

ZONING INFORMATION

LOCATION: TOWN OF GREENPORT, NEW YORK			
ZONE: N/A			
USE: N/A			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	NONE REQUIRED	40,400 S.F. 0.93 ACRES
2	MINIMUM LOT WIDTH	NONE REQUIRED	200 FEET
3	MINIMUM LOT DEPTH	NONE REQUIRED	200 FEET
4	MINIMUM FRONT SETBACK	NONE REQUIRED	34.3 FEET
5	MINIMUM SIDE SETBACK	NONE REQUIRED	7.3 FEET
6	MINIMUM REAR SETBACK	NONE REQUIRED	30.7 FEET
7	MAXIMUM BUILDING HEIGHT	NONE REQUIRED	RETAIL NOT TO EXCEED 30 FEET HOTEL 50 FEET

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	RETAIL PAD 6,500 SF HOTEL = 150,000 SF
2	PARKING REQUIRED BY TOWN	NONE REQUIRED	RETAIL - 3.5 / 1,000 SF = 22.75 HOTEL W/ REST - 1.3 / ROOM = 130 BOWLING ALLEY 5/LANE = 100 FEC 4.5 / 1000 SF = 97.88 TOTAL 350.63 TOTAL PROVIDED 349
3	MINIMUM PARKING DIMENSIONS	NONE REQUIRED	REGULAR SPACE - 9X18 COMPACT SPACE - 8X15
4	MINIMUM AISLE WIDTH	NONE REQUIRED	24 FEET

SIGN LEGEND

SIGN NO.	LEGEND	QTY.	SIGN NO.	LEGEND	QTY.
A	STOP	7	D	NO PARKING ANY TIME (D)	4
B	DO NOT ENTER	5	E	STOP FOR PEDESTRIAN CROSSWALK	3
C	EMERGENCY ACCESS ONLY	2			

MAP REFERENCE NOTE

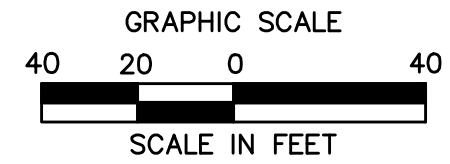
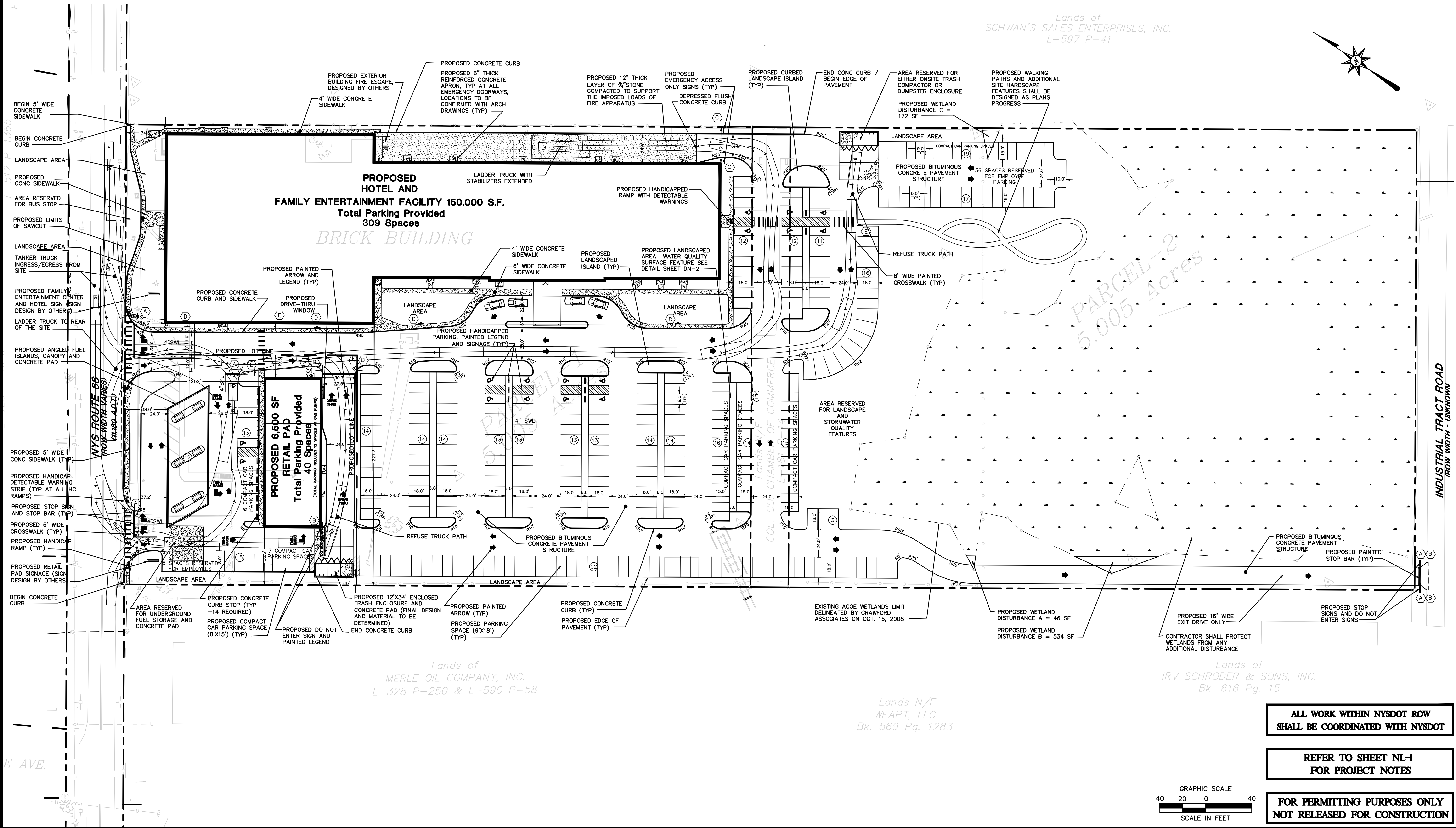
1. THIS PLAN IS BASED ON A SURVEY ENTITLED "TOPOGRAPHIC SURVEY, PROPERTY OF HARBALWANT SINGH, AS PREPARED BY PLASS, ROCKEFELLER AND NUCCI, LLC, LAST REVISED OCTOBER 30, 2008

