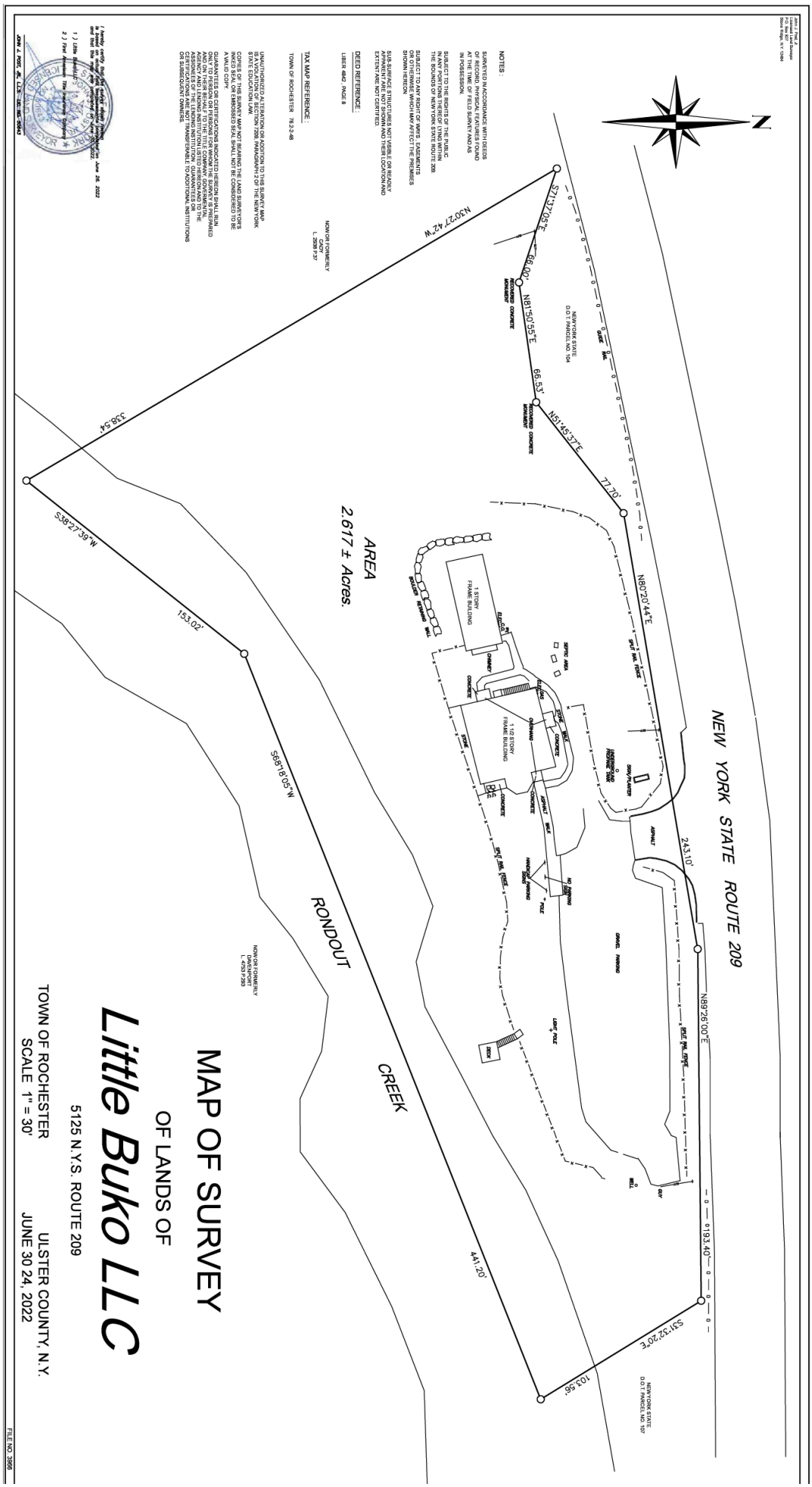
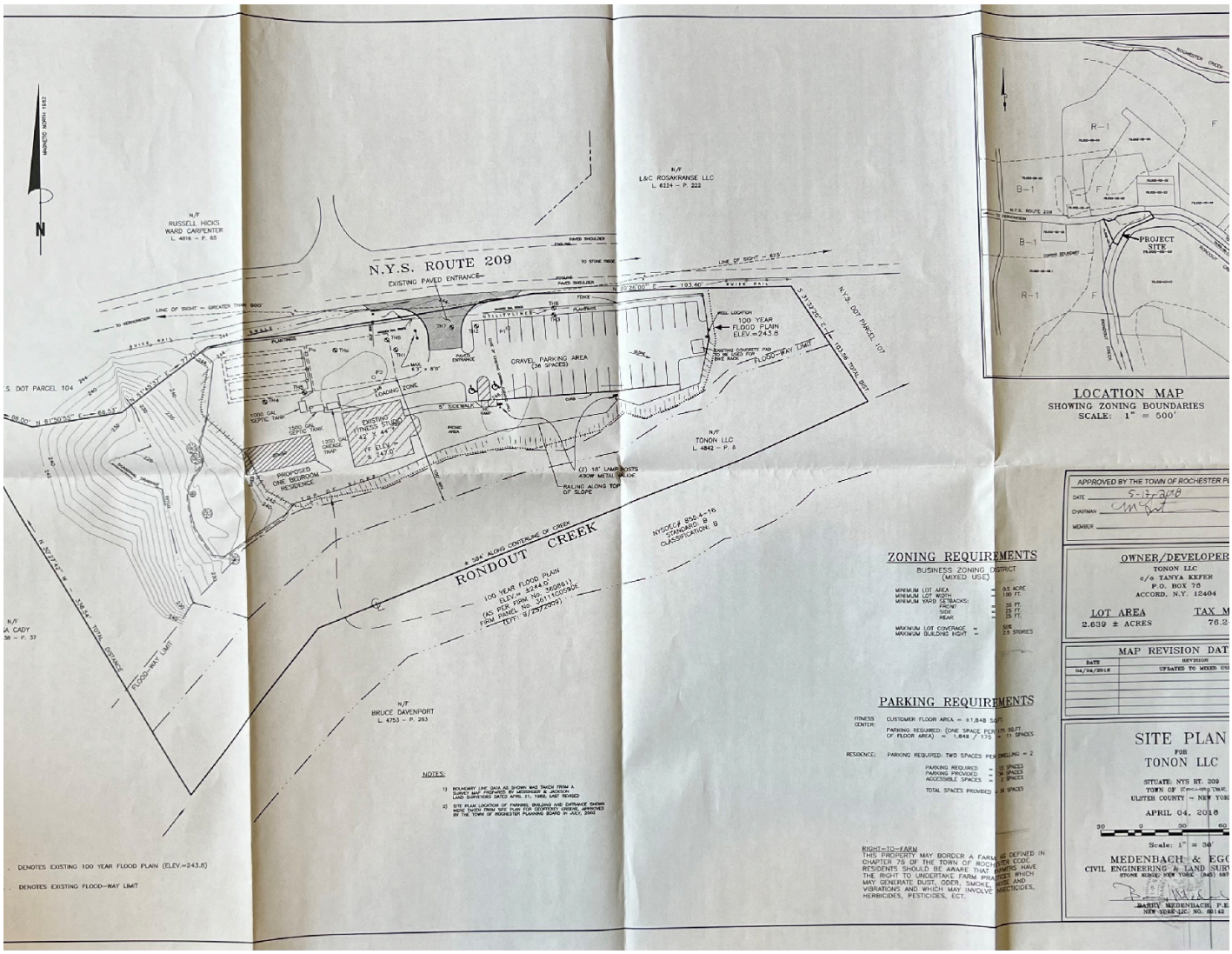
