

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 50143
 ASSIGNED
 INSPECTOR: glen
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Text

Project Name: 2 Union St

Street Address: 2 Union St Sparkill, NY 10976

Tax Map Designation:

Section: 77.08 Block: 5 Lot(s): 16
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Union St, approximately
150 feet East of the intersection of Main St., in the
 Town of ORANGETOWN in the hamlet/village of Sparkill

Acreage of Parcel .11
 School District South Orangetown
 Ambulance District South Orangetown
 Water District Suez

Zoning District CS
 Postal District Sparkill
 Fire District Sparkill
 Sewer District Orangetown

Project Description: *(If additional space required, please attach a narrative summary.)*
walk-in cooler on the West side

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 6/22/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Maria Santini Phone # 917-880-5965
Address: 2 Union St. Sparkill, NY 10976
Street Name & Number (Post Office) City State Zip Code

Property Owner: Cliff Ledge Properties Phone # 845-480-1886
Address: 2 Union St. Sparkill, NY 10976
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Kier B. Levesque Architect Phone # 845-358-2359
Address: 49 Third Ave. Nyack, NY 10960
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Maria Santini Phone # 917-880-5965
Address: 2 Union St. Sparkill, NY 10976
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage ^{4,877} _____
- 2) Total square footage ^{4,877} _____
- 3) Number of dwelling units ¹ _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:
NO

Project History:

Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

ZBA #19-91 Maria Santini October 2, 2019 approved

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

June 19, 2020

Renovation to:

Union Arts Center
2 Union St. Sparkill, NY

PROJECT NARRATIVE

Prior ZBA approval:

ZBA #19-91 October 2, 2019 Permit #49143. Application for various variances as follows:

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#19-91: Application of Roost Restaurant at 2 Union Street for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, CS District, Section 3.11, Column 6 (Off-street parking spaces: existing approved use is cultural arts center- 1 parking space per 200 sq. ft. of gross floor area; proposed use is a restaurant: 1 parking space per 100 sq. ft. of gross floor area: 54 parking spaces required; 0 parking spaces exist) and from Section 5.153 (Accessory structure distance to primary structure: 15' required, 0' proposed) and Section 5.22 (All required side yards shall be unobstructed) and Section 3.12 Group FF, Column 11 (Rear Yard: 25' required, 2.3' proposed to walk-in cooler). The premises are located at 2 Union Street, Sparkill, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 16 in the CS zoning district.

The application was approved.

New application dated June 19, 2020:

The proposed application is to locate a walk-in cooler within 9" of the rear property line.

The previous application was also for a walk-in cooler. A variance was granted for it as an accessory structure within 15' of the principle building and a rear yard setback of 2.3'. In the previous application the kitchen door was to the side of the building. Because of the grades we needed to relocate the door to the rear West wall and that has pushed the cooler more to the North.

The rear yard is adjacent to an existing parking lot and will not create an adverse impact on the neighborhood.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 16, 2020

Applicant: Cliff Ledge Properties, LLC

Address: 2 Union St, Sparkill, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1- CS District, Column 2-Group FF, Column 11, Rear Yard Setback 25'
with .833' (9") proposed

1 Variance required

Section: 77.08

Block: 5

Lot: 16

Dear Cliff Edge Properties :

Please be advised that the Building Permit Application, which you submitted on

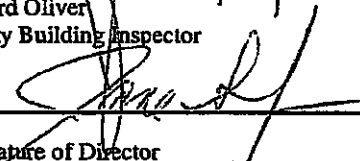
June 9, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

6/18/2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg NY 10982 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>CS</u>	OFFICIAL USE ONLY	ACREAGE: <u>0.14</u>
Inspector: <u>blm</u>	Date App Received: <u>6-9-20</u>	Received By: <u>[Signature]</u>
Permit No. <u>50143</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$150</u>	Ck# <u>1027</u>	Paid By: <u>Roost around LLC</u>
GIS Fee: <u>\$190</u>	Ck# <u>1028</u>	Paid By: _____
Stream Maintenance Fee	Ck# <u>1029</u>	Paid By: _____
Additional Fee: _____	Ck# _____	Date Paid _____
1st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 2 UNION STREET, SPARKILL NY 10976

Section: 77.08 **Block:** 5 **Lot:** 16

Property Owner: CLIFF LEDGE PROPERTIES LLC.