WETLAND REFERENCE NOTE

1. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY CRAWFORD ASSOCIATES ON OCT. 15, 2008 AND SHOWN ON THE SURVEY IDENTIFIED IN THE MAP REFERENCE NOTE ABOVE.

BL Companies
ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

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Albany, NY 12210
(518) 448-8828
(518) 448-8827 Fax



ALL WORK WITHIN NYS DOT ROW SHALL BE COORDINATED WITH NYS DOT

REFER TO SHEET NL-1 FOR PROJECT NOTES

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

GREENPORT CROSSINGS
181 UNION TURNPIKE
TOWN OF GREENPORT, NEW YORK

REVISIONS

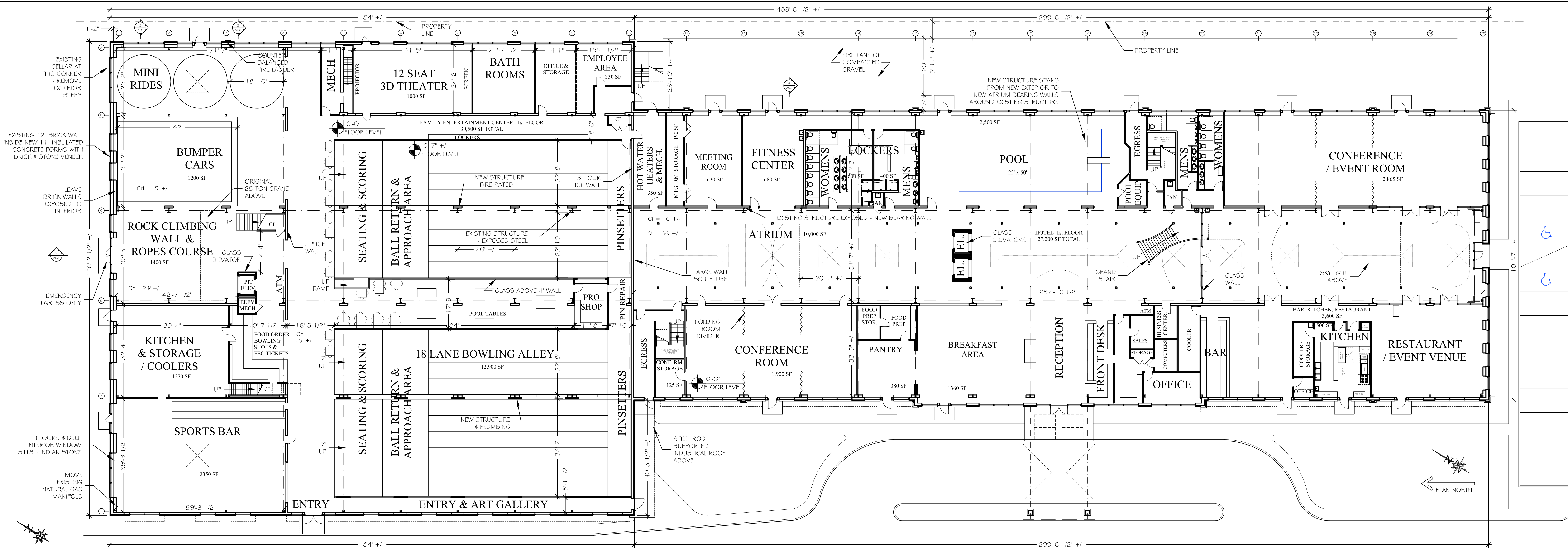
No.	Date	Desc.
1.	10/09/09	SUBMISSION TO PLANNING BOARD
2.	10/09/09	SUBMISSION TO PLANNING BOARD