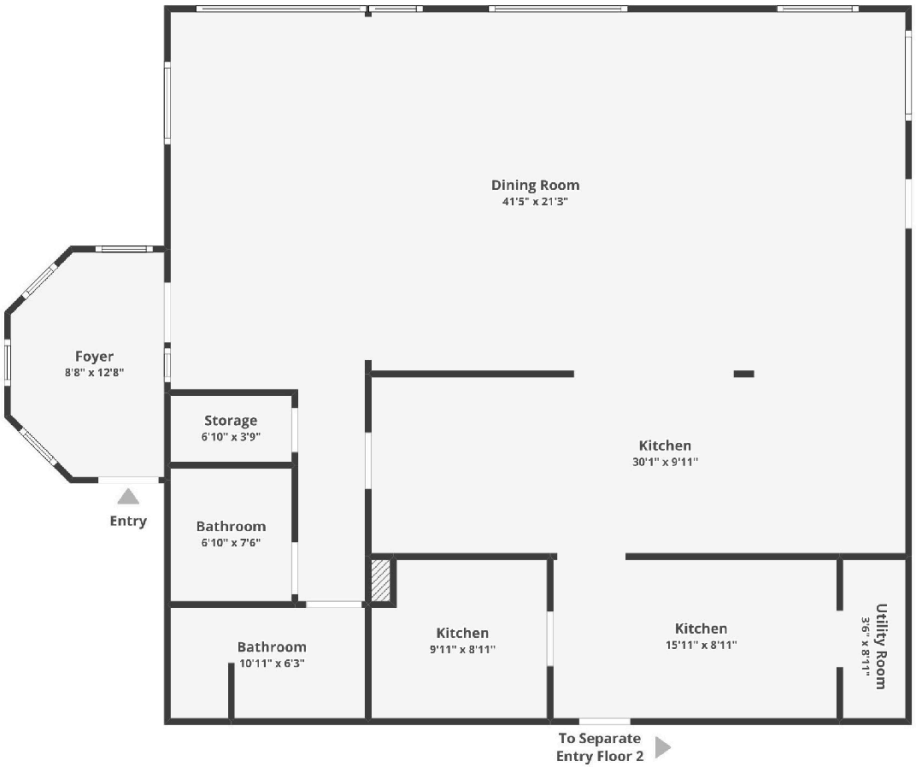

