

1715 East Main Street

Mohegan Lake, NY



Historic Mohegan Lake Restaurant for Sale

A unique and beautiful restaurant in an historic building is available for sale. The building is 3235 SF and is on a 31,446 SF lot. It has a full commercial kitchen, bar, a stage for live music, an upper level loft for private parties of up to 8 guests, and lower level storage. This 100+ year old building has many unique artistic and architectural details. The property is zoned R1-20 (C-2 Local Retail Business D District). Current ownership only operates for dinner 5 nights per week, so there is great upside potential for an operator who adds lunch and catering.

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Stephanie Waters | 914-629-3411 | skw@perlmutterproperties.com

George E. Grace | 646-312-6800 | grace@gegrace.com



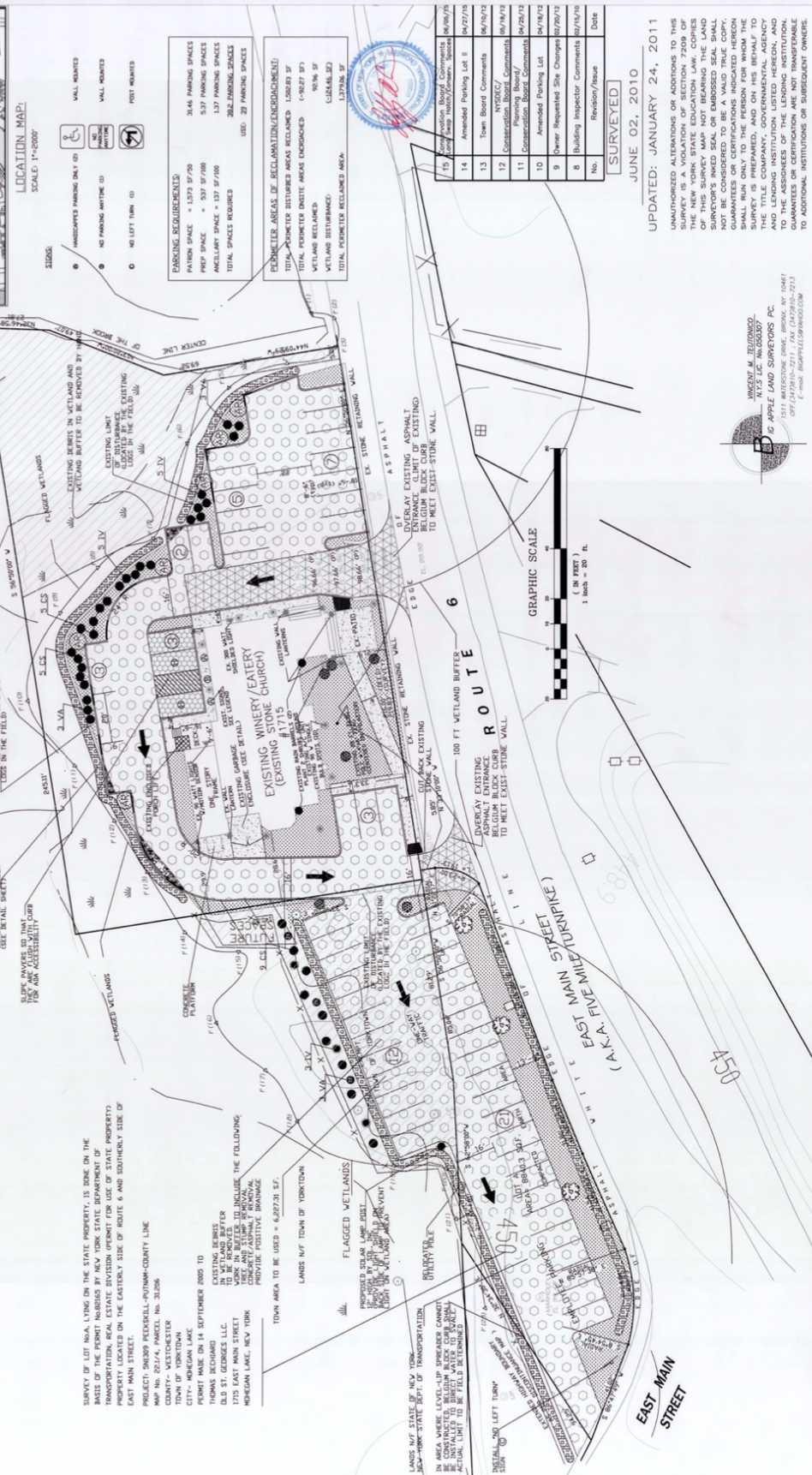
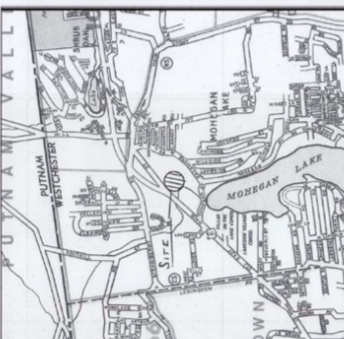
TRANSITIONAL ZONE USES:

