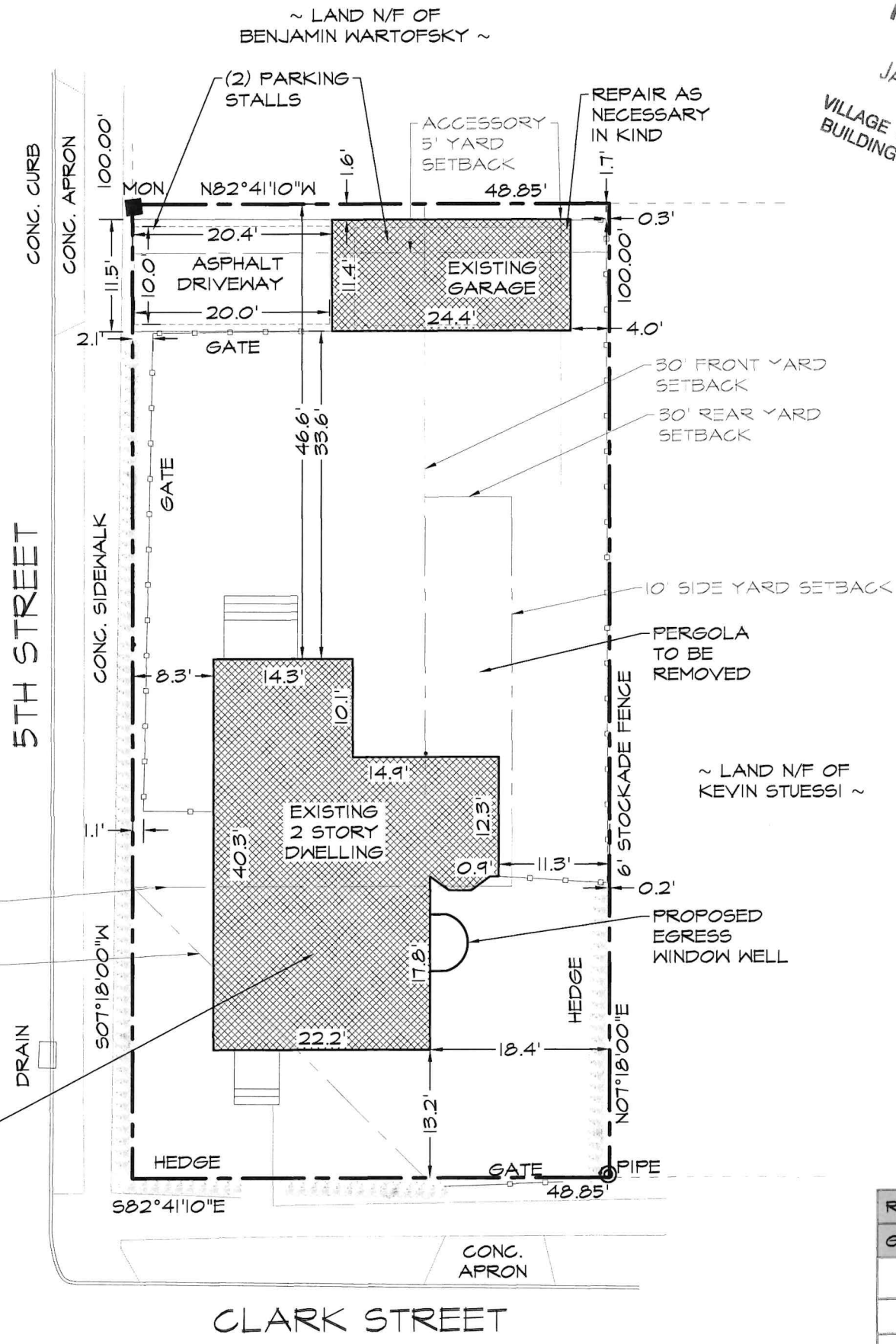


SITE LAYOUT NOTES:
 1. THIS IS AN ARCHITECT'S SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS TO THE ARCHITECT'S BEST OF KNOWLEDGE.
 2. SURVEY INFORMATION WAS OBTAINED FROM A SURVEY DATED AUGUST 7, 2024 AND PREPARED BY:

