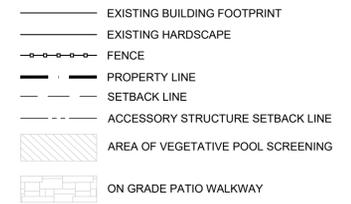


**SITE PLAN KEYNOTES**

- LOCATION OF IN-GROUND SWIMMING POOL AND HOT TUB.
- REPAIR PERGOLA AND PATIO.
- REMOVE EXISTING SEGMENT OF ASPHALT DRIVE.
- POST, BRACKET AND PLACARD OF EXISTING NON-CONFORMING, NON-ILLUMINATED SIGN (PLACARD APPROXIMATE SIZE 18" X 30") TO REMAIN. LOGO AND TEXT TO BE CHANGED PER DRAWING 5/A.051. (150-15 (1)(1); 150-15(K)).
- EXISTING COVERED PORCH TO REMAIN.
- WOOD PERGOLA ON 5' HIGH BRICK WALL. SEE DRAWING 3/A.051. (ZR 150-13 (D)(1)).
- PROVIDE 54" TALL BLACK METAL POOL FENCE WITH 54" TALL OUT-SWINGING GATE WITH AUTOMATIC CLOSER / SELF CLOSING, SELF CATCHING PER NYSRC SECTION 326.4.2.7.
- EXISTING 4'-0" TALL WOOD COMPOSITE FENCE IN FRONT YARD.
- PROVIDE 6'-6" TALL WOOD COMPOSITE FENCE IN REAR AND SIDE YARD.
- EXISTING DUSTLESS ASPHALT SURFACE TO REMAIN (ZR 150-16 (A)(5)).

**SITE PLAN LEGEND**



**ZONING REQUIREMENTS**

**BUILDING SUMMARY:**  
 ADDRESS: 817 MAIN STREET, GREENPORT, NY 11944  
 ZONING: R1 - ONE FAMILY RESIDENCE DISTRICT

**R-1 RESIDENTIAL ZONE / WITHIN HISTORIC NEIGHBORHOOD OVERLAY**

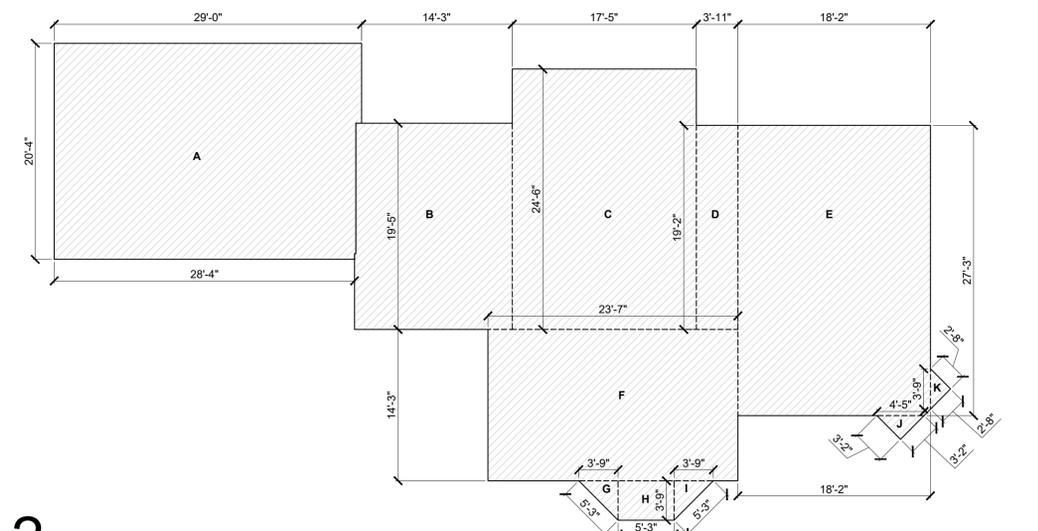
	REQUIRED/ PERMITTED	EXISTING	PROPOSED
<b>MIN REQUIRED SETBACKS</b>			
FRONT YARD	30'-0"	53'-10"	53'-10"
SIDE YARD NORTH	12' - 30'	3'-0"	3'-0"
SIDE YARD SOUTH	12' - 30'	17'-0"	17'-0"
REAR YARD	30'-0"	72'-3"	72'-3"
<b>MAX LOT COVERAGE</b>	30%	14%	18%
<b>MAX BUILDING HEIGHT</b>	35'-0"	28'-5"	28'-5"
<b>MIN PROPERTY LINE SET BACK</b>	5'-0"	3'-0"	3'-0"
<b>REQUIRED OFF-STREET PARKING</b>	2 SPACES	2 SPACES	2 SPACES
<b>PROFESSIONAL PHYSICIAN OFFICE PARKING SPACES</b>	5	5	5

