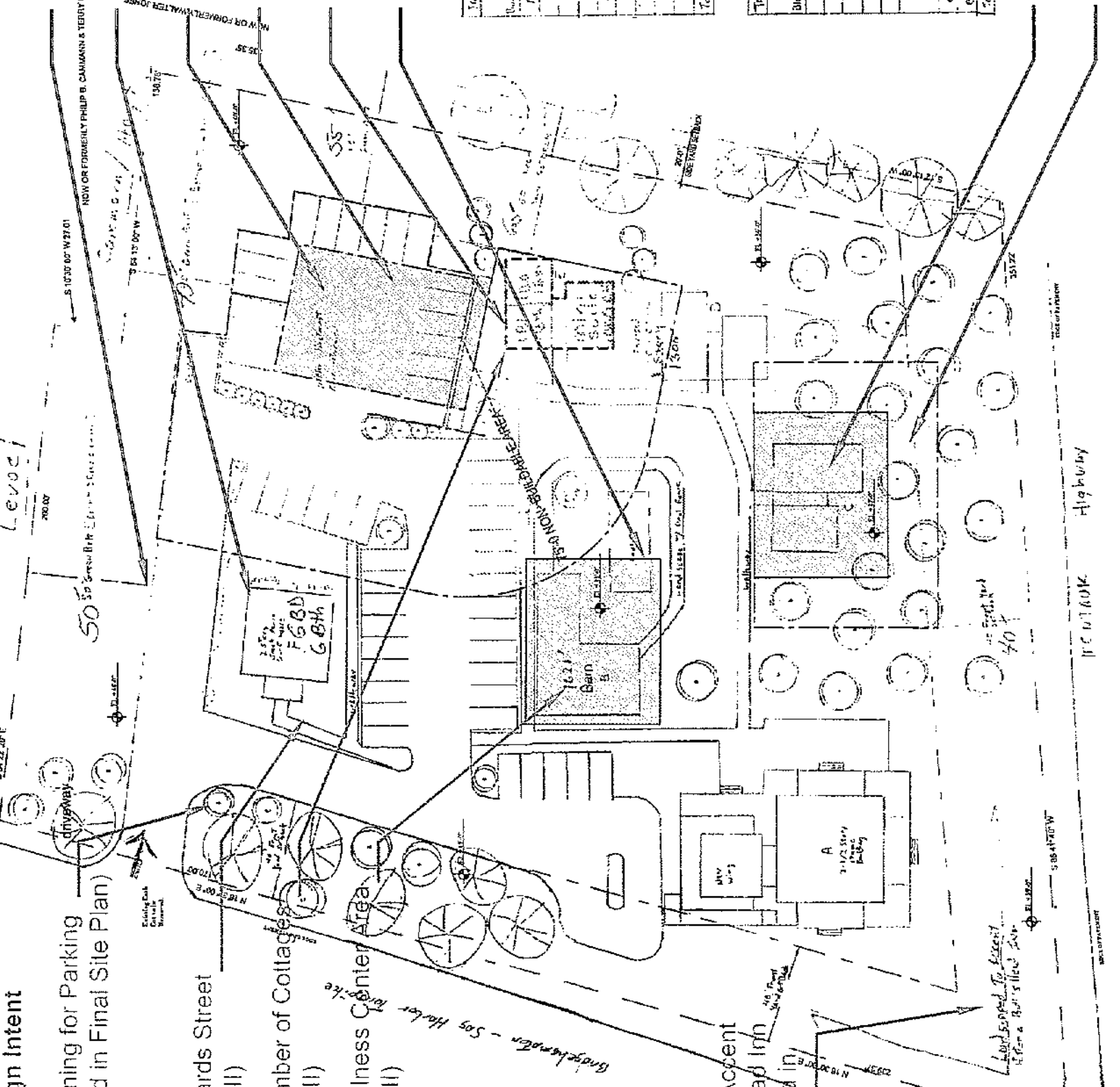


## Appendix O





Landbanked Parking Eliminated

Isolated Cottage not Connected to Campus

Required Area for Cromoglass Eliminates Parking

Insufficient Parking to Support Project

Setback from Cromoglass Prohibits Construction Here

Reduction in Wellness Center Area Does Not Meet Program

Cottage Placement Partially Blocks Bulls Head Inn View

Unit Creates an Impact on the Orchard

Table of Building Footprints & Average Grid

Block	Area	Grid	Area	Grid
A	1,000	100	100	100
B	1,000	100	100	100
C	1,000	100	100	100
D	1,000	100	100	100
E	1,000	100	100	100
F	1,000	100	100	100
G	1,000	100	100	100
H	1,000	100	100	100
I	1,000	100	100	100
J	1,000	100	100	100
K	1,000	100	100	100
L	1,000	100	100	100
M	1,000	100	100	100
N	1,000	100	100	100
O	1,000	100	100	100
P	1,000	100	100	100
Q	1,000	100	100	100
R	1,000	100	100	100
