

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 □□□□ □□□ □□□□□ □□□□□□□□□□ □

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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED

INSPECTOR: _____

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Orangetown Commerce Center

Street Address: 5 Greenbush Road, Orangetown

Tax Map Designation:

Section: 74.15 Block: 1 Lot(s): 2

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the west side of Greenbush Road, approximately _____ feet at its _____ of the intersection of with Highview Avenue, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>5.836</u>	Zoning District <u>LI</u>
School District <u>South Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg Fire</u>
Water District <u>Pearl River</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

The Applicant is seeking reapproval of two previously granted variances for the improvements on the Property: #20-10 (for sign size, illumination and location) and #20-11 (for building height along Highview Avenue).

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: BF Orangetown LLC Phone # (914) 265-6600
c/o RD Management
Address: 810 Seventh Avenue, 10th Floor New York NY 10019
Street Name & Number (Post Office) City State Zip Code

Property Owner: Same as Applicant Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: See Attachment A Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: Hocherman Tortorella & Wekstein, LLP Phone # (914) 421-1800
Address: One North Broadway, Suite 701 White Plains NY 10601
Street Name & Number (Post Office) City State Zip Code

Contact Person: Geraldine N. Tortorella, Esq. Phone # (914) 421-1800 ext.11
Address: Same as above
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 checked="" 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:
Western Highway (County Road); Palisades Interstate Parkway (State Road)

Referral Agencies:

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

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? N/A
- 2) Is any open space being offered? If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage N/A
- 3) Number of dwelling units N/A

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

N/A

Environmental Constraints: N/A

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

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.

See Attachment 2

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

None

Orangetown Commerce Center 5 Greenbush Rd Orangetown 74, 15-1-2; LI 153 Letters
31 Posters

✓ 392489 74.10-1-30
D & B Ent Inc
4 Independence Ave
Tappan, NY 10983

✓ 392489 74.11-1-24
Mellifont LLC
5 Camelot Way
Orangetown, NY 10962

✓ 392489 74.11-1-25
Highview Avenue Holding Corp
P.O. Box 205
Blauvelt, NY 10913

✓ 392489 74.11-1-26
Orange & Rockland Utilities
1 Blue Hill Plz Fl 19
Pearl River, NY 10965

✓ 392489 74.11-1-27
USA Construction Corp
706 Executive Blvd Ste A
Valley Cottage, NY 10989

✓ 392489 74.14-3-15
Nina Guerrero
4 Maple Av
Orangetown, NY 10962

✓ 392489 74.14-3-16
Cesar S Clemente Sr
2 Maple Ave
Orangetown, NY 10962

✓ 392489 74.14-3-21
James Mooney
5 Wisteria Ct
Orangetown, NY 10962

✓ 392489 74.14-3-22
Sabas Isaguirre
6 Wisteria Ct
Orangetown, NY 10962

✓ 392489 74.14-3-23
Doly Thomas
7 Wisteria Ct
Orangetown, NY 10962

✓ 392489 74.14-3-24
Woo Kun Pak
8 Wisteria Ct
Orangetown, NY 10962

✓ 392489 74.14-3-36
Ruben Balin
3 Cedar Av
Orangetown, NY 10962

✓ 392489 74.14-3-37
Michael Saladino
444 Western Hwy
Orangetown, NY 10962

✓ 392489 74.14-3-38
Anthony Dimairo
440 Western Hwy
Orangetown, NY 10962

✓ 392489 74.14-3-47
Frank Ficarra
4 Kevin Dr
Orangetown, NY 10962

* 392489 74.15-1-2
BF Orangetown LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ 392489 74.15-1-3
Orangetown Holdings LLC
1000 Lowes Blvd
Mooresville, NC 28117

✓ 392489 74.15-1-22
Thomas B Graff
10 Grand St
Tappan, NY 10983

✓ 392489 74.15-1-21.1
FB Orangetown Retail LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ 392489 74.15-1-21.2
FB Orangetown Retail Two LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ 392489 74.15-1-21.3
FB Orangetown Retail Three LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ 392489 74.15-1-21.4
FB Orangetown Hotel Two LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ 392489 74.15-1-21.5
FB Orangetown Hotel LLC
810 Seventh Ave Fl 10
New York, NY 10019

