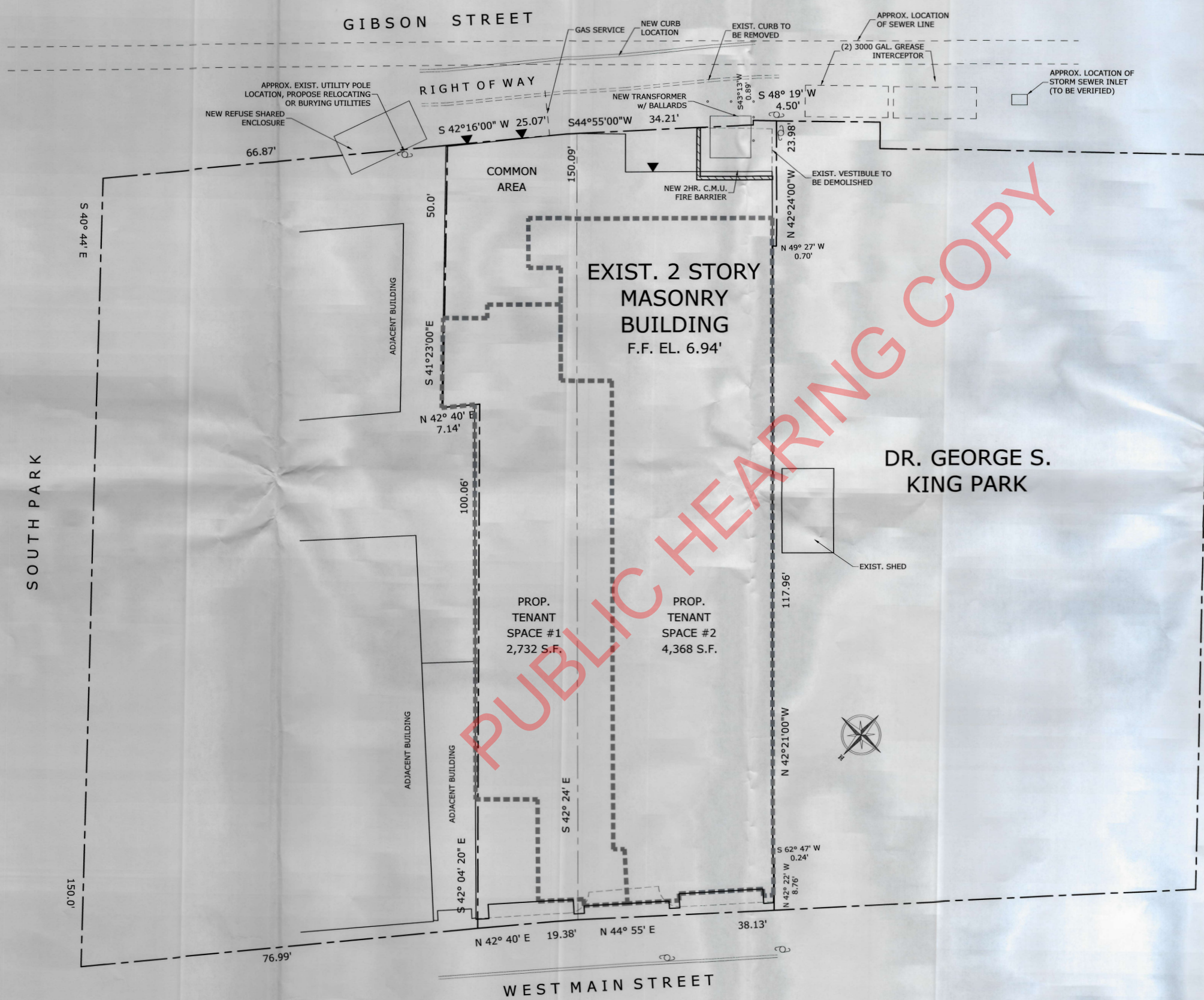


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



PROJECT DATA		RENOVATIONS FOR 62 W. MAIN STREET BAY SHORE, NY, 11706		
MAP # / BLOCK / LOT	500-419-003-079			
ZONING DISTRICT	BD			
FLOOD HAZARD ZONE				
CONTROLLING FLOOD MAP	N/A			
LOT AREA	8,886.00 S.F.			
UNPAVED LOT AREA	N/A			
EXISTING STRUCTURES				
	INCLUDED IN F.A.A.	INCLUDED LOT CON.		
PRINCIPAL BLDG 1ST STORY	8,815.00 S.F.	8,815.00 S.F.	8,815.00 S.F.	
PRINCIPAL BLDG 2ND STORY	8,815.00 S.F.	8,815.00 S.F.	8,815.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
TOTAL	17,231.00 S.F.	17,231.00 S.F.	17,231.00 S.F.	
PROPOSED STRUCTURES				
	INCLUDED IN F.A.A.	INCLUDED LOT CON.		
ROOF TOP DECK EXCLUDING MECH. AREA (ONLY CHANGES NOTED IN F.A.A.)	6,815.00 S.F.	2,050.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
---	0.00 S.F.	0.00 S.F.	0.00 S.F.	
TOTAL	6,815.00 S.F.	2,050.00 S.F.	0.00 S.F.	
SETBACK & HEIGHT REQUIREMENTS				
ITEM	ZONE RD ALLOWABLE	EXISTING	PROPOSED	COMPLIES
FRONT YARD (MAIN ST.)	10.0' MIN.	1.0'	1.0'	NO EXISTING (DOES NOT COMPLY)
FRONT YARD (GIBSON ST.)	10.0' MIN.	0.0'	0.0'	NO EXISTING (DOES NOT COMPLY)
MIN. SIDE YARD	0.0' MIN.	0.0'	0.0'	YES
TOTAL SIDE YARD	0.0' MIN.	0.0'	0.0'	YES
BUILDING HEIGHT	35.0' MAX.	41.0'	41.0'	--
F.A.S. CALCULATION				
ITEM	ZONE RD ALLOWABLE	EXISTING	PROPOSED	COMMENTS
LOT AREA	--	8,886.00 S.F.	8,886.00 S.F.	--
TOTAL GROSS FLOOR AREA	5,733.00 S.F. (MAX.)	17,261 S.F.	19,261.00 S.F.	--
FLOOR AREA RATIO	60.0% F. (MAX.)	194.2%	216.9%	27.7% IN EXCESS

F.A.A. CALCULATION			
ITEM	ZONE RD ALLOWABLE	EXISTING	PROPOSED
LOT AREA	8,886.00 S.F.	8,886.00 S.F.	8,886.00 S.F.
TOTAL GROSS FLOOR AREA	5,331.00 S.F. (MAX.)	17,231 S.F.	19,281.00 S.F.
FLOOR AREA RATIO	60.00 % (MAX.)	194.25 %	216.98 %

PARKING CALCULATION			
PROPOSED STRUCTURES	REQUIREMENTS	CALCULATION	