S	1,000	100	100	100
T	1,000	100	100	100
U	1,000	100	100	100
V	1,000	100	100	100
W	1,000	100	100	100
X	1,000	100	100	100
Y	1,000	100	100	100
Z	1,000	100	100	100
Total	10,000	1,000	1,000	1,000

Table of Building Footprints & Average Grid

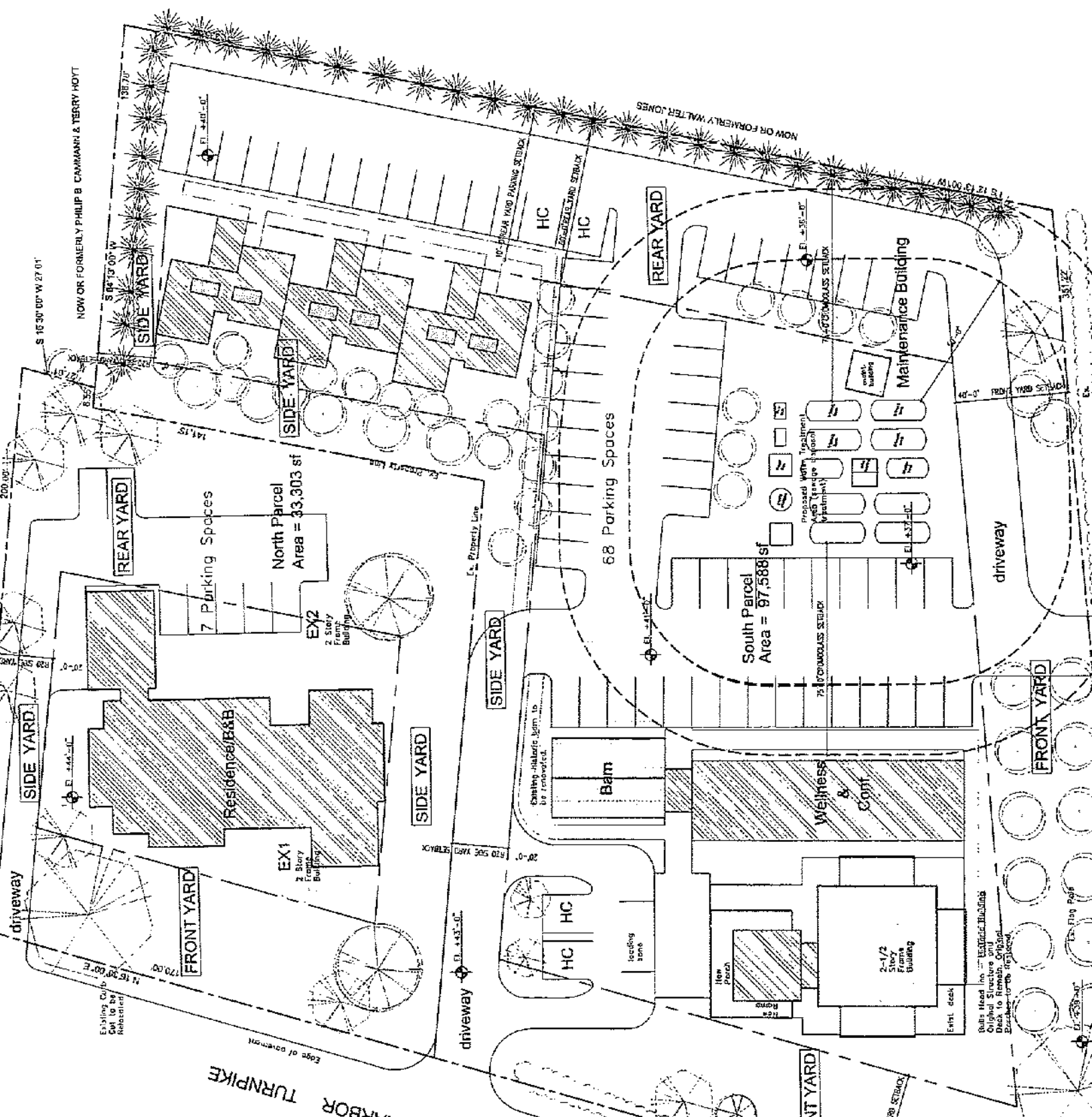
Block	Area	Grid	Area	Grid
A	1,000	100	100	100
B	1,000	100	100	100
C	1,000	100	100	100
D	1,000	100	100	100
E	1,000	100	100	100
F	1,000	100	100	100
G	1,000	100	100	100
H	1,000	100	100	100
I	1,000	100	100	100
J	1,000	100	100	100
K	1,000	100	100	100
L	1,000	100	100	100
M	1,000	100	100	100
N	1,000	100	100	100
O	1,000	100	100	100
P	1,000	100	100	100
Q	1,000	100	100	100
R	1,000	100	100	100
S	1,000	100	100	100
T	1,000	100	100	100
U	1,000	100	100	100
V	1,000	100	100	100
W	1,000	100	100	100
X	1,000	100	100	100
Y	1,000	100	100	100
Z	1,000	100	100	100
Total	10,000	1,000	1,000	1,000