Mailing Address: 690 Peachtree Ave Apt 2E Permat NY 10988

Email: S.BASSEL@gmail.com **Phone #:** 845 480 1886

Licensee (Business Name): ROOST AROUND LLC / ROOST RESTAURANT

Mailing Address: 2 UNION STREET, SPARKILL NY 10976

Email: SANTINI.MARIN@gmail.com **Phone #:** 919 880 9745

Type of Business /Use: RESTAURANT

Contact Person: MARIN SANTINI **Relation to Project:** OWNER

Email: SANTINI.MARIN@gmail.com **Phone#:** _____

Architect/Engineer: KIER LAVAGNA **NYS Lic #** 15958

Address: 49 Third Ave NY 10980 **Phone#:** 845 388 2359

Builder/General Contractor: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Plumber: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Electrician: DE LONARDIS ELECTRICAL INC **RC Lic #:** E-302

Address: PO BOX 108 GREENWICH NY **Phone#:** 845 494-1058

Heat/Cooling: _____ **RC Lic#:** 845 947-1512

Address: _____ **Phone#:** _____

Existing use of structure or land: retired

Proposed Project Description: TO INSTALL A WALK IN REFRIGERATOR AS PER DRAWINGS ATTACHED, DATED 4/16/2020

Proposed Square Footage: _____ **Estimated Construction Value (\$):** _____

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.12, Column 1 - CS Disturbed, Column 2 - Group E, Column 11 - Rear Yard Setback 25' w/ 8.33' (9') proposed. 1 Variance required

[Signature] 6/16/2020 [Signature] 6/18/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

DECISION

§3.11, COLUMN 6, OFF-STREET PARKING; §5.153 ACCESSORY STRUCTURE DISTANCE TO PRIMARY STRUCTURE; § 5.22 SIDE YARDS SHALL BE UNOBSTRUCTED; § 3.12, COLUMN 11 REAR YARD VARIANCES APPROVED

To: Maria Santini (Roost)
56 North Greenbush Road
West Nyack, New York 10994

ZBA #19-91
Date: October 2, 2019
Permit #49143

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#19-91: Application of Roost Restaurant at 2 Union Street for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, CS District, Section 3.11, Column 6 (Off-street parking spaces: existing approved use is cultural arts center- 1 parking space per 200 sq. ft. of gross floor area; proposed use is a restaurant: 1 parking space per 100 sq. ft. of gross floor area: 54 parking spaces required; 0 parking spaces exist) and from Section 5.153 (Accessory structure distance to primary structure: 15' required, 0' proposed) and Section 5.22 (All required side yards shall be unobstructed) and Section 3.12 Group FF, Column 11 (Rear Yard: 25' required, 2.3' proposed to walk-in cooler). The premises are located at 2 Union Street, Sparkill, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 16 in the CS zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, October 2, 2019 at which time the Board made the determination hereinafter set forth.

Simon Basner, owner of Union Arts Center, Maria Santini, owner of Roost Restaurant, and Kier Levesque, Architect, appeared and testified.

The following documents were presented:

1. Architectural plans dated July 26, 2019 signed and sealed by Kier B. Levesque, Architect (3 pages).
2. A letter dated September 25, 2019 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
3. A letter dated September 9 2019 from the Rockland County Highway Department signed by Dyan Rajasingham, Engineer III.
4. A letter dated September 11, 2019 from the Rockland County Sewer District No. 1 signed by Joseph La Fiandra, Engineer II.
5. A letter dated September 26, 2019 from the Rockland County Health Center for Environmental Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.
6. An email dated October 2, 2019 from Larry Vail in support of the application.

Ms. Castelli, Acting Chair, made a motion to open the Public Hearing which motion was seconded by Mr. Bosco and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, based on the testimony heard by this Board, and the facts as presented in the application, submissions and in the record, since this application seeks area or bulk variances for the construction or expansion of a primary or accessory or appurtenant, non-residential structure or

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facility involving less than 4,000 sq. ft. of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls but not radio communications or microwave transmission facilities, Ms. Castelli moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9) and/or (16); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Ms. Salomon, aye; Mr. Quinn, aye; and Ms. Castelli, aye. Mr. Sullivan was absent.

