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Issued to Planning

Proposed Addition & Renovation

Date	Description
9/15/24	Preiminary Floor Plans
10/24/24	Preiminary Design
11/15/24	Preiminary Design
11/18/24	Preiminary Design
11/25/24	Submitted to Planning
11/26/24	Preiminary Design
12/10/24	Submitted to Planning
1/2/25	Preiminary Design
2/21/25	Preiminary Design

Proposed Addition & Renovation
HEAD OF THE HARBOR
FOR
Laura Maddaloni

2 Arbor Lane
Head of the Harbor, NY

Village of Head of the Harbor
Suffolk County

Drawn By: M.A.A.
Checked By: M.A.A.
Date: 2/24/25

Site Plan
- Alignment -
Zoning

SP-1

SITE PLAN LEGEND:

- Indicates Property Line
- Indicates Setback Line
- Indicates Title Boundary
- Indicates Fence
- Indicates Proposed Structure
- Proposed Driveway (from street to garage)
- Proposed Driveway (from garage to garage)
- Proposed (and proposed) Driveway (from street to garage)
- Project Limiting Fence & Set Fence
- Top of Ground
- Top of Garage
- Basement Footing
- Basement Foundation
- Top of Driveway
- Indicates Existing Contours
- Indicates Proposed Contours
- Indicates Existing Structure
- Indicates Gas Lines
- Indicates Water Services
- Indicates Division of Curb/Feet
- Indicates Existing Spot Elevation
- Indicates Proposed Spot Elevation
- Indicates Boulder Retaining Wall
- Indicates Graded Slope Retaining Wall
- Indicates Existing Trees to Remain
- Indicates Curb/Man
- Indicates Tree/Tree Retaining
- Type of Ground

ZONING ANALYSIS

Map Name: Arborlan, Lot 2
Map No.: 1807/1581 (file no. 6938)
Section: 2 - Block 1 - Lot 19.4

Lot Area: 108,900 sq. ft. (2.5 acres) detailed areas
98,777 sq. ft. (2.3 acres) above water areas

Impervious Coverage (IMPI):
Existing: 2,477 sq. ft. (house & garage)
1,688 sq. ft. (pool)
1,257 sq. ft. (pool, patios & decks)
10,433 sq. ft. (driveway)
16,017 sq. ft. (total) = 14.7% < 20% (conforms)
Proposed: 1,382 sq. ft. (house & garage)
1,268 sq. ft. (pool, patios & decks)
1,456 sq. ft. (pool & pool patio)
1,307 sq. ft. (driveway)
10,433 sq. ft. (driveway)
22,222 sq. ft. (driveway to be removed)
108,900 sq. ft. (total) = 14.7% < 20% (conforms)