NEW YORK STATE ROUTE 209
RONDOUT CREEK
MAP OF SURVEY
OF LANDS OF
Little Buko LLC
5125 N.Y.S. ROUTE 209
TOWN OF ROCHESTER
SCALE 1" = 30'
ULSTER COUNTY, N.Y.
JUNE 30 24, 2022
AREA
2.617 ± Acres.
NOTES:
TAX MAP REFERENCE:
TOWN OF ROCHESTER 76.2-2-48
DEED REFERENCE:
LIBER 4842 PAGE 8
NOW OR FORMERLY
CADY
L. 2008 P.37
NOW OR FORMERLY
TOWN OF ROCHESTER
L. 4729 P.283
NEW YORK STATE
D.O.T. PARCEL NO. 104
NEW YORK STATE
D.O.T. PARCEL NO. 107
1 STORY
FRAME BUILDING
1 1/2 STORY
FRAME BUILDING
N89°26'00"E
243.10'
S71°32'20"E
103.56'
441.20'
S68°18'05"W
153.02'
S38°27'39"W
358.54'
N30°27'42"W
77.70'
N51°45'37"E
66.53'
N81°50'55"E
100.96'
S71°17'05"E
N80°20'44"E
9193.40'
FILE NO. 3966


N.Y.S. ROUTE 209
EXISTING PAVED ENTRANCE
RONDOUT CREEK
GRAVEL PARKING AREA (38 SPACES)
PROPOSED ONE BEDROOM RESIDENCE
EXISTING FITNESS STUDIO
100 YEAR FLOOD PLAIN ELEV.=243.8
FLOOD-WAY LIMIT
N/F L&C ROSAKRANSE LLC L. 6124 – P. 222
N/F RUSSELL HICKS WARD CARPENTER L. 4816 – P. 85
N/F TONON LLC L. 4842 – P. 6
N/F BRUCE DAVENPORT L. 4753 – P. 293
N.Y.S. DOT PARCEL 107
N.Y.S. DOT PARCEL 104
(2) 18' LAMP POSTS 400W METAL HALIDE
RAILING ALONG TOP OF SLOPE
NYSDEC# 856-4-16 STANDARD: B CLASSIFICATION: B
NOTES:
1) BOUNDARY LINE DATA AS SHOWN WAS TAKEN FROM A SURVEY MAP PREPARED BY MESSINGER & JACKSON LAND SURVEYORS DATED APRIL 21, 1982, LAST REVISED
2) SITE PLAN LOCATION OF PARKING, BUILDING AND ENTRANCE SHOWN WERE TAKEN FROM SITE PLAN FOR GEOFFREY GRAVES, APPROVED BY THE TOWN OF ROCHESTER PLANNING BOARD IN JULY, 2002
. DENOTES EXISTING 100 YEAR FLOOD PLAIN (ELEV.=243.8)
. DENOTES EXISTING FLOOD-WAY LIMIT
LOCATION MAP
SHOWING ZONING BOUNDARIES
SCALE: 1" = 500'
PROJECT SITE
ZONING REQUIREMENTS
BUSINESS ZONING DISTRICT
(MIXED USE)
PARKING REQUIREMENTS
RIGHT-TO-FARM
APPROVED BY THE TOWN OF ROCHESTER
OWNER/DEVELOPER
TONON LLC
c/o TANYA KEFER
P.O. BOX 78
ACCORD, N.Y. 12404
LOT AREA
2.639 ± ACRES
MAP REVISION DATE
04/04/2018
UPDATED TO MIXED USE
SITE PLAN
FOR
TONON LLC
SITUATE: NYS RT. 209
ULSTER COUNTY – NEW YORK
APRIL 04, 2018
Scale: 1" = 30'
MEDENBACH & EGG
CIVIL ENGINEERING & LAND SURV
BARRY MEDENBACH, P.E.