✓ CSX Rail Road
500 Water St.
Jacksonville, FL 32202

Town of Orangetown
20 S Greenbush Rd
Orangetown, NY 10962

Parcel Id	SWIS	Year	Owner Name	Street Name	Prop Class	Total AV	Active
74.10-1-31.1	392489	2017	Spadaccini, Nicholas	1A Blue Hill Commons	411C	115,850	A ✓
74.10-1-31.2	392489	2017	Ryan-Gurda, Patricia	1B Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.3	392489	2017	Villa-Real, Edward	1C Blue Hill Commons	411C	92,560	A ✓
74.10-1-31.4	392489	2017	Potocki, Raymond C	1D Blue Hill Commons	411C	110,000	A ✓
74.10-1-31.5	392489	2017	Patel, Minesh	1E Blue Hill Commons	411C	95,000	A ✓
74.10-1-31.6	392489	2017	Snowflake LP	1F Blue Hill Commons	411C	86,820	A ✓
74.10-1-31.7	392489	2017	MTGLQ Investors LP	1G Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.8	392489	2017	Cai, Ru Ying	1H Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.9	392489	2017	Pinnock, Edwina	1I Blue Hill Commons	411C	109,000	A ✓
74.10-1-31.10	392489	2017	Pagliocca, Michael	2A Blue Hill Commons	411C	115,900	A ✓
74.10-1-31.11	392489	2017	Atteridge Brian J	2B Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.12	392489	2017	Cavalli, Phyllis	2C Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.13	392489	2017	Mc Gann, Joan T	2D Blue Hill Commons	411C	110,000	A ✓
74.10-1-31.14	392489	2017	Olea, Guillermo	2E Blue Hill Commons	411C	95,000	A ✓
74.10-1-31.15	392489	2017	Stapleton, Maureen	2F Blue Hill Commons	411C	86,000	A ✓
74.10-1-31.16	392489	2017	Ruiz, Edwin J	2G Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.17	392489	2017	Fuentes, Libertad	2H Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.18	392489	2017	Clancy, John F	2I Blue Hill Commons	411C	109,000	A ✓
74.10-1-31.19	392489	2017	Hoffman, Charlotte A	3A Blue Hill Commons	411C	115,900	A ✓
74.10-1-31.20	392489	2017	Balaguer, Anna	3B Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.21	392489	2017	Hughes, Barbara E	3C Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.22	392489	2017	Roxbury, Helen	3D Blue Hill Commons	411C	110,000	A ✓
74.10-1-31.23	392489	2017	Arabe, Ken	3E Blue Hill Commons	411C	95,000	A ✓
74.10-1-31.24	392489	2017	Nguyen Tan Duc	3F Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.25	392489	2017	Nespoli, Tara	3G Blue Hill Commons	411C	67,100	A ✓
74.10-1-31.26	392489	2017	Property Management L	3H Blue Hill Commons	411C	92,600	A ✓
74.10-1-31.27	392489	2017	Feeney, Joann E	3I Blue Hill Commons	411C	95,000	A ✓
74.10-1-31.28	392489	2017	Stevens Lindsey	4A Blue Hill Commons	210C	98,300	A ✓
74.10-1-31.29	392489	2017	Cupani Robert W	4B Blue Hill Commons	210C	98,000	A ✓
74.10-1-31.30	392489	2017	Brown Kerri	4C Blue Hill Commons	210C	95,900	A ✓
74.10-1-31.31	392489	2017	Madrid House LLC	4D Blue Hill Commons	210C	95,900	A ✓
74.10-1-31.32	392489	2017	Mc Namara, Mary K	4E Blue Hill Commons	210C	95,880	A ✓
74.10-1-31.33	392489	2017	Robinson Donna	4F Blue Hill Commons	210C	95,900	A ✓
74.10-1-31.34	392489	2017	Simms Frederick S	4G Blue Hill Commons	210C	98,300	A ✓
74.10-1-31.35	392489	2017	Edler, Scott	4H Blue Hill Commons	210C	98,300	A ✓
74.10-1-31.36	392489	2017	Anderegg, Robert	4I Blue Hill Commons	411C	84,600	A ✓
74.10-1-31.37	392489	2017	Shtutman, Boris	4J Blue Hill Commons	411C	89,700	A ✓
74.10-1-31.38	392489	2017	James, Roger L	4K Blue Hill Commons	411C	84,600	A ✓
74.10-1-31.39	392489	2017	Mittler, Dolores	4L Blue Hill Commons	411C	89,700	A ✓

