

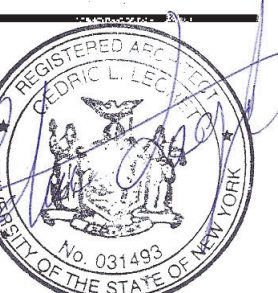
**CEDRIC
LEGRET**
Registered Architect NYS 031493

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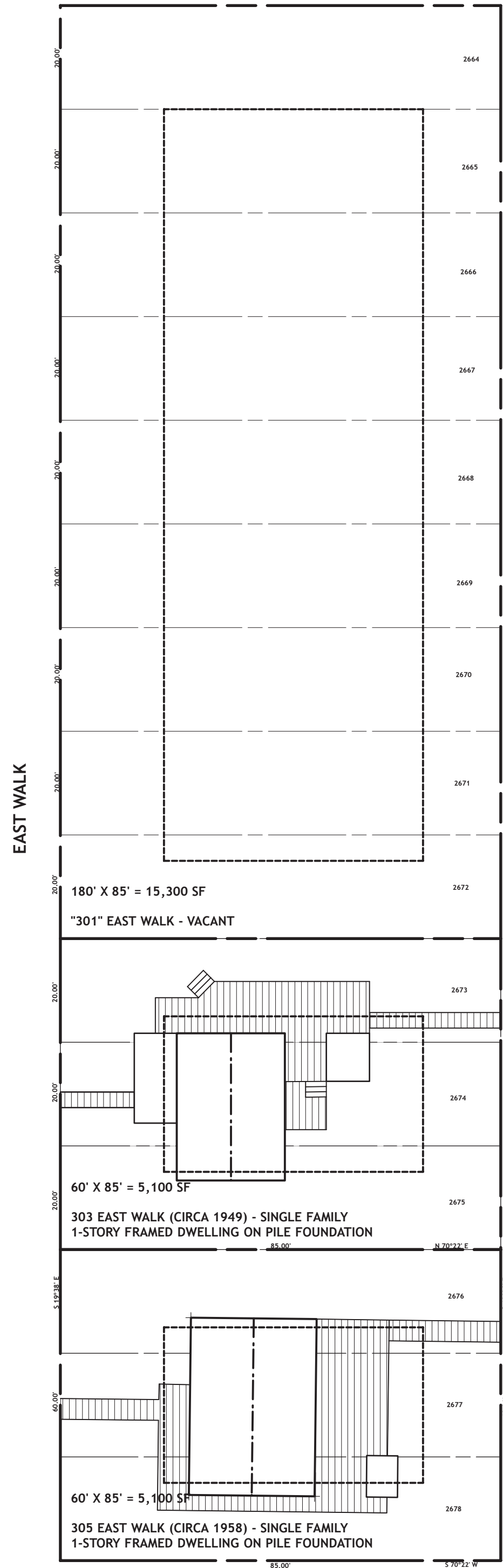
**PROPOSED
SITE PLAN**

PROJECT NO:
2103
DRAWN BY:
CLL
DATE:
04/12/2021
SCALE:
1/20"=1'-0"