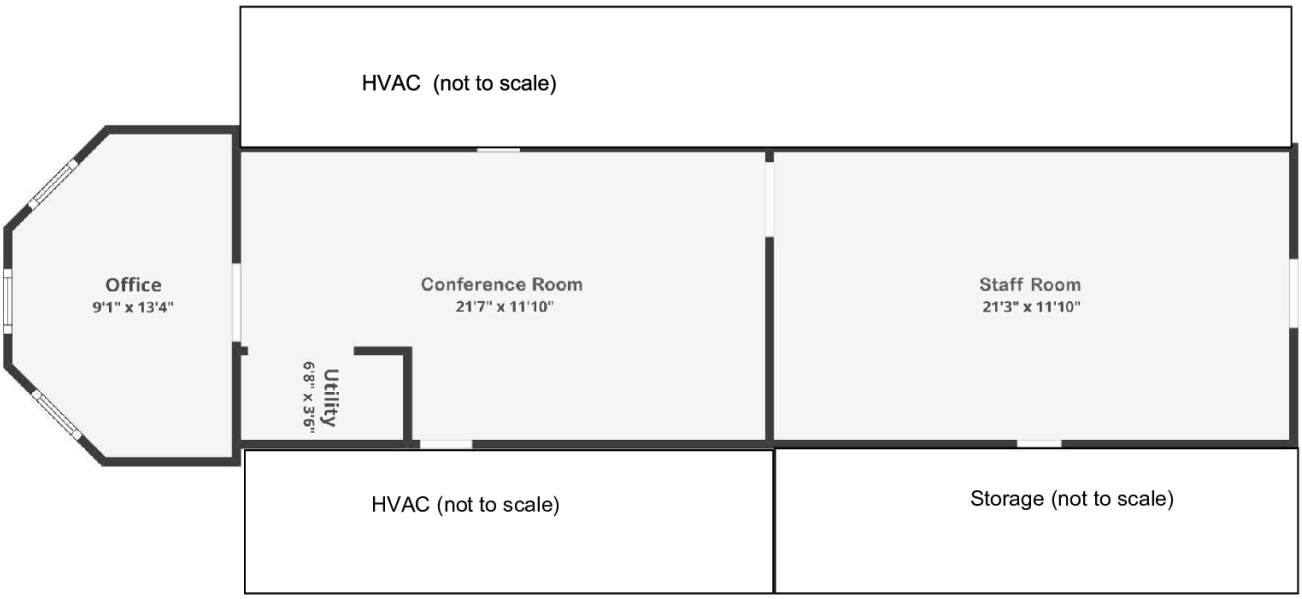
MAIN BUILDING – FIRST FLOOR

5125 US-209, ACCORD, NY 12404



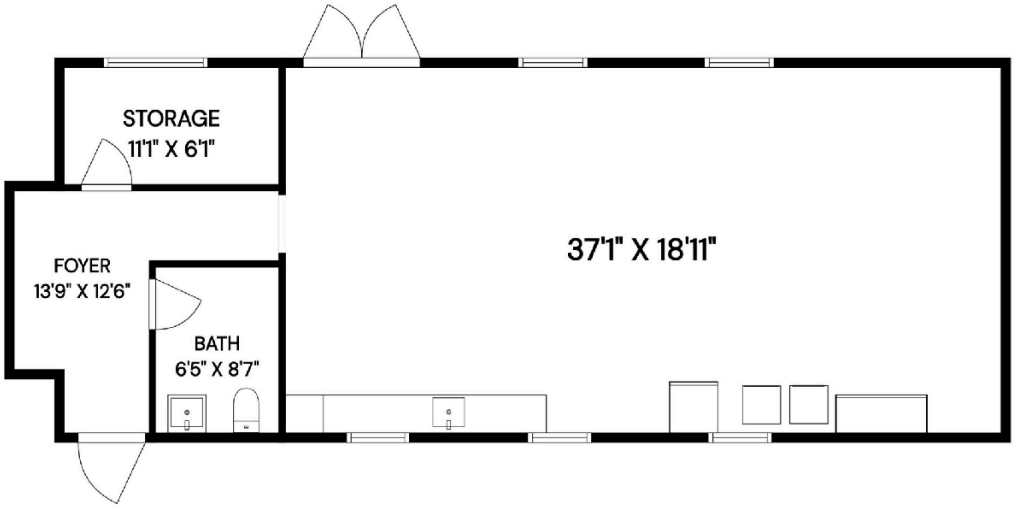
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, all measurements should be verified. Digital Homes Photography 2025.