KENNETH WOYCHUCK LAND SURVEYING
 PO BOX 153
 AQUEBOGUE, NY 11931



PROPOSED FIRST FLOOR INTERIOR RENOVATIONS; PROPOSED SECOND FLOOR ADDITIONS TO REMAIN WITHIN EXISTING F.F. FOOTPRINT

50-13 RESIDENCE DISTRICT REGULATIONS: OBSTRUCTION TO VISION AT STREET INTERSECTIONS.

30' FRONT YARD SETBACK

RECEIVED
 JAN 17 2025
 VILLAGE OF GREENPORT
 BUILDING DEPARTMENT

PROJECT / ZONING DATA	
TAX MAP #	1001-007-03-07
ZONING DISTRICT	R-2
LOT AREA	0.1 ACRES
CoFO EXISTING DWELLING & DETACHED GARAGE	DECEMBER 5, 1996
CoFO 6' X 12' EXTENSION (UPPER DECK)	DECEMBER 5, 1996
VARIANCE APPROVAL	PENDING

ZONING REGULATIONS MAIN BUILDING				
GREENPORT VILLAGE CODE 150-12 (A) & 150-13 (B)				
		EXIST.	PROPOSED	COMPLIES
MIN. FRONT YARD (CLARK STREET)	30.0'	13.2'	13.2'	NO
MIN. FRONT YARD (5TH STREET)	30.0'	8.3'	8.3'	NO
MIN. SIDE YARD	10.0'	11.3'	11.3'	YES
MIN. REAR YARD	30.0'	46.6'	46.6'	YES
MAXIMUM HEIGHT	35.0'	25'	25'	YES
MIN. LIVABLE FLOOR AREA	1,000 S.F.	1,808 S.F.	1,808 S.F.	YES

LOT COVERAGE		
GREENPORT VILLAGE CODE 150-12 (A)		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	4,885.0 S.F.	
EXISTING DWELLING	1,490.0 S.F.	30.5%
EXISTING GARAGE	278.0 S.F.	5.7%
TOTAL AREA OF ALL STRUCTURES	1,768.0 S.F.	36.2%
MAXIMUM LOT COVERAGE ALLOWED: 30%		

ACCESSORY STRUCTURE REQUIREMENTS				
GREENPORT VILLAGE CODE 150-13 (A)				
		EXIST.	PROPOSED	COMPLIES
MINIMUM LOT LINE SETBACK	5.0'	1.6'	1.6'	NO
MINIMUM LOT LINE SETBACK	5.0'	4.0'	4.0'	NO
SETBACK FROM PRINCIPAL DWELLING	10 S.F.	33.6 S.F.	33.6 S.F.	YES

REAR YARD COVERAGE - ACCESSORIES		
GREENPORT VILLAGE CODE 150-13 (A)		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL REAR YARD LOT AREA	2,272.0 S.F.	
EXISTING GARAGE	278.0 S.F.	12.2%
TOTAL AREA OF ALL STRUCTURES	278.0 S.F.	12.2%
MAXIMUM REAR YARD LOT COVERAGE: 30%		

MARK UP DATE: _____
 COMMENTS: _____
 THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF AMP ARCHITECTURE, LLC AND SHALL NOT BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION FROM ANTHONY PORTILLO, RA, LEED AP. THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

AMP Architecture
 Design + Build

PROPOSAL FOR:
 426 CLARK ST
 RENOVATION
 426 CLARK ST
 GREENPORT 11944

DATE: 12/19/24
 PAGE: SD-1

PROPOSED SITE PLAN

SCALE: 1" = 15'-0"