



architecture

June 13, 2025

Town of Orangetown Building Department
26 W Orangeburg Rd
Orangeburg, NY 10962

RE: Narrative for Proposed Sidewalk Cafe at Greek Town Restaurant, 8 N William St.

Greek Town Restaurant would like to add sidewalk cafe area for the 2025 season directly in front of its restaurant.

Formerly the site of Maria's Mexican restaurant, we understand this location has been granted permit for outdoor seating in the past.

With just under 150 sf currently of eligible sidewalk area, and 45 sf per table required, 3 tables are permitted as of right per 31B-3 of the Orangetown Zoning Code.

Best Regards,

Jackie Urra, RA
Principal

KNO-18775-KO

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

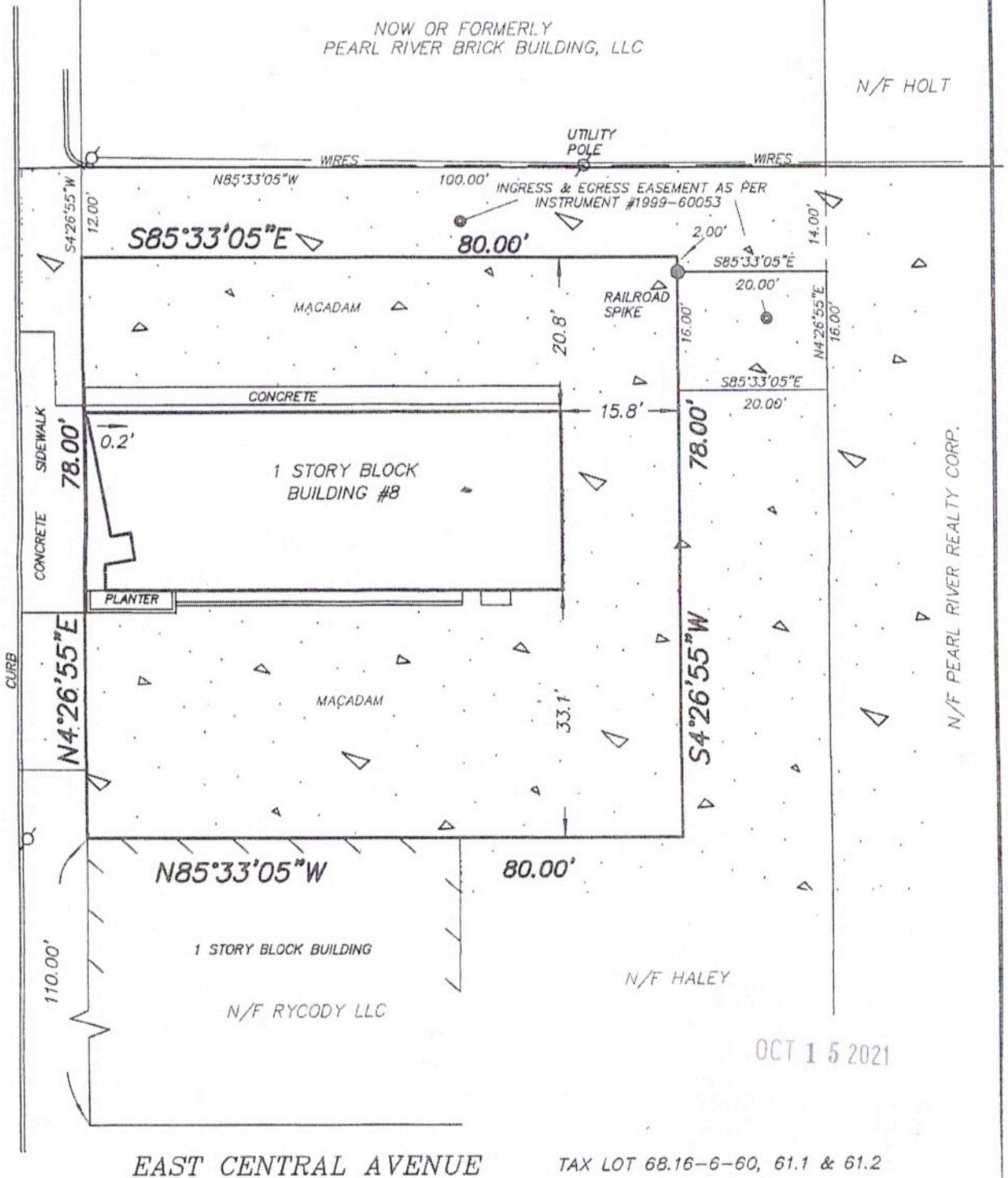
REFERENCE: BEING SHOWN ON A MAP ENTITLED "COMMERCIAL SUBDIVISION OF PROPERTY FOR HERBERT PECKMAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE IN BOOK 79 PAGE 12 ON OCTOBER 8, 1969 AS MAP #3935..