- A) RESTAURANT & OUTDOOR SEATING & DINING
- B) LIVE MUSIC
- C) DANCING
- D) RETAIL
- E) WINERY, WINE BAR, BAR
- F) ANY USE ALLOWED IN A C-2 ZONE

APPROVED: *[Signature]* DATED: 6/17/11
 MICHAEL GRACE, TOWN SUPERVISOR

SURVEY OF LOT 15A LYING ON THE STATE PROPERTY, IS DONE ON THE BASIS OF THE PERMIT NUMBERS BY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, PROJECT NO. 100-1020, AND SOUTHERLY SIDE OF EAST MAIN STREET.
 PROJECT: SHIRLEY PECKSKILL-PUTNAM-COUNTY LINE
 MAP No. 251-A, PARCEL No. 38206
 COUNTY: WESTCHESTER
 CITY: MOHEGAN LAKE
 PERMIT MADE ON 14 SEPTEMBER 2009 TO THOMAS BOCHARD
 OLD ST. GEORGES LLC
 1715 EAST MAIN STREET
 MOHEGAN LAKE, NEW YORK
 EXISTING BERMS TO BE REMOVED AND REPLACED WITH THE FOLLOWING:
 1. 24" HIGH
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 100. 24" HIGH

COMMON NAME	SCIENTIFIC NAME	ABBREVIATION IN PLAN	#	SIZE
RED MAPLE	ACER RUBRUM	AR	6	2- 25" CALIPER, BALLED & BURGLAPPED
SHRUBS				
MAPLELEAF VIRGINIAN	VIRIBUNUM ACERIFOLIUM VA		15	3 GALLON CONTAINER, 24" HIGH
RED OSIER DOGWOOD	CORNUS SERICEA	CS	15	3 GALLON CONTAINER, 24" HIGH
WINTERBURY	ILEX VETICOLLATA	IV	3	3 GALLON CONTAINER OR LARGER
MAPLELEAF VIRGINIAN	VIRIBUNUM ACERIFOLIUM VA		3	3 GALLON CONTAINER OR LARGER
RED OSIER DOGWOOD	CORNUS SERICEA	CS	9	4-5" HT. BALLED & BURGLAPPED
WINTERBURY	ILEX VETICOLLATA	IV	3	5 GALLON CONTAINER OR LARGER



General Notes
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY SHALL BE AT THE SOLE RISK OF THE CLIENT.
 THIS SURVEY IS FOR THE TOWN OF YORKTOWN, PUTNAM COUNTY, NEW YORK.
 SITE AREA: 6.77 ACRES (31,707.75 SF)
 1715 EAST MAIN STREET
 BLOCK 2, LOT 53
 DEPT. OF ENVIRONMENTAL CONSERVATION
 100-1020
 100-1020-001
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LEGEND:

- PAVEMENT
- GRAVEL PARKING
- BRICK PAVERS IN HANDICAPPED PARKING
- CONCRETE SIDEWALK
- PROP. LEVEL SPREADER
- NATIVE ROW SEED MIX (1/4" - 1/2" DEPT. SHRE)
- SILT FENCE
- BARREL PLANTERS
- PROP. DRIP CURB
- BELGIUM BLOCK CURB
- OPENING IN BELGIUM BLOCK CURB (P CENTERED DIVER)
- CONCRETE CURB (FLUSH WITH GRAVEL)
- CONCRETE CURB (FLUSH WITH GRAVEL)

7 Environmental Consultant Comments 8/19/10
6 Updated Survey 8/19/10
5 Town Engineer Comments 8/19/10
4 Conservation Board Comments 8/19/10
3 ABMA Comments 8/19/10
2 Conservation Board Comments 8/19/10
1 Planning Board Comments 8/19/10
No. Revision/Issue Date