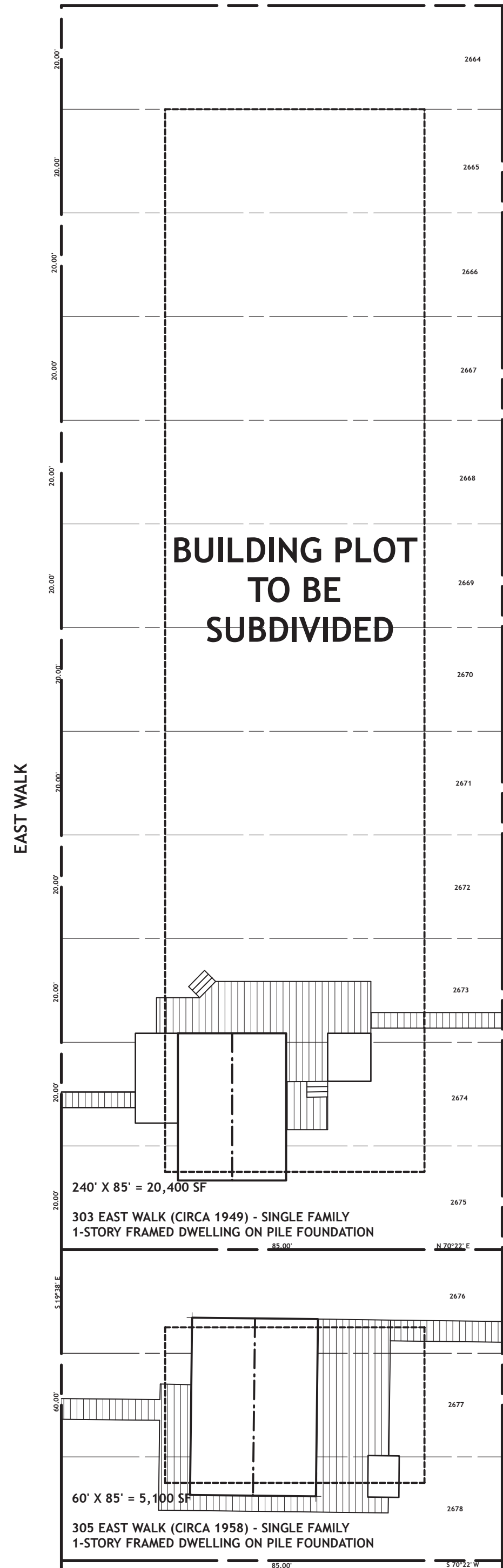
F-0.1

LIGHTHOUSE PROMENADE



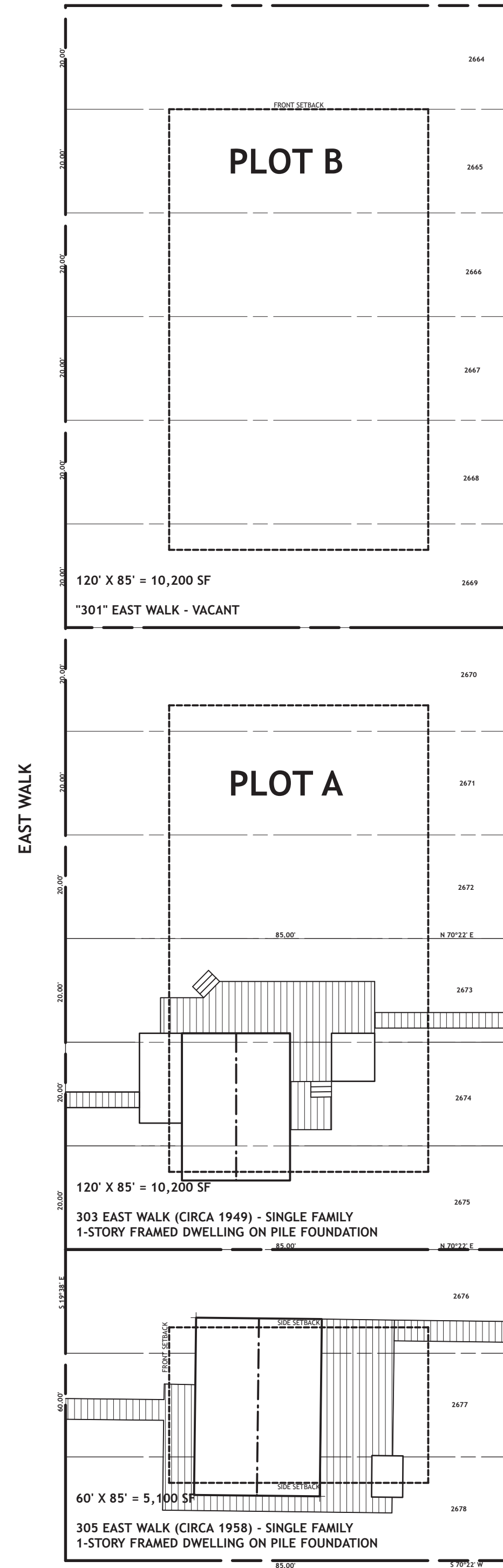
PREVIOUS BUILDING PLOTS

LIGHTHOUSE PROMENADE



CURRENT BUILDING PLOTS
(SUBSTANDARD LOT MERGER)