Designed TJO
Drawn
Checked
Approved
Scale 1"=40'
Project No. 09C3290
Date 9/9/09
CAD File

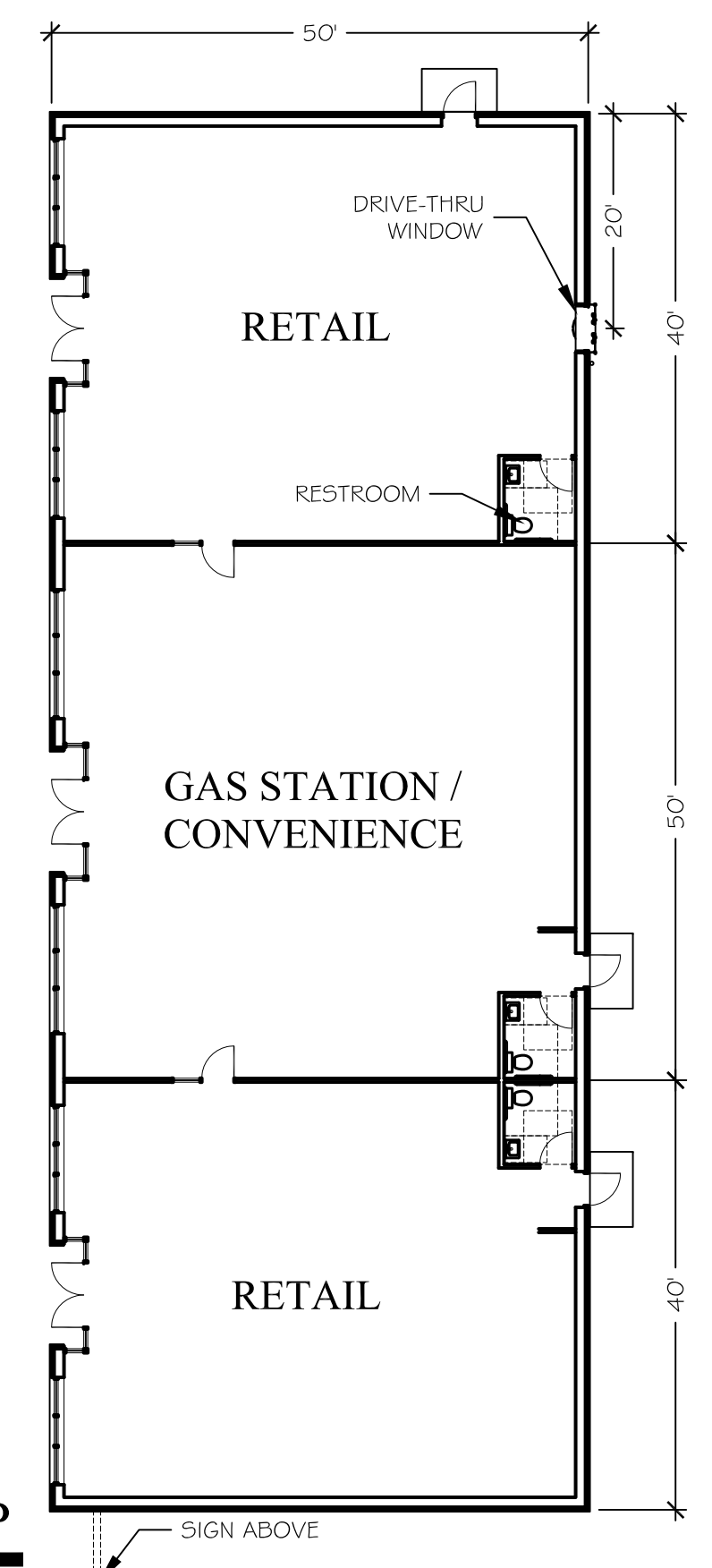
Title **SITE PLAN**
Sheet No.