CERTIFIED ONLY TO:

BRIGHT SUMMER REALTY, LLC
FIRST NATIONWIDE OF NY, INC.
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
WOORI AMERICA BANK, ISAOA, ATIMA

68.16-6-60

NORTH WILLIAM STREET



OCT 15 2021

EAST CENTRAL AVENUE

TAX LOT 68.16-6-60, 61.1 & 61.2
6,240 Sq.ft.
0.1433 Acres.

SURVEY OF PROPERTY FOR
**BRIGHT SUMMER
REALTY, LLC**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
MAY 12, 2016 SCALE 1" = 20'

JOHN NELTING, L.S., N.Y. LIC. # 49990

JOHN ROBERT NELTING
SURVEYING AND MAPPING, PLLC
P.O. BOX 17 JOHNSON, N.Y. 10933
845-355-3823

JOB #
1761

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GREEKTOWN

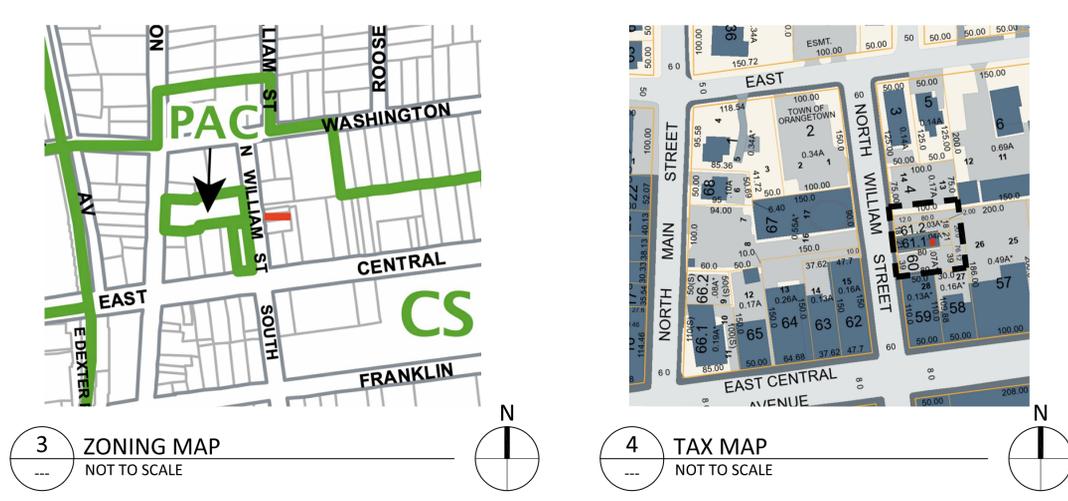


TO ALL OF OUR
VETERANS
&
ACTIVE-DUTY
MILITARY,
THANK YOU!

LETTER
MOUNT
ALL THE
SPECIAL
EYES

♿

8 N WILLIAM STREET, PEARL RIVER GREEK TOWN, SIDEWALK CAFE



5 STREET VIEW
NOT TO SCALE

CODE REVIEW
TOWN OF ORANGETOWN ZONING CODE

6.3 REQUIRED OFF-STREET PARKING SPACES
TABLE OF GENERAL USE REGULATIONS, COL. 6
MINIMUM REQUIRED OFF-STREET PARKING
ITEM 5. RESTAURANTS 1 PER 100 SF GROSS FLOOR AREA
938 GSF DINING PLUS KITCHEN
938 / 100 = 9.38 > 10
10 PARKING SPACES REQUIRED
10 PARKING SPACES PROVIDED, PER APPROVED SITE PLAN FOR MARIA'S MEXICAN RESTAURANT DATED 02/15/2017

SIDEWALK CAFE
An outdoor dining area located on a sidewalk.
318-3 Permit required.
No sidewalk cafe or vendors may be operated except:
(1) As an accessory to a restaurant or retail establishment lawfully operating on the first floor of premises in the zoning district;
(2) On the sidewalk in front of the principal place of business of such entity; and
(3) By the entity which operates the restaurant or retail establishment.