RESTAURANT TENANT #1, 1st FL. (GREATEST NUMBER OF STALLS)	1 PER 2 SEATS OF PERMANENT SEATING	55 SEATED SEATS PER STALL = 27.5 STALLS	
RESTAURANT TENANT #1, 1st FL. (GREATEST NUMBER OF STALLS)	1 PER 100 SF OF GFA	2,732 S.F. / 100 S.F. PER STALL = 27.32 STALLS	
RESTAURANT TENANT #1, 1st FL. (GREATEST NUMBER OF STALLS)	1 PER 4 PERSONS LEGALLY ACCOMMODATED	22.75 OCC./4 PERSONS PER STALL = 18.3 STALLS	
RESTAURANT TENANT #1, 1st FL. (GREATEST NUMBER OF STALLS)	1 FOR EACH 12 SF. OF STANDING ROOM AHEAD OF BAR AREA (LENGTH OF BAR X 3 FT IN FRONT OF BAR)	55 S.F. / 12 S.F. PER STALL = 4.5 STALLS	
RESTAURANT TENANT #2, 1st FL. & ROOF DECK (GREATEST NUMBER OF STALLS)	1 PER 2 SEATS OF PERMANENT SEATING	236 SEATED SEATS PER STALL = 118 STALLS	
RESTAURANT TENANT #2, 1st FL. & ROOF DECK (GREATEST NUMBER OF STALLS)	1 PER 100 SF OF GFA	4,368 S.F. / 100 S.F. PER STALL = 43.68 STALLS	
RESTAURANT TENANT #2, 1st FL. & ROOF DECK (GREATEST NUMBER OF STALLS)	1 PER 4 PERSONS LEGALLY ACCOMMODATED	362 OCC./4 PERSONS PER STALL = 90.5 STALLS	
RESTAURANT TENANT #2, 1st FL. & ROOF DECK (GREATEST NUMBER OF STALLS)	1 FOR EACH 12 SF. OF STANDING ROOM AHEAD OF BAR AREA (LENGTH OF BAR X 3 FT IN FRONT OF BAR)	145 S.F. / 12 S.F. PER STALL = 12.1 STALLS	
UNSAT 2nd FL. (ASSUMED OFFICE USE)	1 PER 200 SF. OF GFA	8,815 SF. / 200 SF. PER STALL = 44.08 STALLS	
TOTAL		27.32 + 43.68 + 90.5 + 12.1 + 44.08 = 217.68 STALLS	

James M. Boulter, R.A., A.I.A. | Nicholas J. Pfleger, R.A., A.I.A.

**B O U L T E R P F L E G E R**  
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REVISIONS

NO.	DESCRIPTION	DATE:

PROJECT:  
**RENOVATIONS FOR**  
  
62 W. MAIN STREET  
BAY SHORE, NY, 11706

DRAWING TITLE:  
SITE PLAN, PROJECT INFO,  
ZONING CHART  
  
OCT 11 2022

PAGE:  
**A010.00**

DATE:  
9/20/22  
2 OF 6

JOB #:  
BPA-21-0327