Cottage Placement Partially Blocks Bulls Head Inn View

Unit Creates an Impact on the Orchard

Calculations	Provided
Bullshead Inn --Restaurant Seating --Inn	66+10 Seats 7 Rooms
Cottages	9 Rooms
Wellness and Conference Center	3 Rooms 3,493 SF
Parking	68 Spaces
Residence / B&B	5 Rooms + Owners
Parking	7 Spaces

Description	Existing Building Area	Proposed Building Area	Proposed Total Area (sq. ft.)
Bull's Head Inn	2,553 sf	3,884 sf	1,331 sf
Bar / Wellness Center	1,810 sf	3,492 sf	5
Residence B&B	-	3,978 sf	5
Cottage	-	1,290 sf	3
Cottage	-	1,290 sf	3
EX1 - Inn	849 sf	-	-
EX2 - House	750 sf	-	-
Maintenance Building	-	196 sf	-
<b>TOTAL BUILDING COVERAGE AREA</b>	<b>6,041 sf</b>	<b>17,400 sf</b>	<b>1,353 sf</b>



Notes:  
 Bulls Head Inn - Existing Building  
 Original Structure and  
 Deck to be Demolished  
 Deck to be Rebuilt  
 Existing Structure to be Rebuilt

New building construction

Existing structure to be demolished  
Area of Gravel/Asphalt (Approx. 2500sq ft)  
Seepage disposal treatment