A. No sidewalk cafe shall operate after 12:00 midnight or when the entity with which it is associated is not open to the public.
B. No permanent structure may be affixed to the sidewalk or any building. The applicant shall be responsible for any damage caused to any sidewalk or public property as a result of the applicant's operations under this chapter.
C. The public property on which sidewalk cafes and vending are located and the surrounding area shall at all times be kept free and clear of litter, debris and any substance that may damage the sidewalk or cause pedestrian injury.
D. The applicant shall dispose of all refuse in accordance with its designated and customary place of disposal and shall have the affirmative obligation to maintain the sidewalk and surrounding premises free of litter at all times.
E. No live or mechanical music shall be permitted.
F. All food and beverages to be served or consumed at sidewalk cafes shall be prepared within the existing restaurant or retail food store. The restaurant shall not serve food or beverages to a patron at a sidewalk cafe area unless that patron is seated at a table.
G. All alcoholic beverages to be served at sidewalk cafes shall be prepared within the existing restaurant, and alcoholic drinks shall only be served to patrons seated at tables. The drinking of alcoholic beverages by a member of the public while a patron at a sidewalk cafe within the confines of the sidewalk cafe area, shall not be construed as a violation of any code or ordinance controlling open containers in public areas. The operator of the sidewalk cafe shall procure the appropriate license from the state liquor authority if he intends to serve alcoholic beverages in the sidewalk cafe area and shall comply with all other laws and regulations concerning the serving of alcoholic beverages in this state.
H. Operations of a sidewalk cafe or vending shall not adversely impact on adjacent or nearby residential, religious, educational or commercial properties and shall be in accordance with all applicable codes and regulations.
I. Restaurants located next to each other, without intervening uses or entranceways to buildings, may have sidewalk cafes that abut each other.
J. At all times a five-foot walking area between the cafe table area and vending table area and the curb must be maintained. Furnishings or other property must not be allowed to intrude upon the five-foot walking area.
K. The permit holder shall at all times maintain free and clear from all obstruction an aisle not less than four feet in width providing access to any establishment fronting on said sidewalk.
L. The sidewalk use shall not interfere with access to any public service facility.
M. There shall be a minimum of 45 square feet of table area for each set of table and chairs.

PROJECT SCOPE
SIDEWALK CAFE PERMIT APPLICATION ANCILLARY TO EXISTING GREEK TOWN RESTAURANT LOCATION. FORMERLY, MARIA'S MEXICAN RESTAURANT (HAD APPROVED OUTDOOR SEATING).
NO ALTERATION WORK.
NO CHANGE IN USE, OCCUPANCY CLASSIFICATION, EGRESS, FIRE PROTECTION, ACCESSIBILITY OR ENERGY CONSERVATION CODE.

PROJECT IDENTIFICATION

PROJECT ADDRESS: 8 N WILLIAM STREET, PEARL RIVER
TENANT: GREEKTOWN RESTAURANT
OWNER: BRIGHT SUMMER REALTY, LLC

ZONING INFO -
BLOCK & LOT: 68.16-6-60, 61.1, 61.2
USE: COMMERCIAL
OCCUPANCY: COMMERCIAL
ZONING DISTRICT: CS

SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
FIRE: PEARL RIVER FIRE DISTRICT
WATER: PEARL RIVER WATER
SEWER: ORANGETOWN SEWER DISTRICT
LIGHTING: TOWN OF ORANGETOWN