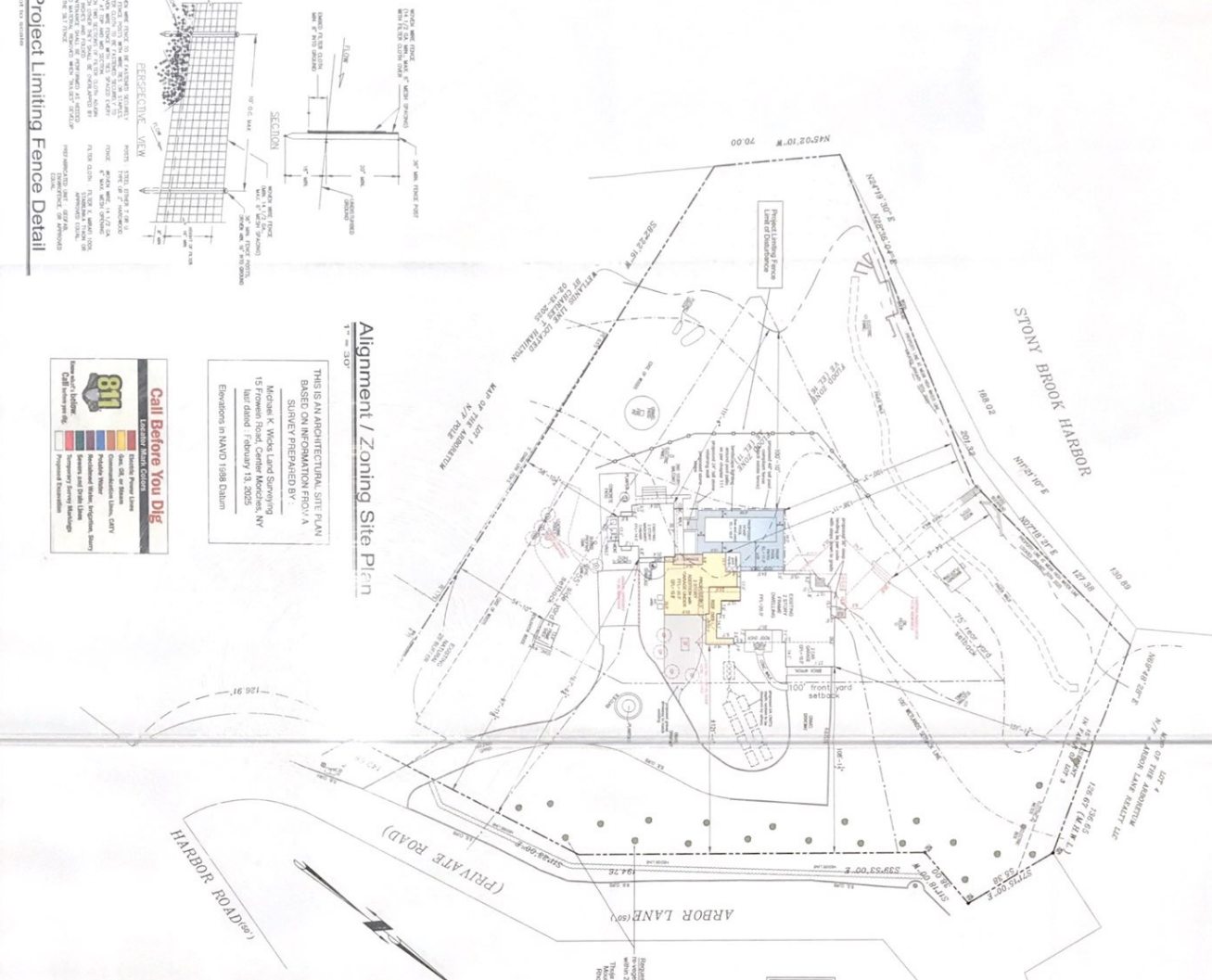
Zoning Analysis Chart (Zones 'A')

Code Section	Required	Existing	Proposed	Conforms
Min. Lot Area	165.25	67,129 (12.8 ac)	98,777 (2.3 ac)	Yes
Lot Width	100 ft	376.44 ft	121.3 ft	Yes
Front Yard	165.25	108.5 ft	no change	Yes
Side Yard (min)	165.25	55 ft	58 ft	Yes
Side Yard (total)	165.25	110 ft	212.2 ft	Yes
Building Height	165.25	75 ft	no change	Yes
Waterfront Setback	165.25	100 ft	+30.0 ft	Yes
Max. Floor Area Ratio	165.25	8% (7.902 ft)	5.5% (5.461 ft)	Yes
Improved Surfaces	165.25	100 ft	14.7% (16,017 sq. ft.)	N/A
Front Yard	165.25	55 ft	58 ft	N/A
Side Yard	165.25	45 ft	58 ft	N/A
Building Height	165.25	28 ft	98 ft (deck)	N/A
Max. Floor Area	165.25	1,500 sf	119.2 ft (pool)	N/A

Accessory Structures

Building Height	Max. Floor Area
165.25	1,500 sf

TREE / CLEARING NOTE:
NO TREE REMOVAL AND CLEARING REQUIRED IN THIS APPLICATION



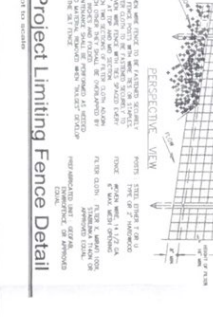
Alignment / Zoning Site Plan

THIS IS AN ARCHITECTURAL SITE PLAN BASED ON INFORMATION PROVIDED BY:
SURVEY PREPARED BY:
Michael K. Woods Land Surveying
15 Freeman Road, Centereaches, NY
file dated February 13, 2025
Emissions in NY/NY 1988 Datum

Call Before You Dig

811

- Call 811 or visit www.callbeforeyoudig.com
- 811 will identify the location and depth of:
- Underground utility lines, such as gas, water, sewer, and telecommunications lines.
- Public works, such as manholes, fire hydrants, and storm drains.
- Other underground structures, such as bridges and tunnels.



Project Limiting Fence Detail