Area / Subbed of Gravel/Asphalt

Existing Tree Line

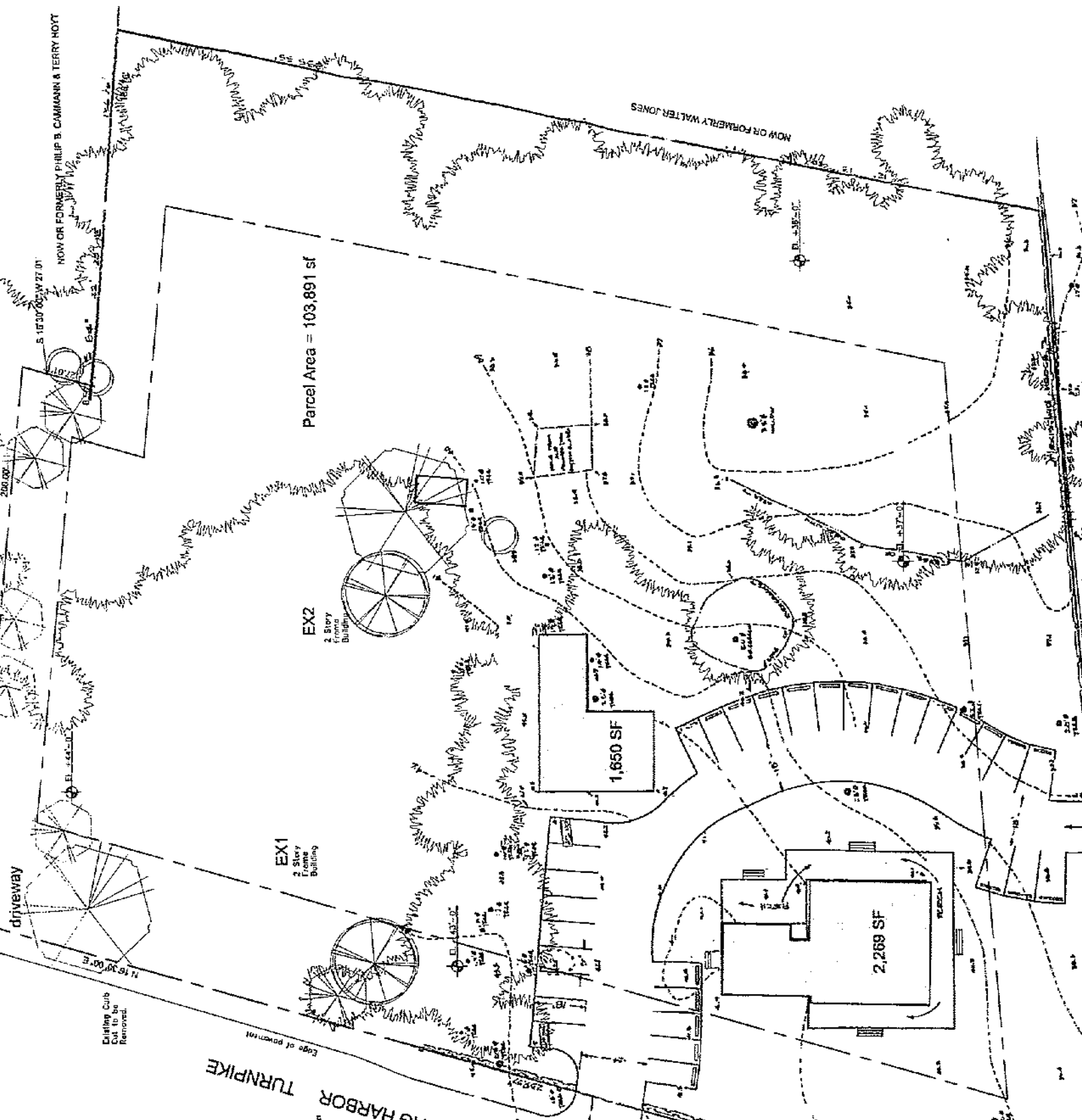
Fence with Dem

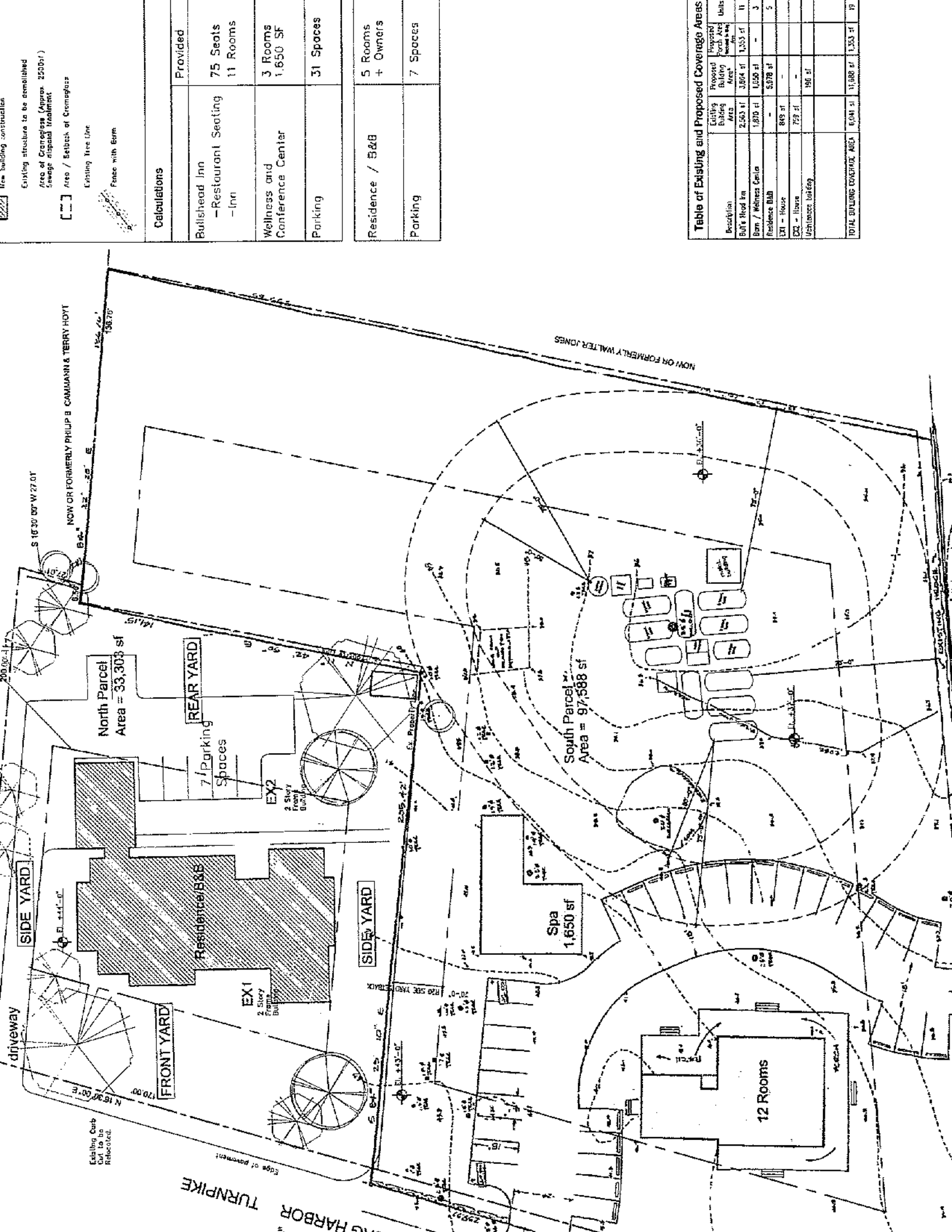
### Calculations

Calculations	Provided
Bullshead Inn --Restaurant Seating	35+11 Seats
Wellness and Conference Center	1,650 SF
Parking	31 Spaces

### Table of Existing and Proposed Coverage Areas

Description	Existing Building Area	Proposed Building Area	Units
Bull's Head Inn	2,563 sf	3,864 sf	1,351 sf
Wellness / Conference Center	1,670 sf	1,650 sf	-
EX1 - House	819 sf	-	-
EX2 - House	789 sf	-	-
<b>TOTAL BUILDING COVERAGE AREA</b>	<b>6,841 sf</b>	<b>5,514 sf</b>	<b>1,333 sf</b>





Existing structure to be demolished  
 Area of Croneggs (Approx. 2200sf)  
 Sewage disposal treatment  
 Area / Setback of Croneggs  
 Existing Tree Line  
 Fence with 60m

Calculations	Provided
Bullshhead Inn - Restaurant Seating - Inn	75 Seats 11 Rooms
Wellness and Conference Center	3 Rooms 1,650 SF
Parking	31 Spaces
Residence / B&B	5 Rooms + Owners
Parking	7 Spaces

Description	Existing Building Area	Proposed Building Area	Units
Bull's Head Inn	2,503 sf	3,864 sf	11
Spa / Wellness Center	1,650 sf	1,650 sf	3
Residence B&B	-	5,078 sf	5
321 - House	848 sf	-	-
322 - House	759 sf	-	-
Wellness building	-	190 sf	-
<b>TOTAL BUILDING COVERAGE AREA</b>	<b>6,043 sf</b>	<b>11,888 sf</b>	<b>19</b>

