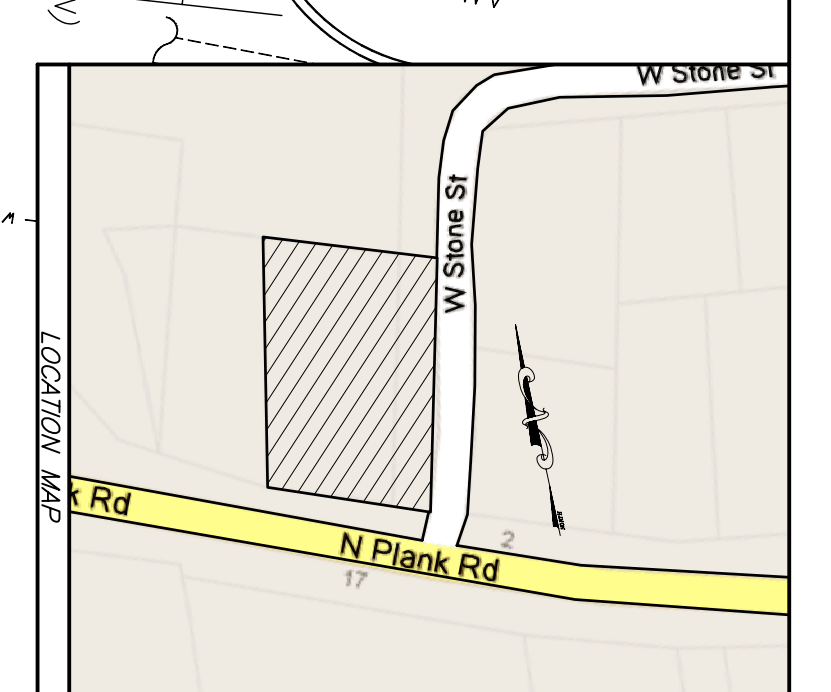


TAX LOT
84-3-1
N/F COSTA
L.4999 P.230

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



NOTE:
THE APPLICANT, ZEF GURASHAI, IS TO ACQUIRE A NEW EASEMENT FROM 250 LAKE STREET PROPERTIES LLC. THIS EASEMENT WILL INCLUDE THE 12 SPACES AND ACCESS SHOWN HEREON. SAID EASEMENT MUST BE REVIEWED AND APPROVED BY THE PLANNING BOARD ATTORNEY PRIOR TO BEING FILED IN THE ORANGE COUNTY CLERKS OFFICE.

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

RECORD OWNER'S SIGNATURE
ZEF GURASHAI
126 BARBARA DRIVE
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.115 RESTAURANT

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

* AREA VARIANCE GRANTED 02/28/13

NOTES:

1. PROPOSED IMPERVIOUS AREA IS 9,263sf. (INCREASE OF 4,608sf.)
2. BUILDING TO BE FULLY SPRINKLED
3. PARKING TABLE / 1 SPACE PER 4 SEATS = 100 SEATS MAKE 25 SPACES REQUIRED
- 27 SPACES PROVIDED INCLUDING 2 HANDICAPPED

TOWN PROJECT # 2012-26
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC
1 GARBERTOWN ROAD
NEWBURGH, NY 12550
(716) 645-669-4583
TALCOTTDESIGN@GMAIL.COM

CHARLES T. BROWN, P.E.
P.O. BOX 4420
NEW WINDSOR, N.Y. 12553

ENGINEER

**STPS PLAN FOR:
VALON & VATAN STEAKHOUSE**
34 PLANK RD, 84-2-1.1
TOWN NEWBURGH, ORANGE COUNTY NY

DATE: 03/07/12
SCALE: 1"=10'
JOB NUMBER: 12126-ADM
SHEET NUMBER: 1 OF 5