Simon Basner, Owner of Union Arts Center, testified that he has been a resident of Piermont for 23 years; that he was a member of the Zoning Board in Piermont for many years; that he purchased the property and established the Art Center 10 years ago; and he offered some history to the building; stating that 60 years ago it was a firehouse and the community room upstairs was used for community events; that since he purchased the building in such disrepair ten years ago it has been brought back to be used as a cultural arts and community center; that the arts center hosts concert pianists, jazz performances; art shows, school recitals, local artists, Brand Openings, non-profit fundraisers and private receptions; that parking for events have not been an issue; that there has always been adequate parking in the in the hamlet; that this year the building was given awards from the Tappantown Historic Society and the Rockland County Historic Society; that he knows first hand that the arts are not self-sustaining; that he has been funding the center since its' opening; that combining the culinary arts of Roost with the Arts upstairs is a perfect union that will not cause an undesirable change in the character of the neighborhood or have an adverse physical or environmental effects on the neighborhood; that it will enhance both uses and help sustain the arts center.

Maria Santini, Roost, testified that the new space would offer ADA compliance, which they do not have in the existing space; that it would allow them a larger kitchen; that the present space does not afford more than one person in the kitchen at a time; that they decorate the restaurant with local artists works and sell them without taking any commission and will continue to do that in the new space; and the new space allows for about 12 more seats; and the hours of operation are from 5 P.M. to 9 or 10 P.M.

Kier Levesque, Architect, testified that he will correct the bulk table; that the walk-in cooler is not on a foundation and questioned if it should be viewed as an accessory structure or as an appliance; that the publication is correct, that the parking existing presently is 0 and will be 0 when the applicant uses the first floor for the restaurant.

Public Comment:

No public comment

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Quinn and carried unanimously.

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FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested off-street parking, accessory structure distance to primary structure, side yard unobstructed, and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Although there is no parking on the site, there is ample parking in the evenings at the commuter lot in the center of Sparkill and the public entering the establishment would not be using the area of the property where the accessory structures would be located.
2. The requested off-street parking, accessory structure distance to primary structure, side yard unobstructed, and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Although there is no parking on the site, there is ample parking in the evenings at the commuter lot in the center of Sparkill and the public entering the establishment would not be using the area of the property where the accessory structures would be located.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested off-street parking, accessory structure distance to primary structure, side yard unobstructed, and rear yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. Although there is no parking on the site, there is ample parking in the evenings at the commuter lot in the center of Sparkill and the public entering the establishment would not be using the area of the property where the accessory structures would be located.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

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6. The Board made a finding of fact that the New York State Department of Transportation had ample time to comment of the application because the referral packages were mailed out on August 28, 2019 and no comments were received by October 2, 2019.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested off-street parking, accessory structure distance to primary structure, side yard unobstructed, and rear yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

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(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


The foregoing resolution to approve the application for the requested off-street parking, accessory structure distance to primary structure, side yard unobstructed, and rear yard variances are APPROVED; was presented and moved by Mr. Quinn, seconded by Ms. Salomon and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Ms. Salomon, aye; and Ms. Castelli, aye. Mr. Sullivan was absent.

The Administrative Aidè to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: October 2, 2019

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By


Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

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2 UNION STREET

2 UNION STREET, SPARKILL, NY 10976

INDEX TO DRAWINGS

- C COVER
- D1 DEMOLITION PLAN
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 ENLARGED TOILET ROOM PLANS AND ELEVATIONS
- A4 BAR LAYOUT
- A5 KITCHEN EQUIPMENT LAYOUT AND SCHEDULE
- E1 ELECTRICAL, LIGHTING, EXIT AND FIRE ALARM PLAN

BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	2,500	4,877	NO CHANGE
FAR	1	1.15 (5,598)**	NO CHANGE
WIDTH MIN.	25	53.42/100	NO CHANGE
STREET FRONTAGE	25	153.42	NO CHANGE
FRONT YARD MIN.	0/45	8*/7.3*	NO CHANGE
SIDE YARD MIN.	0/12	.4*	NO CHANGE
TOTAL SIDE YARD MIN.	0/25	.4*	NO CHANGE
REAR YARD MIN.	25	BUILDING 5.9*	NO CHANGE
MAX. BUILDING HEIGHT	16"/PER 1' AFTER 22'	+/-31'	NO CHANGE
			WALK-IN COOLER 2.3**