NEW BUILDING CONSTRUCTION

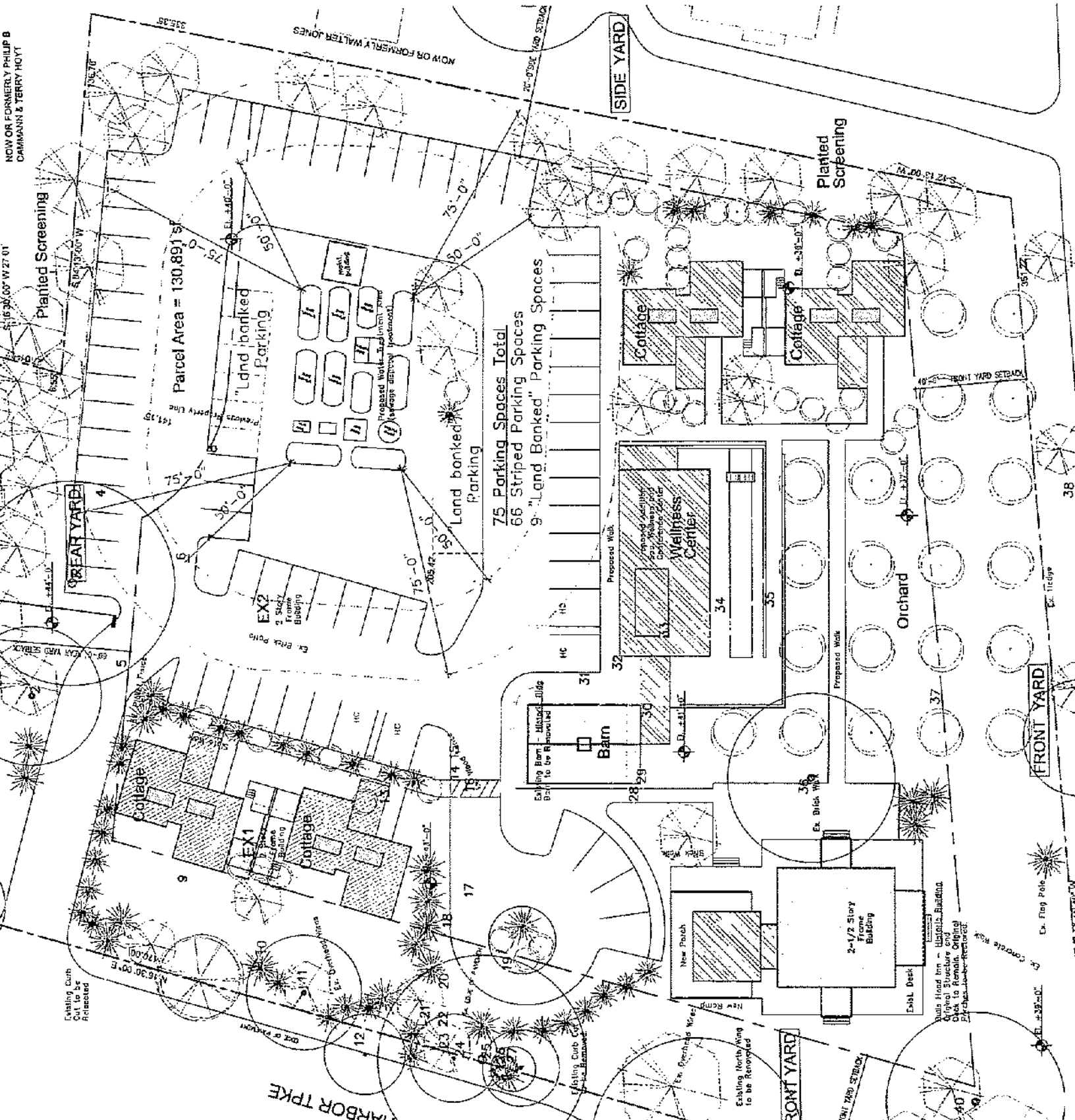
- Existing structure to be demolished
- Area of Covenants (Approx. 2500sq ft)
- Seepage disposal treatment
- Area / Setback of Cottages
- Existing Tree Line
- Fence will be Dem.

**Calculations**

Calculations	Provided
Bullshead Inn - Restaurant Seating - Inn	66+10 Sea 7 Rooms
Cottages	12 Rooms
Wellness and Conference Center	3 Rooms 4,393 SF
Parking	75 Spaces

**Table of Existing and Proposed Coverage Area**

Description	Existing Building Area	Proposed Building Area
Bull's Head Inn	2,963 sf	3,584 sf
Barn / Wellness Center	1,870 sf	3,692 sf
Cottage	-	1,290 sf
Cottage	-	1,290 sf
Cottage	-	1,290 sf
EX1 - House	847 sf	-
EX2 - House	750 sf	-
Maintenance Building	5,001 sf	12,712 sf
<b>TOTAL BUILDING COVERAGE AREA</b>		<b>13,553 sf</b>