LIGHTHOUSE PROMENADE



PROPOSED SUBDIVISION

BAYBERRY WALK (FAIR HARBOR / TOWN OF ISLIP)

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PLOT B

120' X 85' = 10,200 SF
"301" EAST WALK - VACANT

MAXIMUM ALLOWABLE
5-BEDROM 2-STORY DWELLING
PER SALTIRE CODE CHAP.55

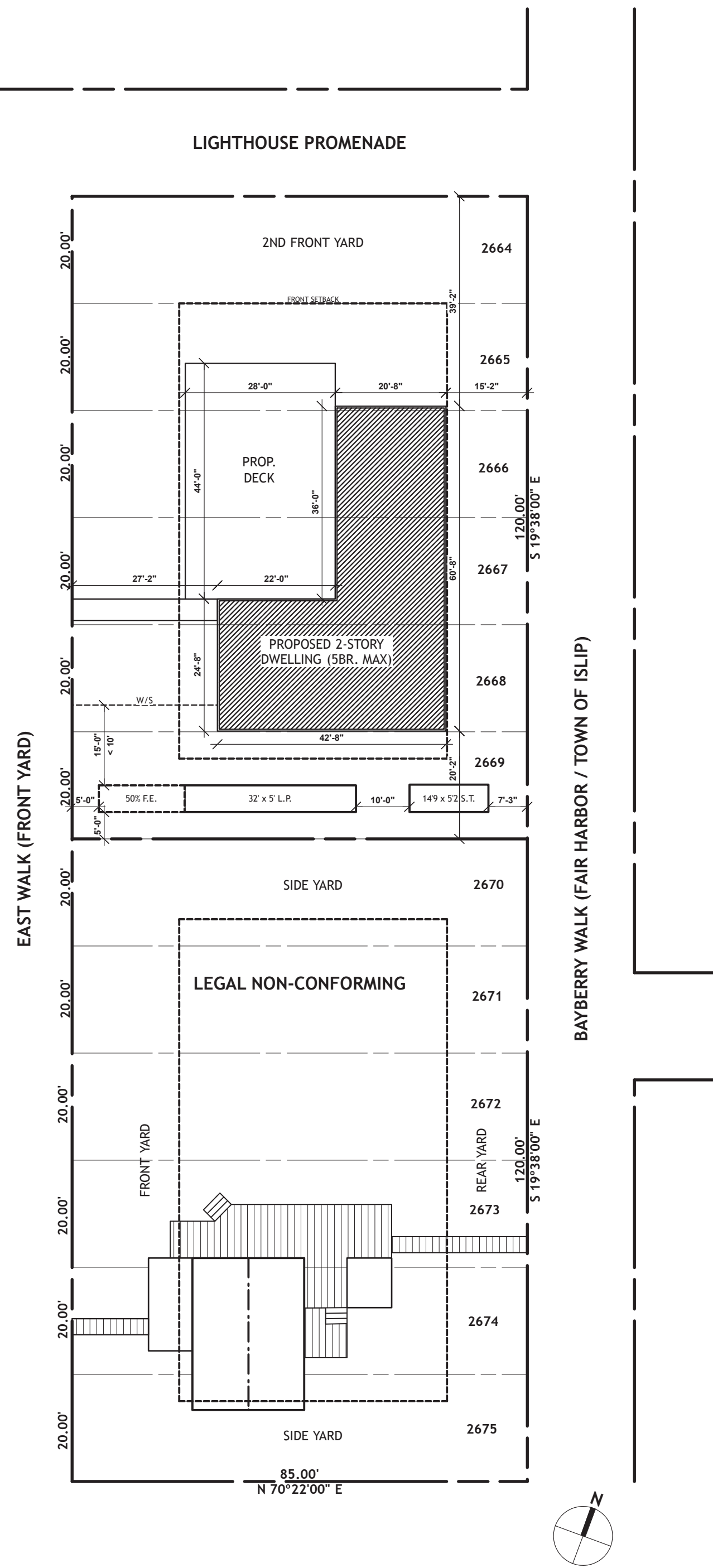
PUBLIC WATER (EXISTING MAIN)
NEW SEWAGE SYSTEM REQUIRED:
- 1500 GAL. PLASTIC HOLDING TANK
- 5X32 CONC. BLOCK LEACHING POOL