CONSTRUCTION TYPE: TYPE III

PROJECT

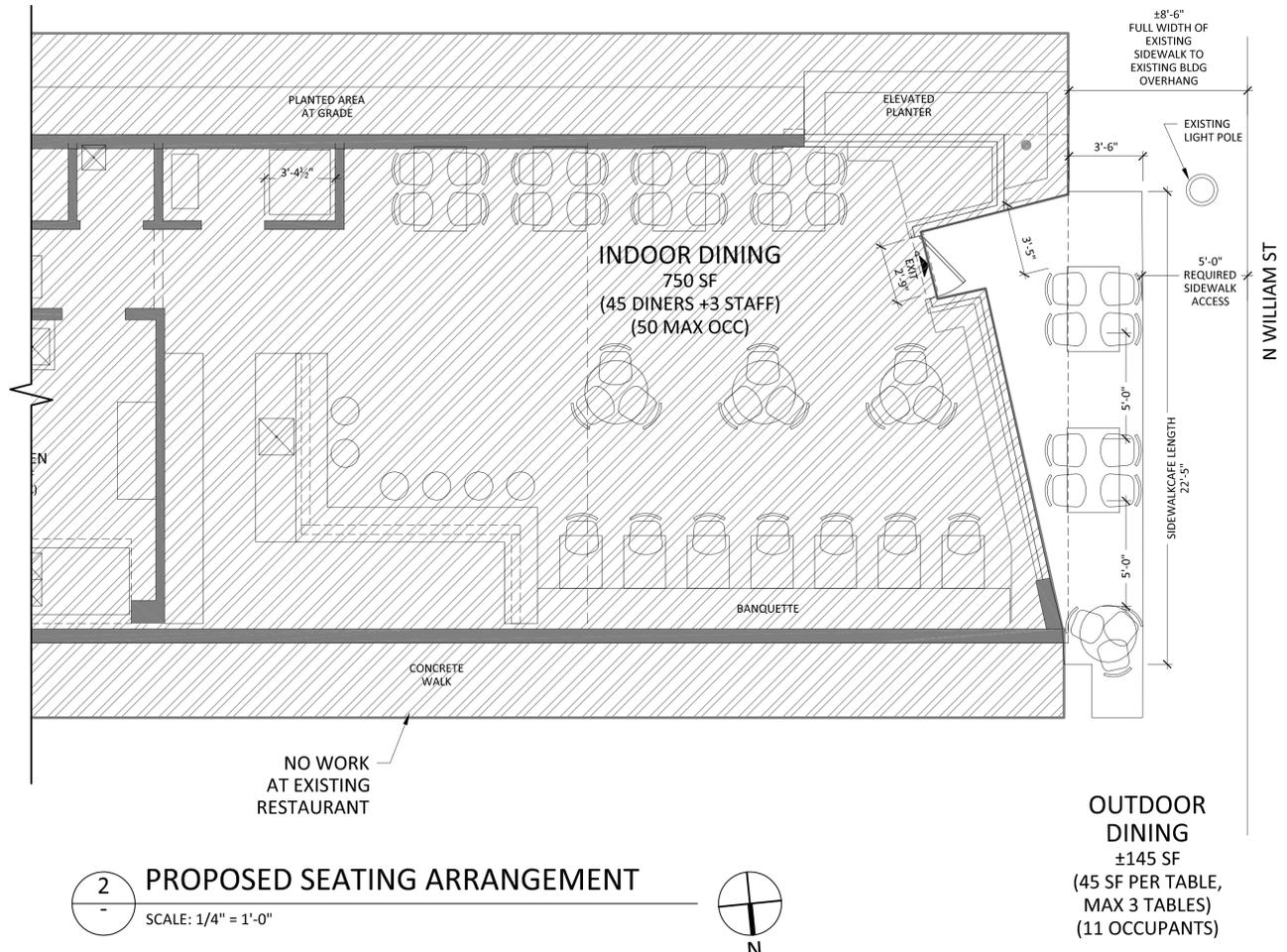
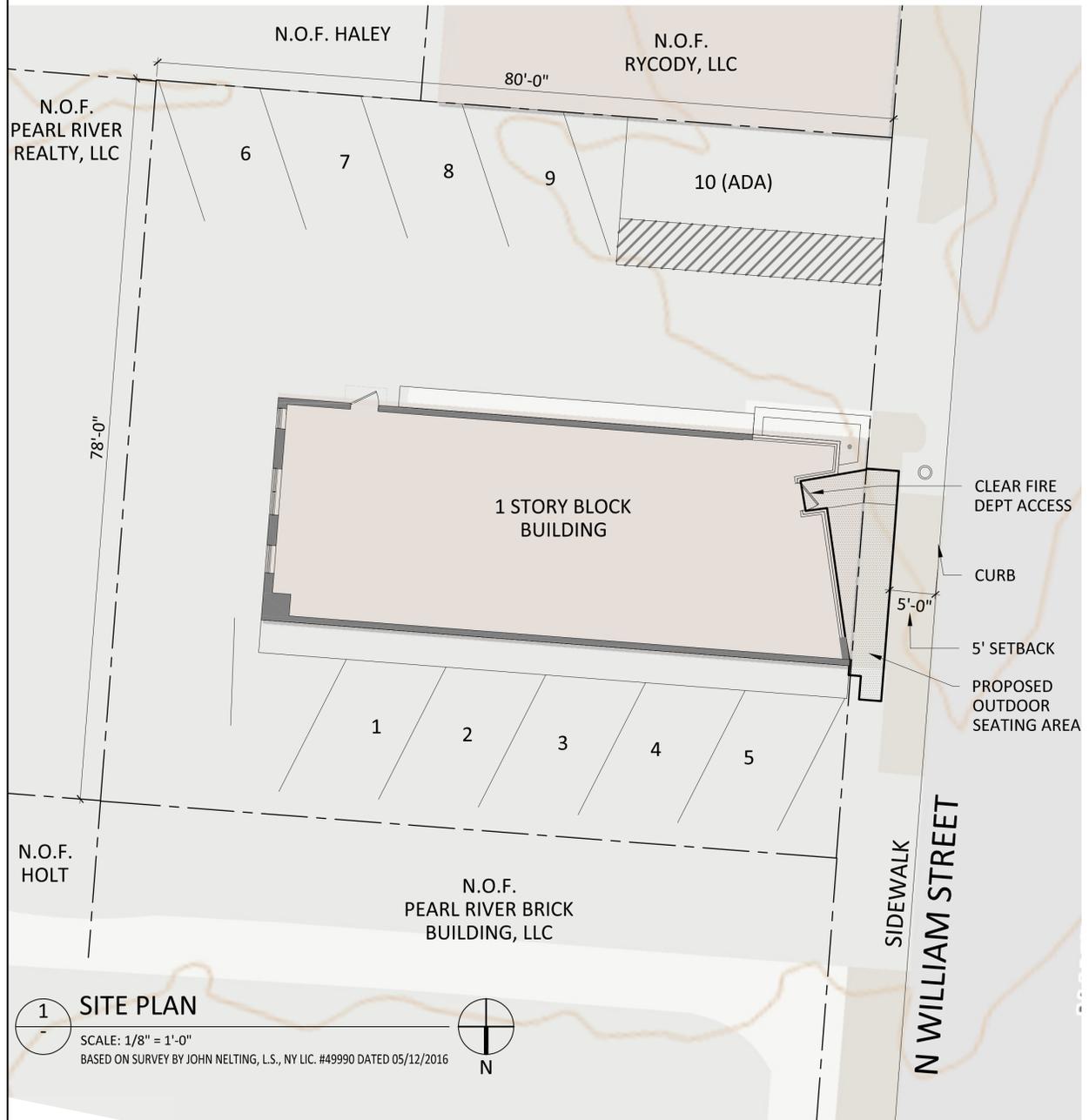
SIDEWALK CAFE
8 N WILLIAM STREET
PEARL RIVER, NY

DRAWING

SITE PLAN & SEATING PLAN

REVISIONS

#	DATE	DESCRIPTION
1	06/13/2025	REVISIONS PER CODE ENFORCEMENT OFFICER



TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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SEAL AND SIGNATURE
JACQUELINE URRA, R.A.
NY R.A. 034687

ISSUE: FOR PERMIT
DATE: 05/23/2025
UA PROJECT: UA2509
DRAWN/CHK BY: JU
SCALE: AS NOTED
SHEET