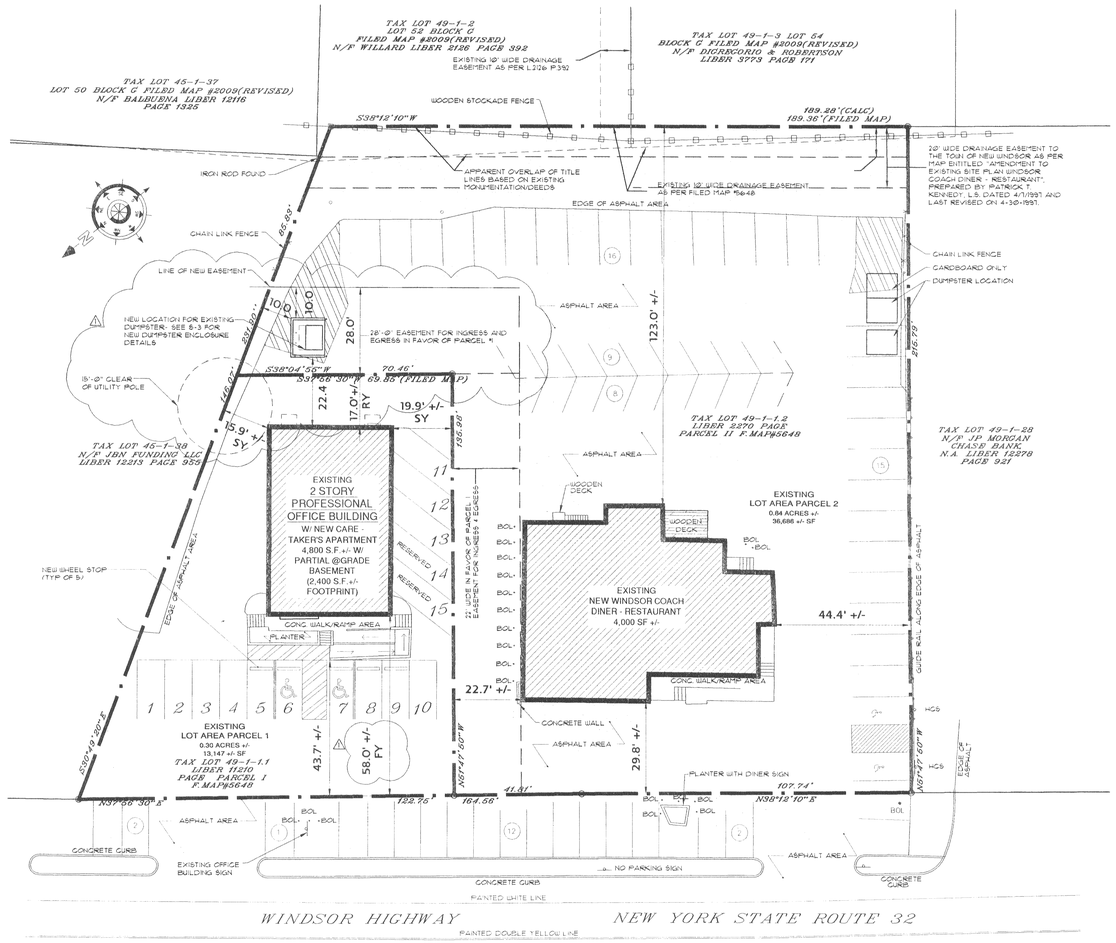


1 S-1 New Site Plan

Scale: 1" = 20'

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DARREN A. STRIDIRON PLS. NYS LIC. # 050487 FOR MR. MYLONAS DATED: AUGUST 29, 2008

BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONE :	Design Shopping(C)
	Use :	Professional Office (3A)
	Accessory Use:	Care Takers Apartment (5B)
	Permitted with:	By Spacial Permit of The Planning Board

MINIMUM REQUIREMENTS

	Required	Existing	Proposed
Lot Area	40,000 SF	• 13,147 SF +/-	13,147 SF +/-
Lot Width	200 FT	• 99.7 FT +/-	99.7 FT +/-
Street Frontage	N/A	N/A	1 N/A
Min. Livable SF	N/A	N/A	N/A

YARD SETBACKS

	Required	Existing	Proposed
Front	60 FT	• 58.0 FT +/-	58.0 FT +/-
Rear	30 FT	• 16.8 FT +/-	1 16.8 FT +/-
Side	30 FT	• 15.9 FT +/-	15.9 FT +/-
Both	70 FT	• 35.8 FT +/-	35.8 FT +/-