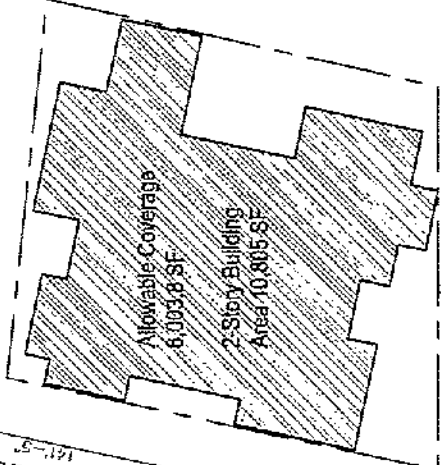




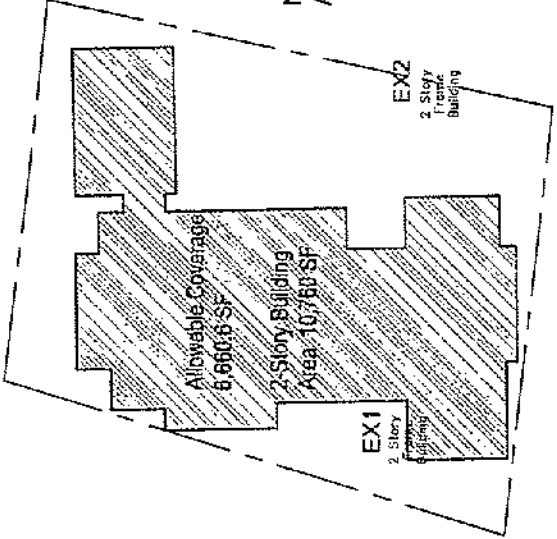
NOW OR FORMERLY PHILIP B. CAIMANN & TERRY HOYT

NOW OR FORMERLY WALTER JONES

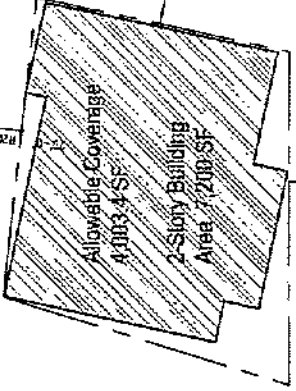
Lot 2  
30018.91 SF



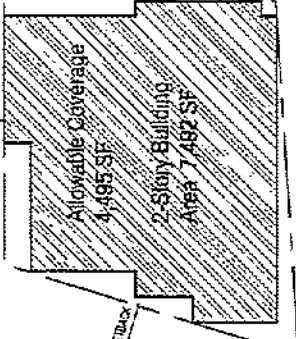
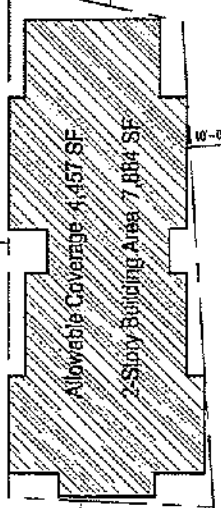
North Parcel  
Area = 33,303 sf



Lot 3  
20016.93 SF



Lot 1  
22285.75 SF



Lot 4  
22475.04 SF

Site Plan Legend

- Existing building to be remoh./renovated
- New building reconstruction
- Existing structure to be demolished
- Area of Crematoria (Approx. 2500x1) Sledge disposal treatment
- Area / Sublot of Crematoria.
- Existing Tree Line
- Fence with berm