**SHEET NOTES**

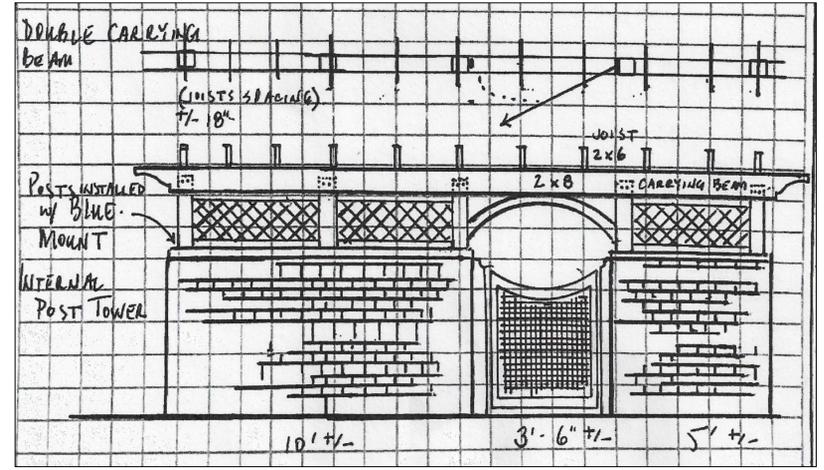
- SEE DRAWING A.010 FOR SYMBOL LEGEND AND G SERIES DRAWINGS FOR GENERAL NOTES AND SITE NOTES.
- DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT (PRIOR TO STARTING WORK).
- PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY DEMOLITION. G.C. TO BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND MAKE ALL NECESSARY REPAIR OR REPLACEMENT WITHOUT ADDITIONAL COST TO THE OWNER.
- EXISTING TREES SHALL BE PROTECTED.
- APPLICANT WISHES TO RESCIND PREVIOUSLY APPROVED BED & BREAKFAST CONDITIONAL USE. PROFESSIONAL PRACTICE SHALL BE CARRIED ON BY THE RESIDENT OF THE DWELLING WITH NO MORE THAN TWO NONRESIDENT ASSISTANTS. (ZR 150-7 (C)(2)(a))

**1 SITE PLAN**  
 GROUND FLOOR AREA CALCULATIONS (ZR 150-7 (C)(2)(b))

BUILDING AREAS	DIMENSIONS	AREA SF	COMPLIES
ACCESSORY OFFICE AREA "A"	20'-4" x 29'-0" x 28'-4"	581 SF	
DWELLING AREA "B"	14'-3" x 19'-5"	286 SF	
DWELLING AREA "C"	17'-5" x 24'-6"	425 SF	
DWELLING AREA "D"	3'-11" x 19'-2"	75 SF	
DWELLING AREA "E"	18'-2" x 27'-3"	495 SF	
DWELLING AREA "F"	14'-3" x 23'-7"	335 SF	
DWELLING AREA "G"	3'-9" x 3'-9" x 5'-3"	7 SF	
DWELLING AREA "H"	3'-9" x 5'-3"	20 SF	
DWELLING AREA "I"	3'-9" x 3'-9" x 5'-3"	7 SF	
DWELLING AREA "J"	2'-8" x 2'-8" x 3'-9"	5 SF	
DWELLING AREA "K"	3'-2" x 3'-2" x 4'-5"	4 SF	
<b>TOTAL GROUND FLOOR AREA</b>		<b>2,240 SF</b>	
<b>GROUND FLOOR COVERAGE AREA</b>		<b>26%</b>	
PER VILLAGE OF GREENPORT CODE §150-7.C.(2)(b). ACCESSORY OFFICE SHALL OCCUPY NOT MORE THAN 30% OF THE AREA OF THE GROUND FLOOR OF THE MAIN BUILDING.		ACCESSORY OFFICE AREA 26% < 30%	YES



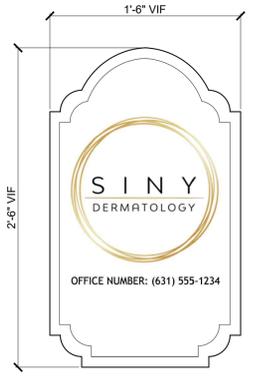
**2 GROUND FLOOR AREA CALCULATION & AREA PLAN**  
 SCALE: N.T.S.



**3 BRICK WALL / PERGOLA ELEVATION**  
 SCALE: N.T.S.

STRUCTURES	EXISTING SF	PROPOSED SF	COMPLIES
DWELLING (HOUSE & GARAGE)	2,240		
COVERED PORCH	706		
POOL		808	
FOUNTAIN		37	
BRICK WALL		8	
A/C UNITS	147		
<b>TOTAL</b>	<b>3,093</b>	<b>853</b>	
<b>TOTAL EXISTING AND PROPOSED STRUCTURE AREA</b>		<b>3,946</b>	
<b>TOTAL LOT AREA</b>		<b>21,850</b>	
<b>LOT COVERAGE</b>		<b>18%</b>	
PER VILLAGE OF GREENPORT CODE 150-12(A), MAX LOT COVERAGE ALLOWED IS 30%		<b>18% &lt; 30%</b>	YES

**4 LOT AREA COVERAGE CALCULATIONS**  
 SCALE: N.T.S.



**5 PROPOSED SIGNAGE**  
 SCALE: 1-1/2" = 1'-0"



**SAITTA GREENPORT**  
 817 MAIN STREET  
 GREENPORT, NY 11944

Issue No.	Rev. No.	Date	Issued For
1		06/14/21	PERMIT
2		09/08/21	HPC
3		10/13/21	PLANNING BOARD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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**SITE PLAN**

ZONING ANALYSIS

Table with columns: Article / Section / Item, ZR Section, ZR Text, Permitted/Required, Existing, Proposed, Compliance, Notes. Includes sections for Terminology, District Use Regulations, District Bulk and Parking Regulations, and Supplementary Regulations.

Table with columns: Article VI Supplementary Regulations, Article VIII Nonconforming Uses and Nonconforming Buildings. Contains detailed regulatory text and compliance analysis for various zoning scenarios.



SAITTA GREENPORT
817 MAIN STREET
GREENPORT, NY 11944

Table with columns: Issue No., Rev. No., Date, Issued For. Shows permit history: 1 (06/14/21) PERMIT, 2 (09/08/21) HPC, 3 (10/13/21) PLANNING BOARD.

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DOB STAMP SIGNATURES
DOB SIGN

ZONING ANALYSIS