MAXIMUM PERMITTED

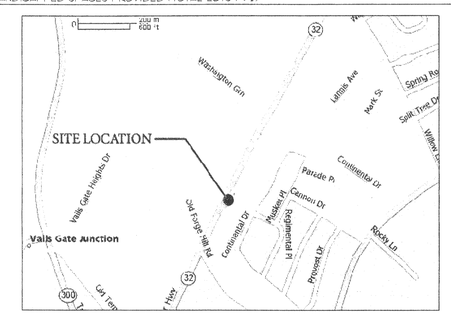
	Permitted	Existing	Proposed
F.A.R.	0.5	0.4 +/-	0.4+/-
Developmental Coverage	25% - 11,174 SF	• 36.6% - (12,935 SF+/-)	36.6% - (12,935 SF+/-)
Height	1 12' PER 1'-0" TO LOT LINE • 15.9'+/-	• 24.5 FT +/-	24.5 FT +/-

PARKING

	Required	Existing	Proposed
LOT 1- New Apartment	2 SPACES/DWELLING (1 DWELLING- 2 SPACES)	NONE	2 SPACES (763 SF 1 DWEL. UNIT)
LOT 1- Office Space	1 SPACE PER 180 SF (4036 SF - 27 SPACES)	•• 22 SPACES (4,800 SF BLDG)	•• 20 SPACES (4,036 SF OFFICE BLDG)
LOT 1- TOTAL SPACES	29 SPACES	22 SPACES	22 SPACES
LOT 2- Restaurant	••• 80 SPACES-180 SEATS 1 SPACE/ 3 SEATS	58 SPACES	58 SPACES
TOTAL LOT #1 AND #2	79 SPACES	80 SPACES	80 SPACES

NOTES:

• INDICATES PRE-EXISTING NON-CONFORMING CONDITION
•• VARIANCE GRANTED 1981 FOR LOT 1 TO USE PARKING SPACES ON LOT #2- SEE SITE PLAN PREVIOUSLY APPROVED ON 7/8/81.
••• VALUE DERIVED FROM SITE PLAN FOR LOT 2 DATED 4/7/1997. 180 SEATS, 1 SPACE/ 3 SEATS= 60 SPACES. VALUE CONFIRMED BY OWNER IN FEBRUARY 2009.
1. 4 HANDICAPPED SPACES PROVIDED (TOTAL LOTS 1 & 2)



2 S-1 Site Location Map

Scale: NTS

N

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

SIGNATURE

5/29/09

DATE

PLANNING BOARD APPROVAL
SECT.: 49; BLK: 1; LOT: 1.1

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REGISTERED ARCHITECT JOSEPH J. MINUTA 028427-1 STATE OF NEW YORK

SEAL

Suite #202 Renovation

CKN Mylonas Inc., Mr. Chris Mylonas (Owner)
Sec 49, Block 1, Lot 1.1
546 Windsor Hwy.
New Windsor, NY 12553