All addresses have
Orangeburg, NY 10962

Parcel Id	SWIS	Year	Owner Name	Street Name	Prop Class	Total AV	Active
74.10-1-29.192	392489	2017	Yang, Kuel Ming	15L Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.191	392489	2017	Apuzzo, John H	15K Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.190	392489	2017	Baker William H	5I Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.189	392489	2017	Mc Keon, Gina	15I Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.188	392489	2017	Muldoon, Craig	15H Blue Hill Commons	210C	96,000	R ✓
74.10-1-29.187	392489	2017	Finnegan, Nancy	15G Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.186	392489	2017	Snowflake LP	15F Blue Hill Commons	210C	95,800	A ✓
74.10-1-29.185	392489	2017	O'Neill, Regina	15E Blue Hill Commons	210C	95,800	A ✓
74.10-1-29.184	392489	2017	Keefe Jeanine	15D Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.183	392489	2017	Schwartz, Caryl H	15C Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.182	392489	2017	Russo Joseph	15B Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.181	392489	2017	Hassett, Bryan	15A Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.180	392489	2017	MDMR Properties LLC	5H Blue Hill Commons	411C	86,020	A ✓
74.10-1-29.179	392489	2017	Lipardis, Niko	14H Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.178	392489	2017	Lewin Courtney	14G Blue Hill Commons	210C	65,900	A ✓
74.10-1-29.177	392489	2017	Cooke, Patrick J	14F Blue Hill Commons	411C	86,000	A ✓
74.10-1-29.176	392489	2017	Curtin, Marlon	14E Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.175	392489	2017	Shtutman, Boris & Luba	14D Blue Hill Commons	411C	115,900	A ✓
74.10-1-29.174	392489	2017	Barker, Charles	14C Blue Hill Commons	411C	87,100	A ✓
74.10-1-29.173	392489	2017	Twomey, Karen	14B Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.172	392489	2017	Stern, Steven	14A Blue Hill Commons	411C	110,000	A ✓
74.10-1-29.171	392489	2017	Silverman, Barry E	13D Blue Hill Commons	411C	126,700	A ✓
74.10-1-29.170	392489	2017	Lane-Boyle Margaret C	5G Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.169	392489	2017	Vavagiakis, Efstratios J	13B Blue Hill Commons	210C	100,200	A ✓
74.10-1-29.168	392489	2017	Dalгато, Joan	13A Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.167	392489	2017	Heller Kenneth	12L Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.166	392489	2017	Lenihan, Patrick J	12K Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.165	392489	2017	Bruno, James P	12J Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.164	392489	2017	Barker, Charles	12I Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.163	392489	2017	Plesco, Cecilia	12H Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.162	392489	2017	Bille, Roy	12G Blue Hill Commons	210C	95,300	A ✓
74.10-1-29.161	392489	2017	Reid Catherine	12F Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.160	392489	2017	Schaulen, Barbara	12E Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.159	392489	2017	Valentine, Rita	12D Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.158	392489	2017	Mysliwiec Wieslaw	12C Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.157	392489	2017	Narciso, Andrea	12B Blue Hill Commons	210C	98,300	A ✓
74.10-1-29.156	392489	2017	Lund, Jaya	12A Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.155	392489	2017	Stella, John J	11L Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.154	392489	2017	Delgado, Lynn	11K Blue Hill Commons	411C	84,800	A ✓
74.10-1-29.153	392489	2017	Jenchoi, Steven	11J Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.152	392489	2017	Lennox, William	11I Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.151	392489	2017	Rennie, Henry G	11H Blue Hill Commons	210C	95,900	R ✓
74.10-1-29.150	392489	2017	Jones, Jason	11G Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.149	392489	2017	Blitner, Anne D	11F Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.148	392489	2017	Boyle, Shannon P	11E Blue Hill Commons	210C	95,900	A ✓
74.10-1-29.147	392489	2017	Matthew, Thomas	11D Blue Hill Commons	210C	91,900	A ✓
74.10-1-29.146	392489	2017	Addino, Andrew	11C Blue Hill Commons	210C	95,800	A ✓
74.10-1-29.145	392489	2017	Pang, Robert J	11B Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.144	392489	2017	Mc Mullen, Susan	11A Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.143	392489	2017	Bryceland, Michael	10F Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.142	392489	2017	Fitzpatrick, Thomas P	10E Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.141	392489	2017	Prestipino, Kimmarie	10D Blue Hill Commons	210C	96,000	A ✓
74.10-1-29.140	392489	2017	Borges, Roberto Jr	10C Blue Hill Commons	210C	98,340	A ✓
74.10-1-29.139	392489	2017	Rao, Prakash	10B Blue Hill Commons	210C	95,000	A ✓