SP-1

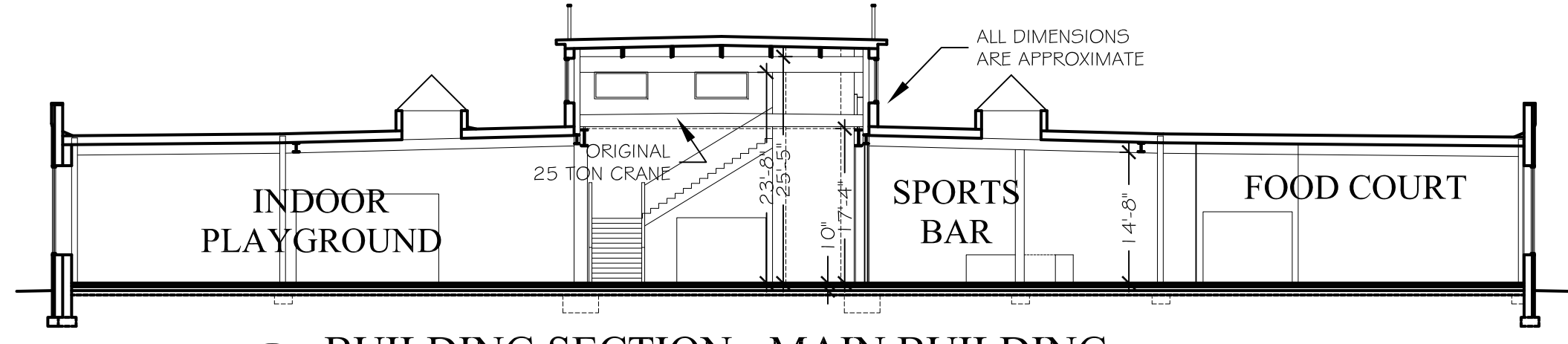
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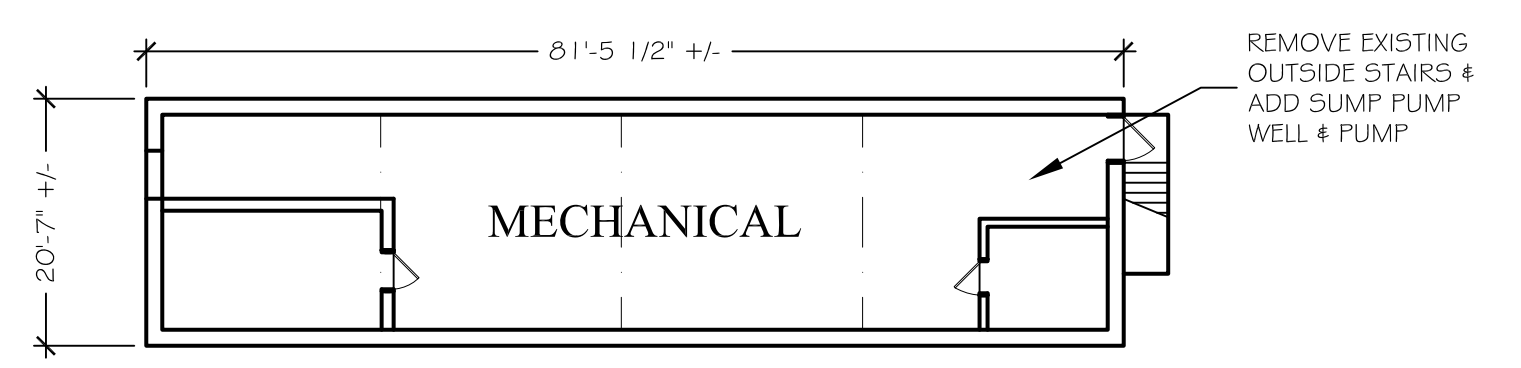
1 FIRST FLOOR PLAN - MAIN BUILDING
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN - RETAIL STRIP
SCALE: 1/16" = 1'-0"



3 BUILDING SECTION - MAIN BUILDING
SCALE: 1/16" = 1'-0"



4 CELLAR PLAN - MAIN BUILDING
SCALE: 1/16" = 1'-0"

**MASTER PLANNING FOR
GREENPORT CROSSINGS**
181 UNION TURNPIKE TOWN OF GREENPORT, NY

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE PLANS HAVE BEEN REVISED WITH THE SEAL OF A LICENSED ARCHITECT.