Main Building - Second Floor



SECOND BUILDING

5125 US-209, ACCORD, NY 12404



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, all measurements should be verified. Digital Homes Photography 2025.

5125 US-209, Accord, NY 12404 -- Upgrades & Included Equipment

UPGRADES

Upstairs, Main Building

- 2025 Hot Water Heater
- 2025 96% Efficient Furnace - Main Building - 120,000 BTU Gas Furnace. The second HVAC unit in operation is from 2004. The handlers are in the attic spaces on the second floor.
- Oak hardwood floors added upstairs (previously subfloor)
- Permanent walls added to separate spaces (previously temporary pallets)

Downstairs, Main Building

- Created flexible commercial kitchen - option for fast casual or full service with open kitchen
- Econo CaptiveAire 12 foot hood with makeup air unit and suppression system
  - Econo Aire exhaust fan up above on the second story roof
  - Full exhaust ductwork straight up (for easy cleaning) through storage space on second floor and out through the less steep part of the roof (for easy cleaning)
  - All exhaust ductwork is heat wrapped.
  - The makeup air unit is heated
  - UL rated Range Guard (suppression) system and floor to ceiling stainless steel wall installation
- Walk-in cooler
- Kitchen shelving
- Stainless steel walls
- Electrical upgrades for high volume capacity
- Corrugated metal pass-through window
- Built-in carpentry: banquettes, window infills, DJ booth/host stand, epoxy countertops, self-service/server station
- Heat lamps & Installation
- Run hardwire internet and power for POS system
- Chemical Dispenser in utility room
- Plumbing Upgrades
  - hand sink
  - dishwashing sink / station
  - prep sink
  - mop sink
  - added new (third) bathroom with plumbing for macerating toilet.

Exterior

- Move / extend outdoor staircase to accommodate for makeup air unit and lay concrete pad for makeup air unit
- Front entrance driveway redo to meet DOT Standards
- Poured concrete pad for grease vat
- Added fencing to garbage landing pit
- Added 4 picnic tables with sail shade covering
- Market lights
- Sign install
- Electrical to garden box for sign
- 2x annual septic, grease trap cleaning

INCLUDED EQUIPMENT

Econo CaptiveAire 12 foot hood new Econo Aire exhaust fan up above on the second story roof Full Exhaust ductwork straight up (for easy cleaning) through storage space on second floor and out through the less steep part of the roof (for easy cleaning) All exhaust ductwork is heat wrapped. The makeup air unit is heated UL rated Range Guard (suppression) system and floor to ceiling stainless steel wall installation
STAINLESS TABLES (Kitchen/Dining) (1) 6ft Stainless Steel Table (prep) (1) 4ft with backsplash and shelving (rice) (2) 3ft rectangle
Prep sink with faucet
Dishwasher front/back landing (dishwasher unit is rented)
4x Wire shelves (Walk-In)
Convection Oven
Fryer 1 (Main Street)
Fryer 2 (Vulcan)
6 Burner Stove

1x Double Door Lowboy Fridge (4ft)
1x Single Door Lowboy Drink Fridge (2ft)
1x Single Door Lowboy Freezer (2ft)
1x Ice Cream Freezer
1x Double Door Pizza Fridge with cutting board (Regular - 12pan)
1x Double Door Sandwich Fridge with cutting board (MEGA - 18pan)
Chemical dispenser - slop sink
Walk-in cooling equipment
Custom cushions for banquette seating
Privacy screens for service area
Custom retail shelves on dining room floor x2 (one tall on wheels, one short hexagonal)
Audio receiver for sound system
Garbage cans
Large blue cabinet in back left corner of second building
Baby changing table in bathroom 1
Handwashing sink with splash guards

Rented equipment: dishwasher and icemaker

Furniture and other items available for separate sale