PLOT A

120' X 85' = 10,200 SF
303 EAST WALK (CIRCA 1949) - IMPROVED

SINGLE FAMILY
1-STORY FRAMED DWELLING
ON PILE FOUNDATION

PUBLIC WATER (EXISTING MAIN)
EXISTING SEWAGE SYSTEM



SETBACKS				
	REQUIRED	EXISTING (@303/PLOT A)	PROPOSED (@301/PLOT B)	
Front Yard (EAST WALK)	House	20 ft	14.3 ft	27.1 ft
	Deck	20 ft	18.4 ft	21.1 ft
2nd Front Yard (N @B)	House	20 ft	N/A	39.1 ft
	Deck	20 ft	N/A	31.1 ft
Side YardS (S @B)	House	15 ft	S13.4/N78.3 ft	20.1 ft
	Deck	15 ft	S23.1/N68.3 ft	20.1 ft
Rear Yard (E @A&B)	House	15 ft	41.6 ft	15.1 ft
	Deck	15 ft	25.3 ft	35.9 ft

BUILDING HEIGHTS			
	MAXIMUM	EXISTING (@303/PLOT A)	PROPOSED (@301/PLOT B)
Roof Elevation	34	EL 20.3	EL 34.00
First Floor Elevation	Zone AE9	EL 6.8	EL 11.00
F.F. to Roof Distance	23 ft	13.5 ft	23 ft

GROSS FLOOR AREA			
	MAXIMUM	EXISTING (@303/Plot A)	PROPOSED (@301 / Plot B)
First Floor	1800 sq ft	846 sq ft	1728 sq ft
Second Floor	1800 sq ft	None	1728 sq ft
TOTAL	3600 sq ft	846 sq ft	3456 sq ft

ENCLOSED AREA			
	EXISTING	PROPOSED	NOTE
Enclosed First Floor	774	1728	Porch Included
Acc. Structure	72	0	i.e. Shed
TOTAL ENCLOSED	846	1728	Enclosed Perimeter

LOT AREA 85' X 120' = 10,200
 Enclosed Area Plot A: 846/10200= 8.29% < 20%
 Enclosed Area Plot B: 1728/10200= 16.94% < 20%

LOT OCCUPANCY			
	EXISTING (@303/PlotA)	PROPOSED (@301/PlotB)	NOTE
TOTAL ENCLOSED	846	1728 < 1800	Porch +Shed Incl.
First Floor Deck	452	1232	Unroofed
Access > 4ft wide	0	0	N/A
TOTAL OCCUPANCY	1298	2960 < 3060	

LOT AREA 85' X 120' = 10,200
 Lot Occupancy Plot A: 1298/10200= 12.73% < 30%
 Lot Occupancy Plot B: 2960/10200= 29.02% < 30%

PROPOSED SUBDIVISION OF EXISTING 12-LOT BUILDING PLOT INTO TWO EQUAL 6-LOT BUILDING PLOTS @ 303 EAST WALK

(SCTM: DISTRICT 503 SECTION 4 BLOCK 2 LOT 65)
MAP OF SALTIRE, FILE 114, FILED MARCH 29, 1911
BLOCK 68, LOTS 2664-2675 INCLUSIVE (12 TOTAL)

301 EAST WALK (NEW): LOTS 2664-2669, VACANT

303 EAST WALK (EXIST.): LOT 2670-2675, IMPROVED

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PROPOSED

SITE PLAN

PROJECT NO: 2103
 DRAWN BY: CLL
 DATE: 06/29/2021
 SCALE: 1/20"=1'-0"

F-0.2