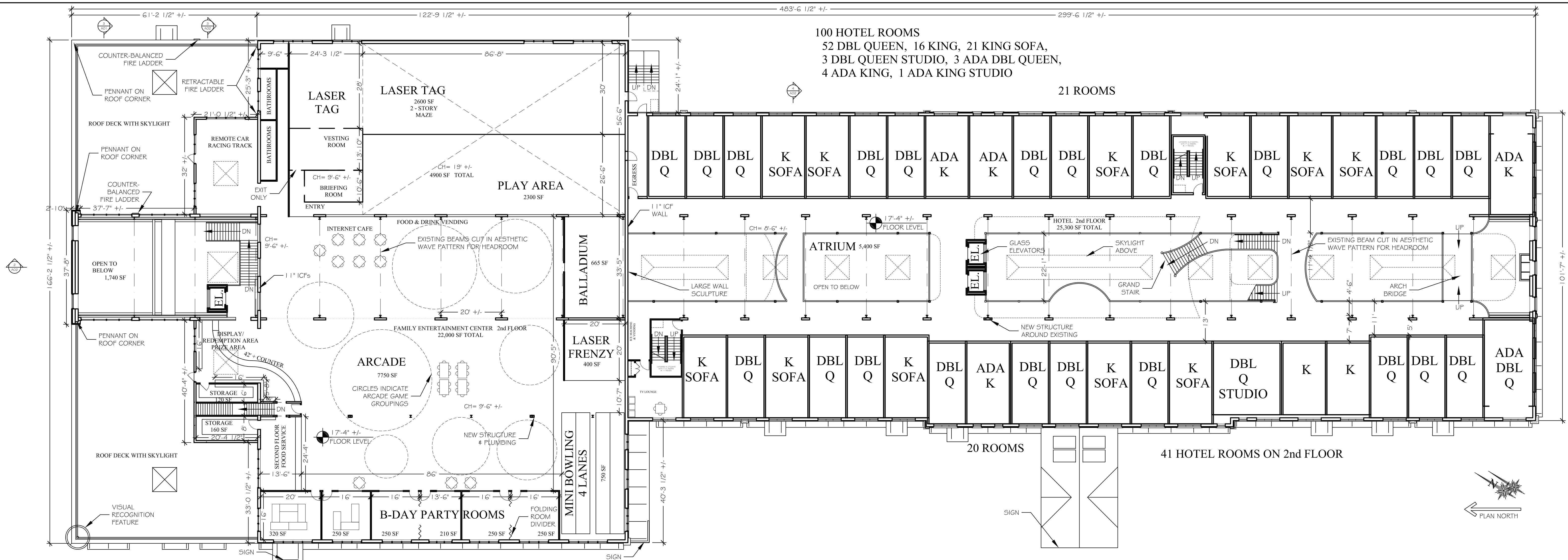
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**APPLICANT:
GREENPORT CROSSINGS, LLC
40 CORBETT ROAD MONTGOMERY, NY 12549**

