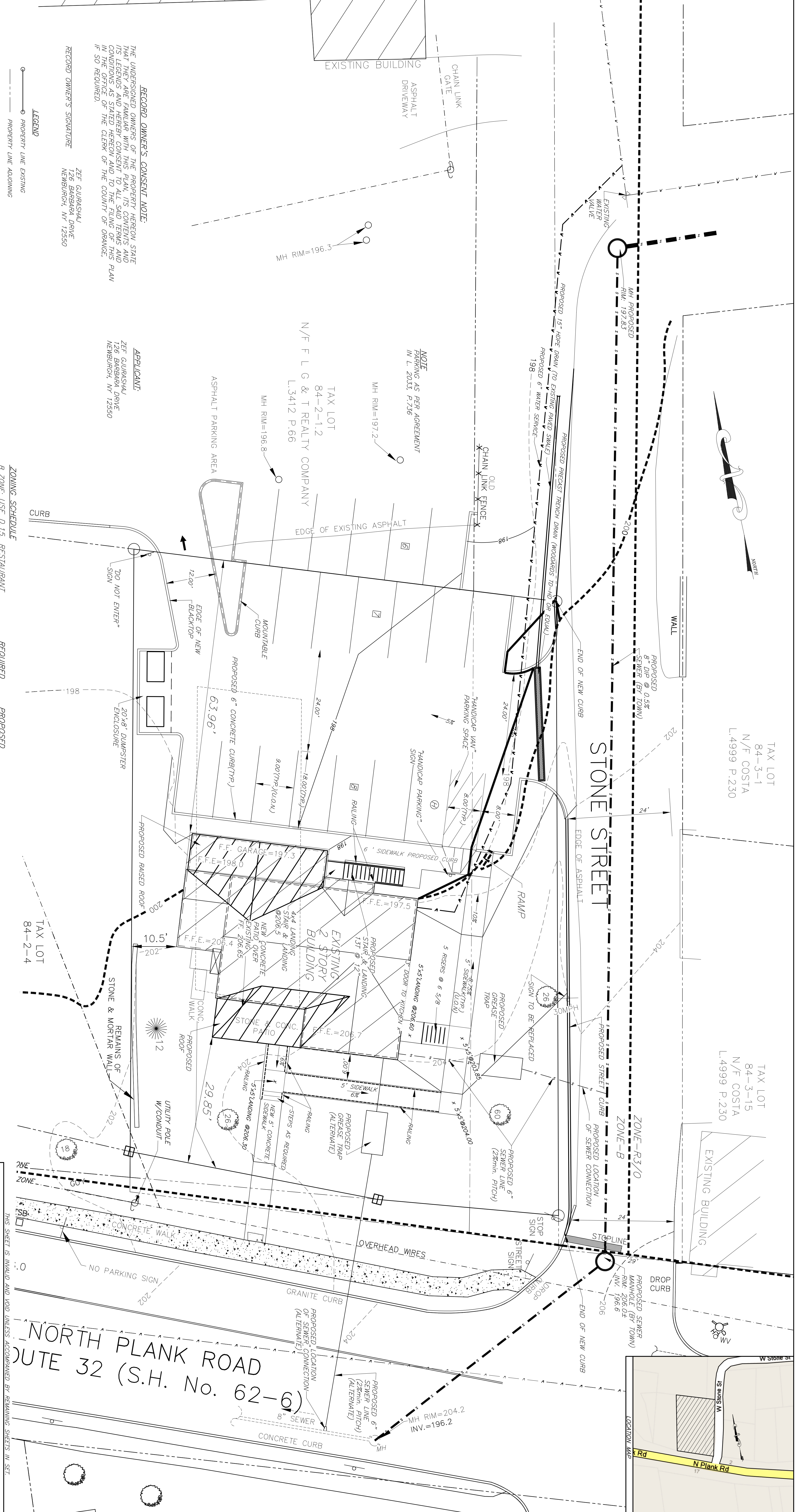


TAX LOT
84-3-1
N/F COSTA
L.4999 P.230

TAX LOT
84-3-15
N/F COSTA
L.4999 P.230

STONE STREET



RECORD OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE. IF SO REQUIRED.

APPLICANT:
ZEF GURASHAH
126 BARBARA DRIVE
NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE
NEWBURGH, NY 12550

- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADDING
 - - - - EXISTING CONTOURS (2)
 - - - - EXISTING CONTOURS (10)
 - - - - CONTOURS PROPOSED (2)
 - - - - CONTOURS PROPOSED (10)
 - EASEMENT
 - - - - SEWER LINE
 - - - - WATERLINE
 - == PROPOSED CURBING

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY— TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2962 (IN ALL OTHER AREAS OF THE STATE.)

ZONING SCHEDULE
B ZONE: USE D.15. RESTAURANT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000sq. ft.	*14,218sq. ft.
MINIMUM LOT AREA FRONT	50'	*29.85' ± (N. PLANK RD)
MINIMUM YARDS (feet)	50'	*32.4' ± (STONE ST)
REAR	30'	64' ±
SIDE	30'	
ONE	15'	*10.5' ±
BOTH	30'	N/A
MINIMUM LOT WIDTH (feet)	150'	*100.4' ±
MINIMUM LOT DEPTH (feet)	150'	*141.4' ±
MAXIMUM BUILDING COVERAGE (%)	40%	14% ±
MAXIMUM SURFACE COVERAGE (%)	80%	65% ±
MAXIMUM HEIGHT	35'	<35'

* AREA VARIANCE REQUIRED

- NOTES:**
- PROPOSED IMPERVIOUS AREA IS 9,263sq. ft. (INCREASE OF 4,608sq. ft.)
 - BUILDING TO BE FULLY SPRINKLED
 - PARKING TABLE

20 SPACES REQUIRED INCLUDING 1 HANDICAPPED
21 SPACES PROVIDED

REVISIONS	
NO.	DESCRIPTION
1	12/04/12 R.M. REVISED PER SURVEYOR
2	02/06/13 R.M. REVISED PER COMMENTS
3	02/11/13 R.M. REVISED PER COMMENTS

TALCOTT ENGINEERING DESIGN PLLC

1 GARDEN TOWN ROAD
NEWBURGH, NY 12550
(761) (645) - 669-4583
TALCOTTDESIGN@COMCAST.COM

CHARLES T. BROWN, P.E.

P.O. BOX 4420
NEW WINDSOR, N.Y. 12553

VALON & VAJAN STEAKHOUSE
34 NORTH PLANK RD, 84-2-1.1
TOWN NEWBURGH, ORANGE COUNTY NY

DATE	SCALE	SHEET NUMBER
11/28/12	1"=10'	1 OF 2

NORTH PLANK ROAD
ROUTE 32 (S.H. No. 62-6)