FOR PLANNING BOARD REVIEW AND APPROVAL

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Revisions: 5.29.2009 1

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S-1

09-14

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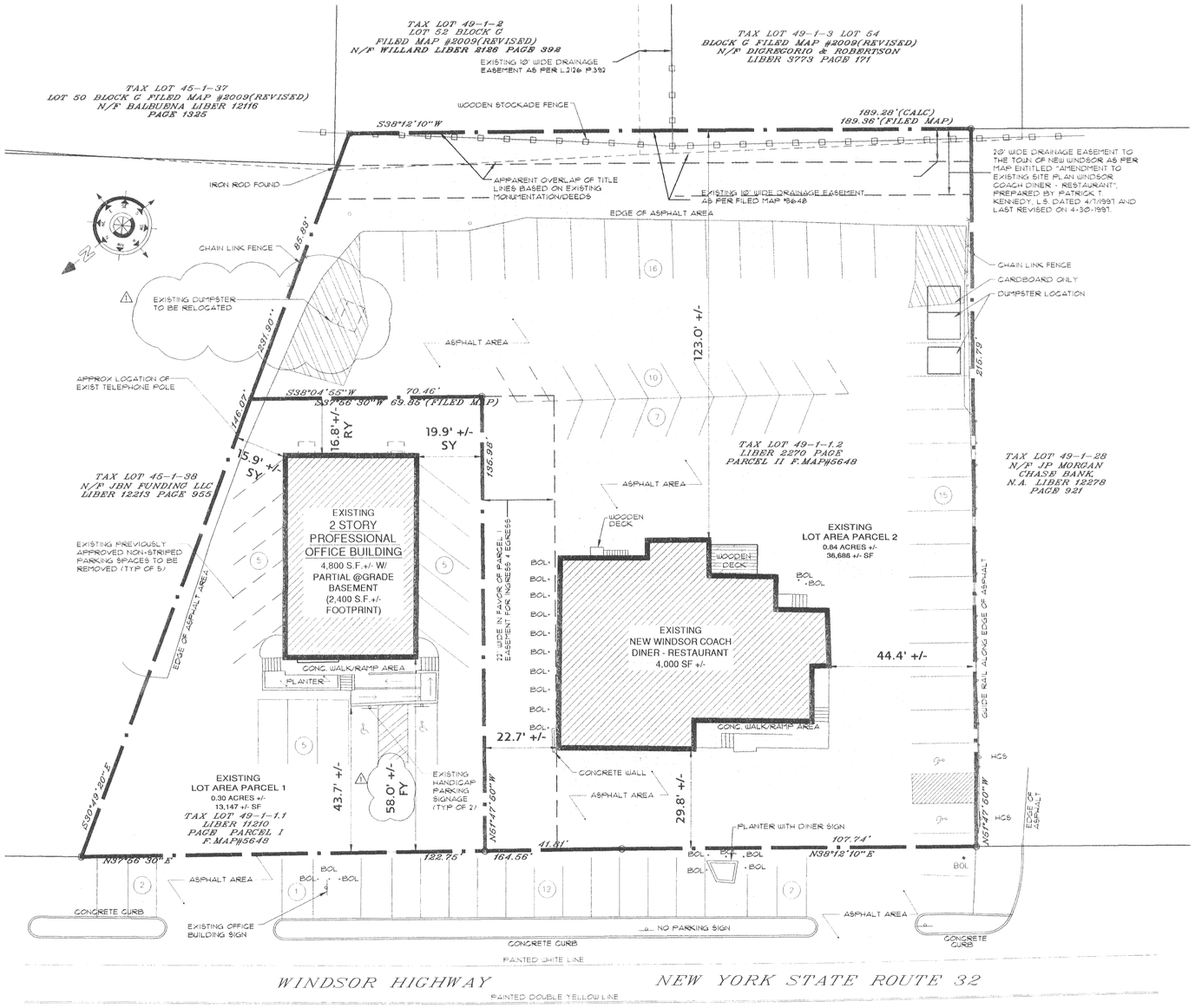

1 / S-2 Existing Site Plan

Scale: 1" = 20'

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DARREN A. STRIDIRON PLS, NYS LIC. # 050427 FOR MR. MYLONAS DATED: AUGUST 29, 2008

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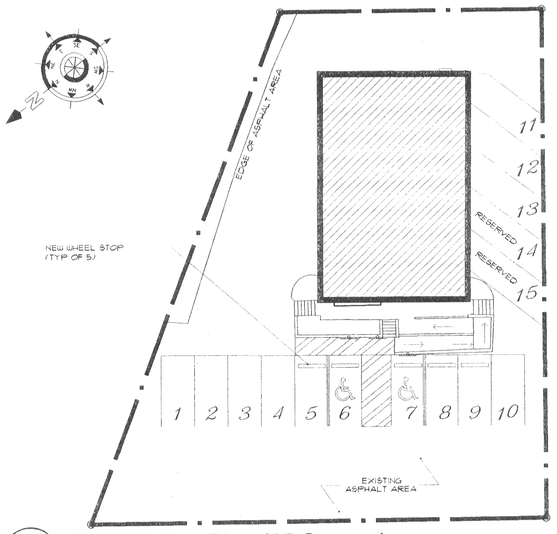
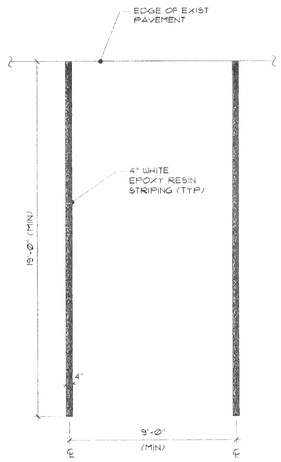
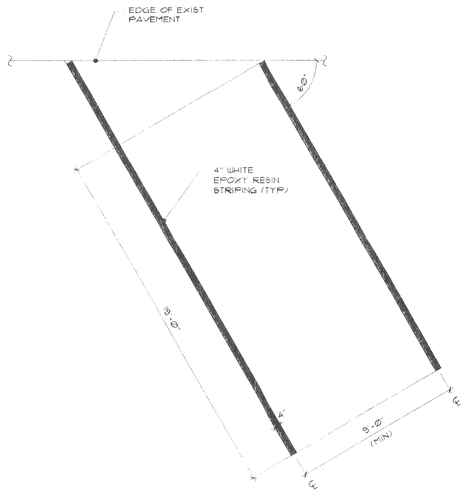
S-2