PROJECT # 09-07 DATE: 5/10/10

A01
FLOOR PLANS & SECTION

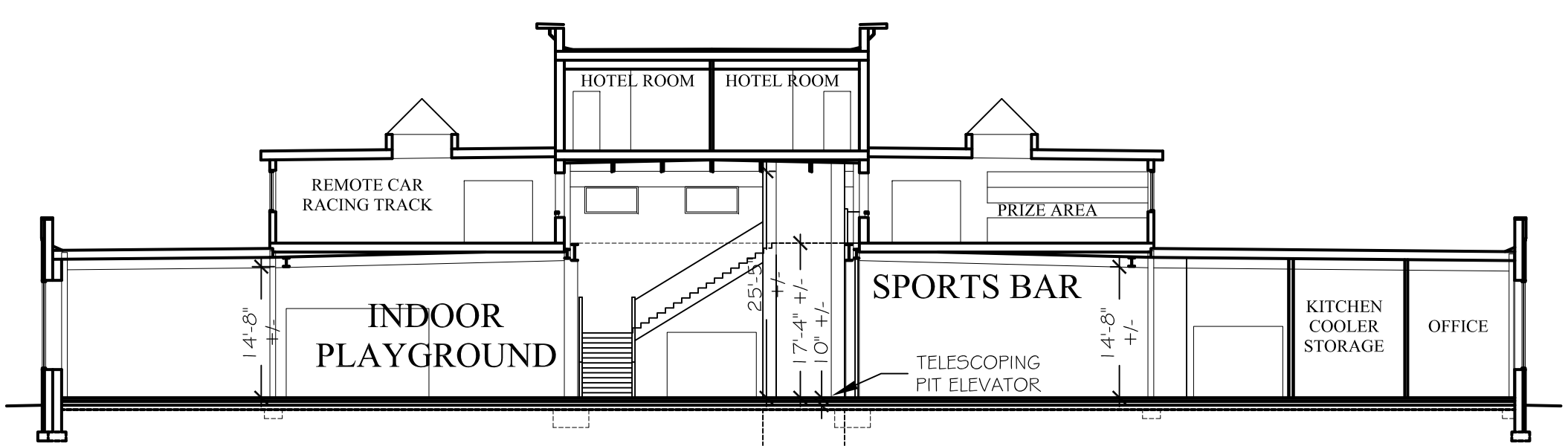
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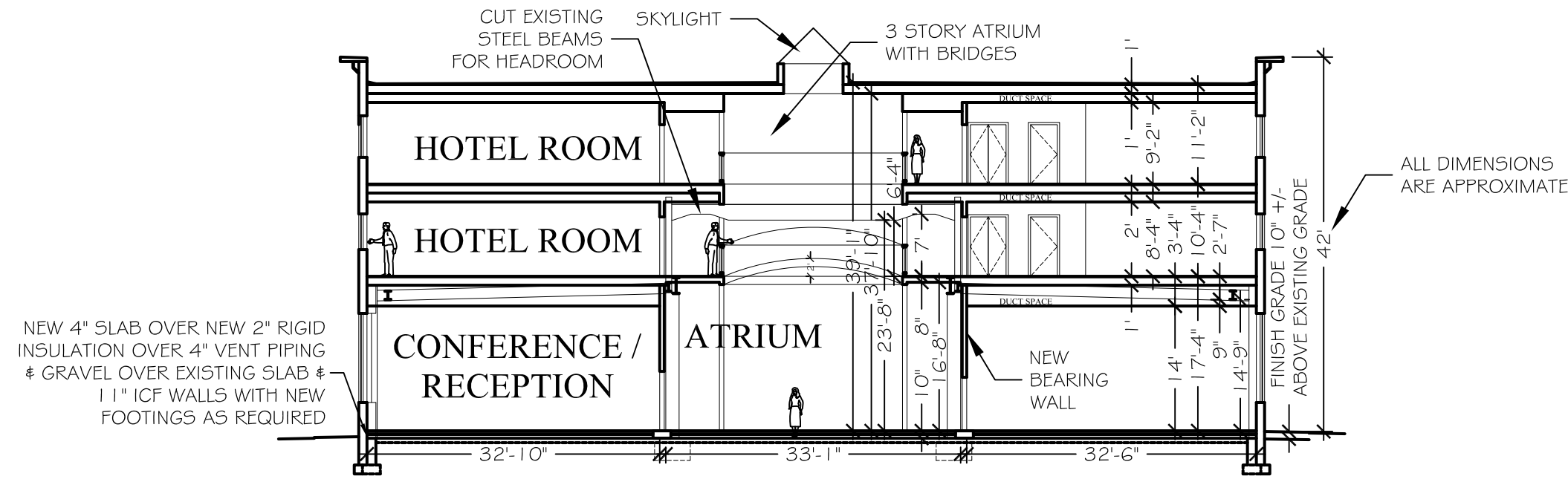
1 SECOND FLOOR PLAN - MAIN BUILDING
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION - MAIN BUILDING
SCALE: 1/16" = 1'-0"



3 BUILDING SECTION - MAIN BUILDING
SCALE: 1/16" = 1'-0"



4 BUILDING SECTION - MAIN BUILDING
SCALE: 1/16" = 1'-0"

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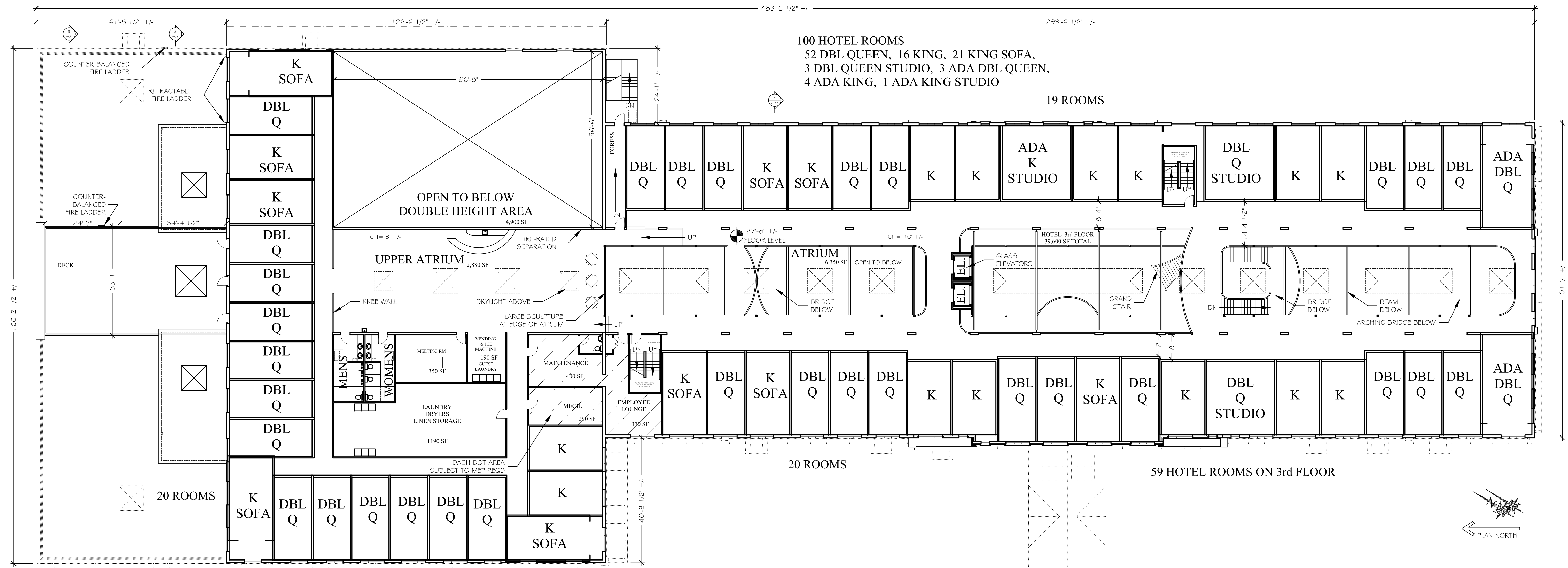
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A02