* EXISTING NON-CONFORMING
 ** NON-CONFORMING VARIANCE REQUIRED

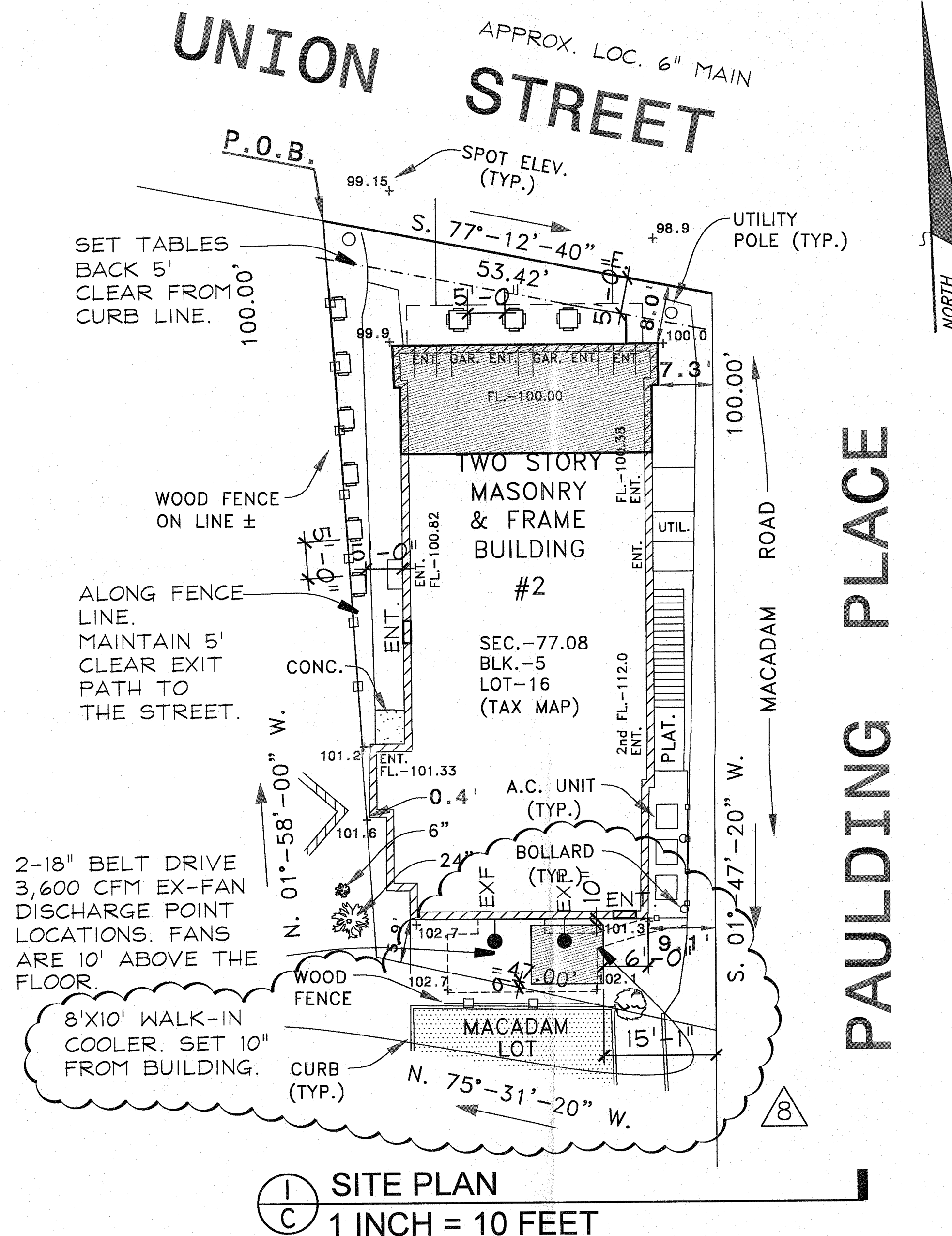
EXISTING FLOOR AREA:
 FIRST FLOOR AREA 2,794 GSF
 SECOND FLOOR AREA 2,463 GSF
 CARETAKERS APARTMENT 331 GSF
 TOTAL FLOOR AREA 5,588 GSF