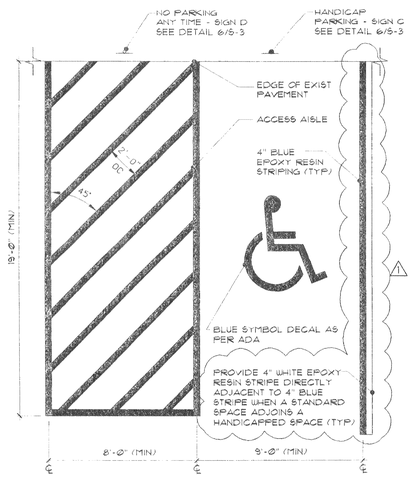
1 S-3 New Parking Plan (15 Spaces)
Scale: 1" = 20'-0"



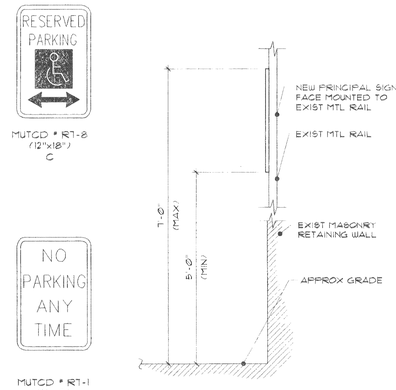
3 S-3 Typical Parking Space (90 Degree)
Scale: 1/4" = 1'-0"



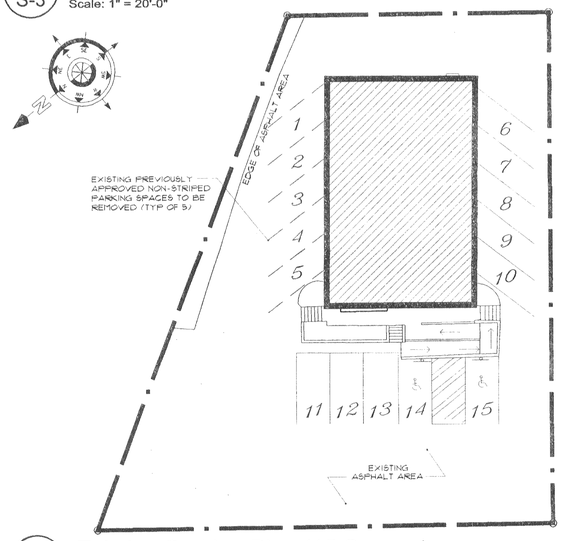
4 S-3 Typical Parking Space (60 Degree)
Scale: 1/4" = 1'-0"