PLAN & SECTIONS - MAIN BUILDING



1 THIRD FLOOR PLAN - MAIN BUILDING
SCALE: 1/16" = 1'-0"

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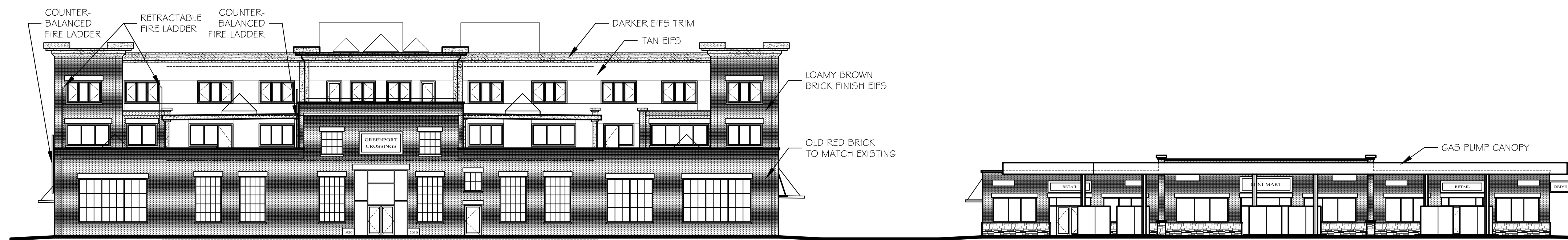
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A03

FLOOR PLAN - MAIN BLDG

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1 NORTH SITE ELEVATION - VIEW FROM ROUTE 66

SCALE: 1/16" = 1'-0"