JEFFREY A. ECONOM, P.E.
 CONSULTING ENGINEER
 100-1020-001
 HOPKELL FUNCTION, N.Y. 12533
 PHONE: (845) 226-1243
 FAX: (845) 226-2187
 EMAIL: jeconom@optonline.net

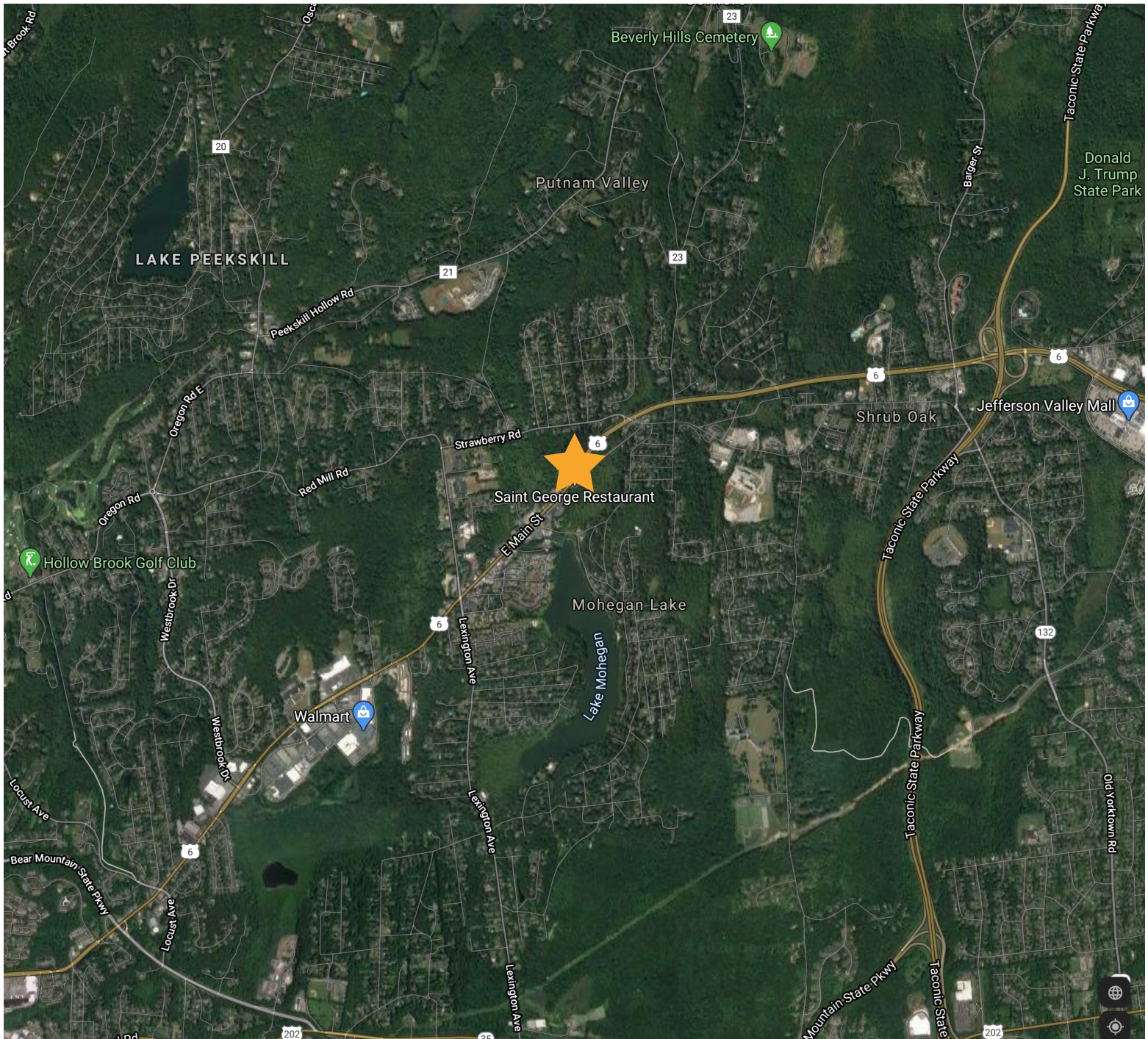
PROPOSED PARKING PLAN
 for
THOMAS BOCHARD
 1715 EAST MAIN STREET
 MOHEGAN LAKE, NY 10547
 S-B-L: 15.12-2-53
 TOWN OF YORKTOWN

Scale: 1" = 20'
 Date: 08/26/10
 Page: 1 of 3

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