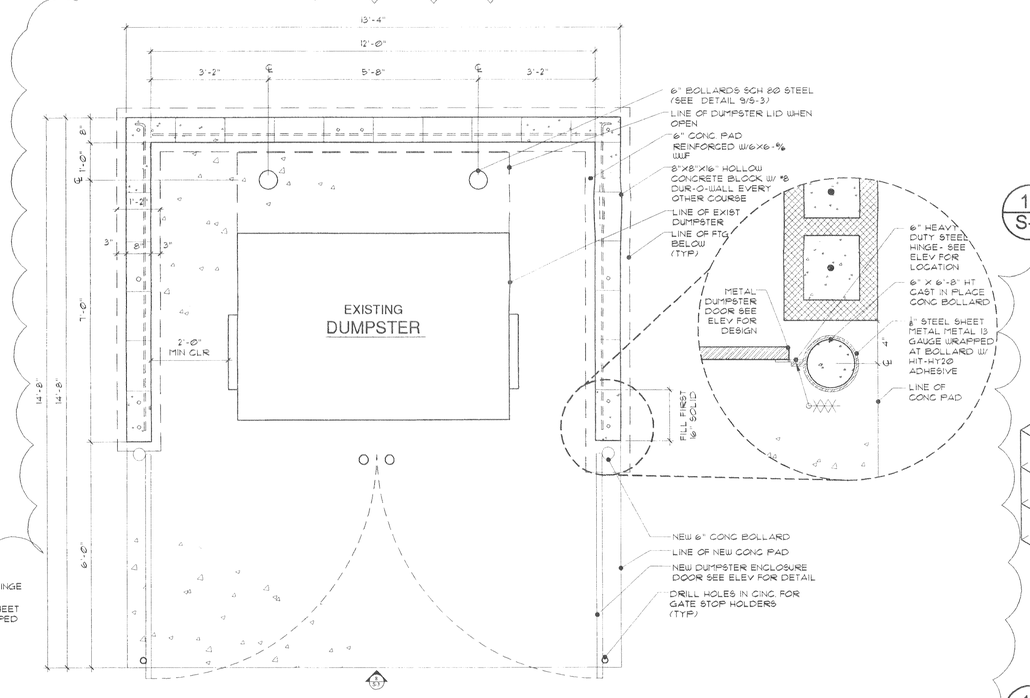
5 S-3 Typical Handicap Parking Space
Scale: 1/4" = 1'-0"



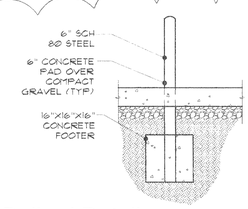
6 S-3 Typical Sign Detials
Scale: 1" = 1'-0"



7 S-3 Existing Parking Plan (15 Spaces)
Scale: 1" = 20'-0"



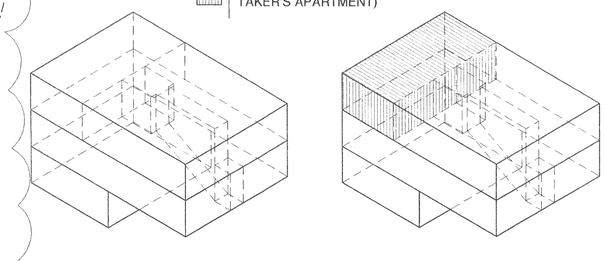
9 S-3 Dumpster Enclosure Plan
Scale: 1/2" = 1'-0"



10 S-3 Bollard Detail
Scale: 1/2" = 1'-0"

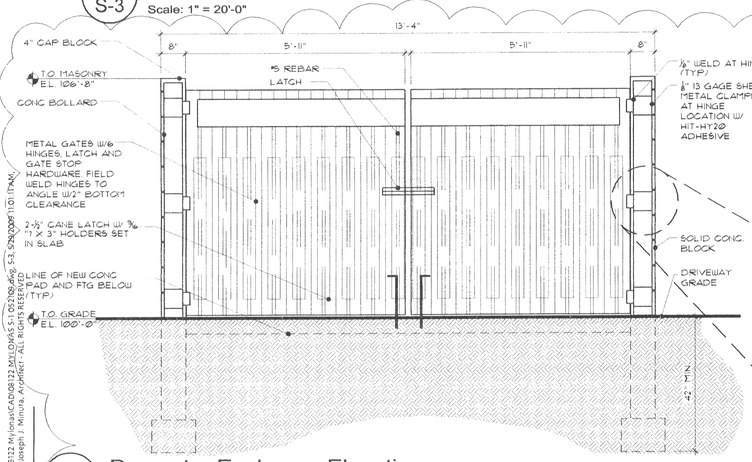
Legend

- B: BUSINESS (PROFESSIONAL OFFICE)
- R-2: RESIDENTIAL (CARE TAKER'S APARTMENT)

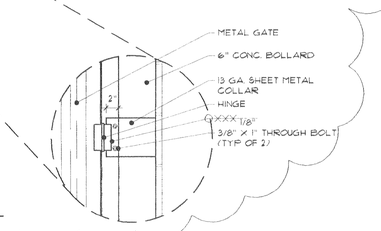


EXISTING NEW

11 S-3 Division of Occupancy Diagrams
Scale: N.T.S.



8 S-3 Dumpster Enclosure Elevation
Scale: 1/2" = 1'-0"



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S-3

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