NEW FLOOR LEVEL 1'0" MIN. ABOVE EXISTING FLOOR LEVEL
FINISH GRADE - 8" ABOVE EXISTING GRADE AT BUILDING

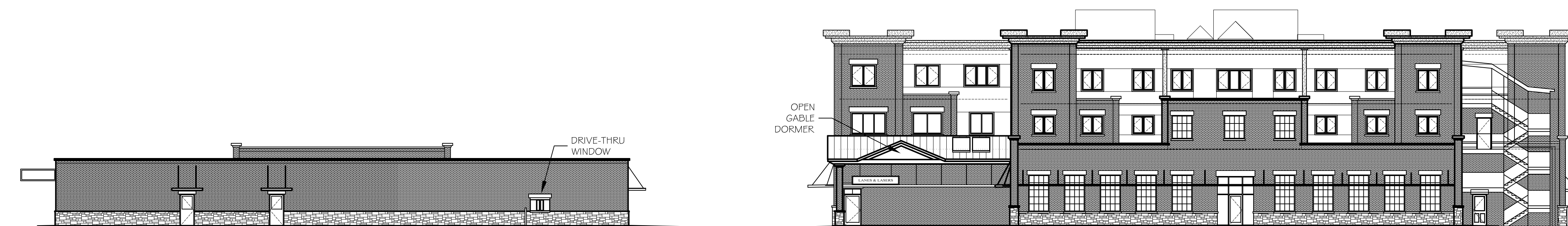


2 WEST ELEVATION - MAIN BUILDING



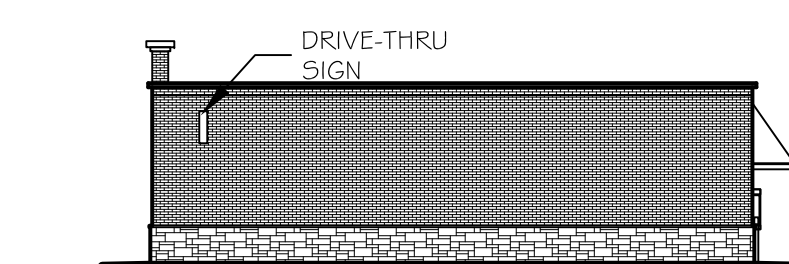
3 EAST ELEVATION - MAIN BUILDING

SCALE: 1/16" = 1'-0"



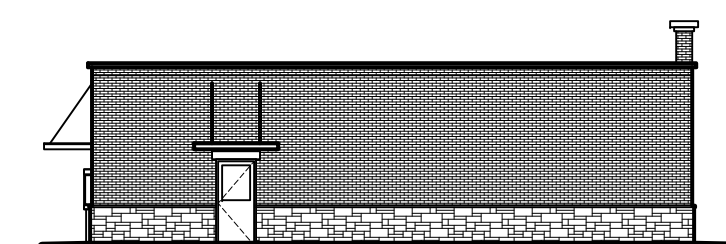
4 SOUTH SITE ELEVATION

SCALE: 1/16" = 1'-0"



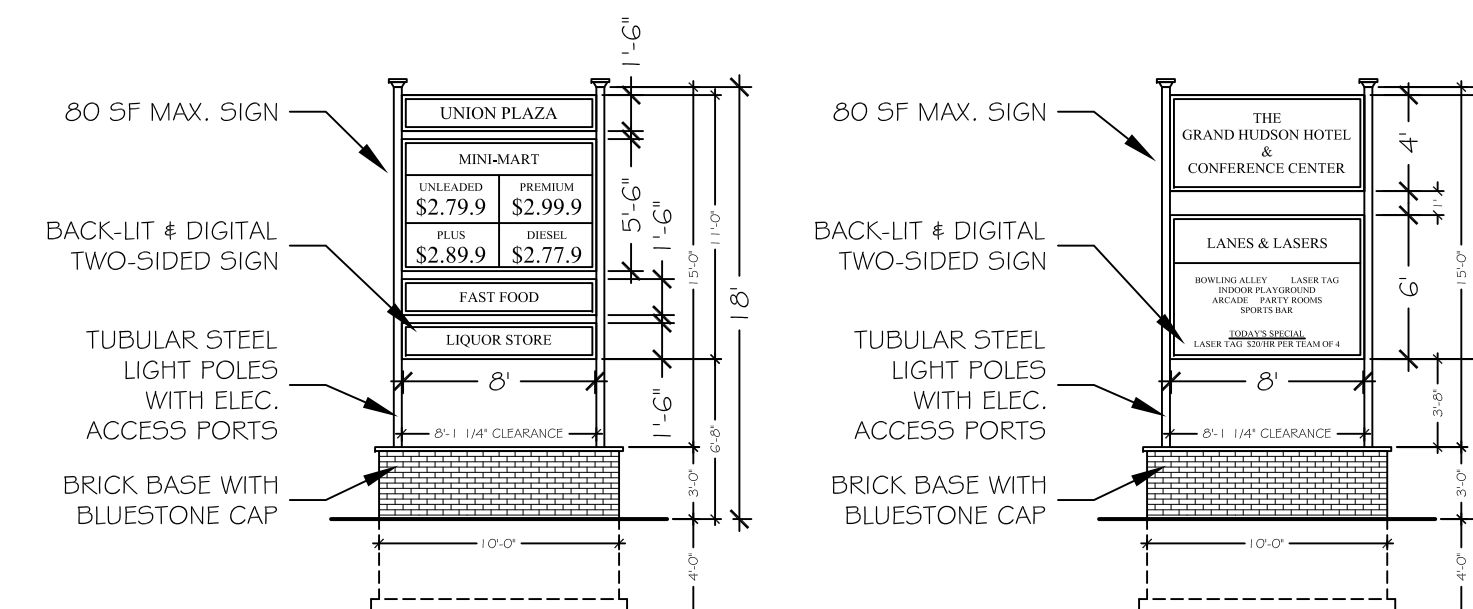
5 WEST ELEVATION - RETAIL STRIP

SCALE: 1/16" = 1'-0"



6 EAST ELEVATION - RETAIL STRIP

SCALE: 1/16" = 1'-0"



7 SIGNS - RETAIL STRIP & FEC / HOTEL

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

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A04
BUILDING & SIGN ELEVATIONS