Calculations

5 Residences	Provided
	8,828 SF avg

TURNPIKE - SAG HARBOR

EDGEHAMPTON

FRONT YARD

Shaded

NOW OR FORMERLY PHILIP B. CAMMANN & TERRY HOYT

NOW OR FORMERLY WALTER JONES

R20 Zone  
20% of Site Area Allowed for Coverage

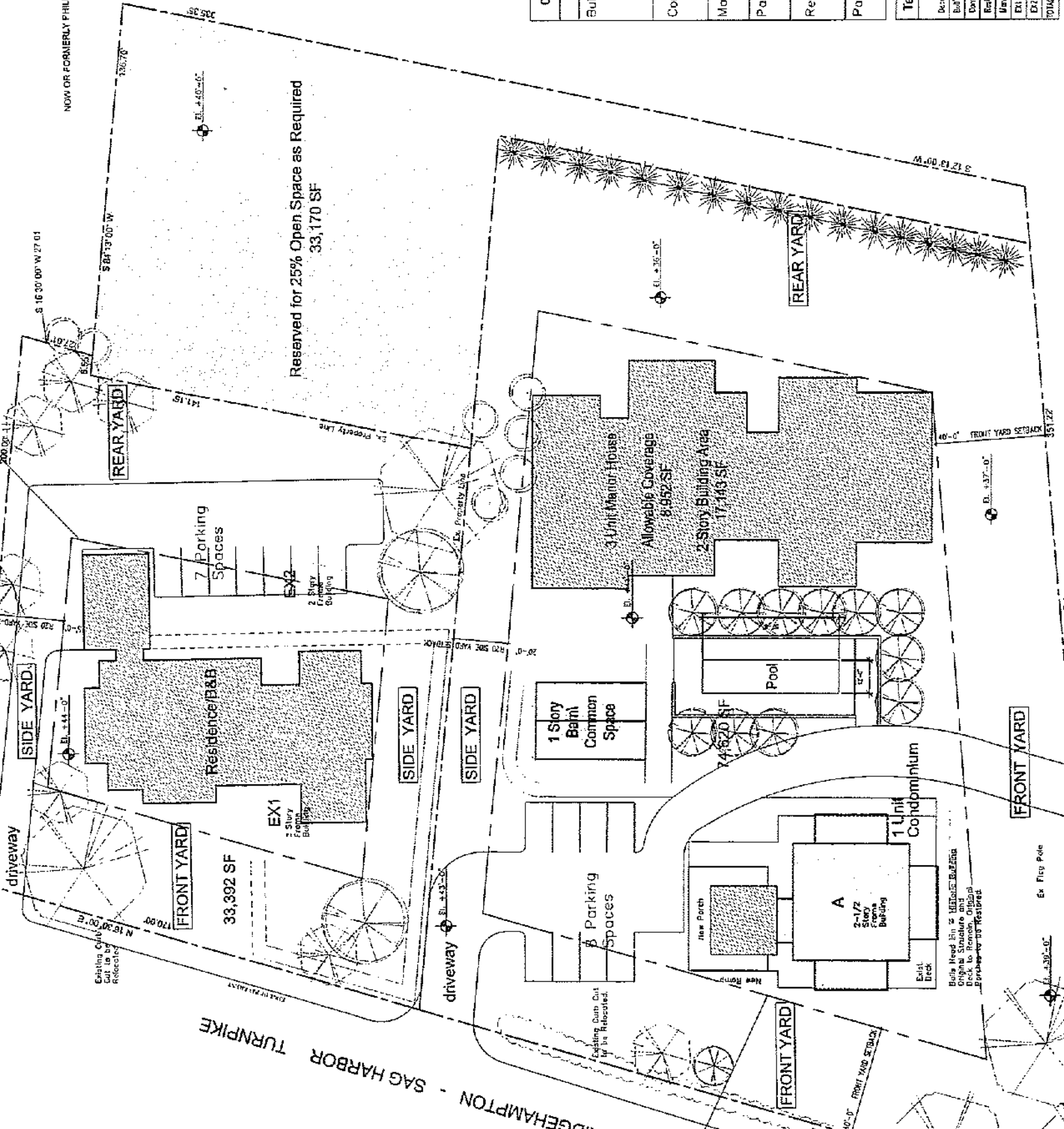
South Parcel  
Site Area = 74,620 sf  
Allowable Coverage = 14,924 sf

Bulls Head Inn Coverage\* = 3,925  
Barn = 1,138 sf  
3 Unit Manor House = 9,861 sf

North Parcel  
Site Area = 33,392 sf  
Allowable Coverage = 6,678 sf

Residence/B&B = 6,878 sf

Reserved for 25% Open Space as Required  
33,170 SF



Calculations	Provided
Bullshead Inn --Restaurant Seating --Inn	65+10 Seats 1 Condo Unit
Common Space	1,138 SF
Manor House	3 Condo Units 17,413 SF
Parking	6 Spaces
Residence / B&B	5 Rooms + Owners
Parking	7 Spaces

Description	Existing Building Area	Proposed Building Area	Proposed Porch Area	Total
Bulls Head Inn	2,563 sf	3,984 sf	1,353 sf	-
Common Space	1,138 sf	-	-	1,138 sf
Residence B&B	-	6,878 sf	-	6,878 sf
Manor House	-	17,413 sf	-	17,413 sf
EX1 - House	860 sf	-	-	860 sf
EX2 - House	790 sf	-	-	790 sf
TOTAL BUILDING COVERAGE AREA	6,041 sf	20,093 sf	-	26,134 sf

EDGEHAMPTON - SAG HARBOR TURNPIKE