NO CHANGE IN FLOOR AREA PROPOSED

ALL VARIANCES GRANTED 10/2/19 ZBA #19-19
 PERMIT #49143 INCLUDING PARKING

NOTES

- ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE TOWN OF ORANGETOWN CONSTRUCTION STANDARDS.
- NO CHANGE OF USE, ART SHOP & RESTAURANT.
- EXISTING HOURS OF OPERATION - WED. THRU FRIDAY 4-10 PM
SAT & SUNDAY NOON TO 10 PM
- PROPOSED HOURS OF OPERATION - M-THURSDAY 5-10PM
FRIDAY & SAT 5-11:30 PM
SUNDAY 11:30 - 9 PM



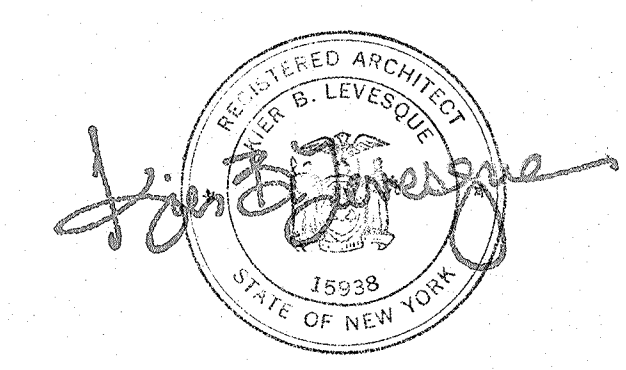
Ⓢ SITE PLAN
 Ⓢ 1 INCH = 10 FEET

NY LIC# 15938

KIER B. LEVESQUE, RA
ARCHITECT
 49 THIRD AVENUE
 NYACK, NEW YORK 10960
 845-358-2359

ORANGETOWN TAX MAP NO: 77.08 - 5 - 16
 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR
 #2 UNION STREET DATED: JUNE 30, 2019

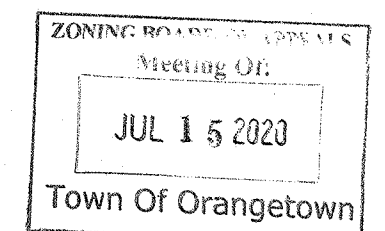
BY:
STEPHEN F. HOPPE, L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 111 ROUTE 303
 TAPPAN, NEW YORK 10983
 NY LIC. NO. 50539



PARKING SPACE REQUIREMENTS

SPACE	GSQ FT	PARKING SPACE REQ'D
EXISTING RESTAURANT GROUND FL	2,794	28 REQUIRED
EXISTING GALLERY/ART SHOP 2ND F	2,463	25 REQUIRED
EXISTING CARETAKER APARTMENT	331	1 REQUIRED
PROPOSED RESTAURANT GROUND FL	2,794	28 REQUIRED
PROPOSED GALLERY/ART SHOP 2ND F	2,463	25 REQUIRED
PROPOSED CARETAKER APARTMENT	331	1 REQUIRED

TOTAL PARKING REQUIRED:
 EXISTING 54 SPACES NONE PROVIDED
 NO CHANGE OF USE
 EXISTING ONSITE PARKING 0 SPACES



- Ⓢ WALK-IN COOLER JUNE 8, 2020
 - Ⓢ HOOD FAN LOCATIONS MAY 12, 2020
 - Ⓢ AS-BUILT APRIL 30, 2020
 - Ⓢ OUTDOOR SEATING FEBRUARY 11, 2020
 - Ⓢ WATER LINES JANUARY 23, 2020
 - Ⓢ BUILDING SIGN JANUARY 9, 2020
 - Ⓢ CONSTRUCTION ISSUE NOVEMBER 11, 2019
 - Ⓢ OCTOBER 28, 2019
- JULY 26, 2019 JOB# 1926