All
Addresses
have
Town/zip
Orangeburg
NY 10962

Parcel Id	SWIS	Year	Owner Name	Street Name	Prop Class	Total AV	Active
74.10-1-29.138	392489	2017	Demaria, Diane	10A Blue Hill Commons	210C	98,000	A ✓
74.10-1-29.137	392489	2017	Dealing, Elaine	9I Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.136	392489	2017	Tanega Clarita	9H Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.135	392489	2017	Bryceland, Michael	8G Blue Hill Commons	411C	65,780	A ✓
74.10-1-29.134	392489	2017	Cook, Robert	9F Blue Hill Commons	411C	92,600	R ✓
74.10-1-29.133	392489	2017	Tong, Wal M	9E Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.132	392489	2017	The Kids BHC LLC	9D Blue Hill Commons	411C	110,000	A ✓
74.10-1-29.131	392489	2017	Deprimo Frank	9C Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.130	392489	2017	Howard, Jennifer G	9B Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.129	392489	2017	Rosen, Myra C	9A Blue Hill Commons	411C	115,900	A ✓
74.10-1-29.128	392489	2017	Mc Grath Richard	8F Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.127	392489	2017	Dauble, Christopher	8E Blue Hill Commons	411C	84,600	A ✓
74.10-1-29.126	392489	2017	Pittignano, Vincent	8D Blue Hill Commons	210C	98,340	A ✓
74.10-1-29.125	392489	2017	Phillips, Robert A	8C Blue Hill Commons	210C	98,300	A ✓
74.10-1-29.124	392489	2017	Kupl, Zylfija	8B Blue Hill Commons	210C	98,300	A ✓
74.10-1-29.123	392489	2017	Kiernan Kristan	8A Blue Hill Commons	210C	98,300	A ✓
74.10-1-29.122	392489	2017	Coller, Brendan	7I Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.121	392489	2017	Clifford, Thomas	7H Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.120	392489	2017	Jackson, Keith	7G Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.119	392489	2017	Boyle Daniel P	7F Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.118	392489	2017	Brennan, Paschal	7E Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.117	392489	2017	Sqitleri, Dorothea	7D Blue Hill Commons	411C	110,000	A ✓
74.10-1-29.116	392489	2017	Pagliocca, Alveda	7C Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.115	392489	2017	Amon, Stephen	7B Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.114	392489	2017	Gandhi, Rajendrak	7A Blue Hill Commons	411C	115,900	A ✓
74.10-1-29.113	392489	2017	Varghese, Achankunju	6D Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.112	392489	2017	Grosbeck, Pieter	6C Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.111	392489	2017	Brew, Catherine M	6B Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.110	392489	2017	Yore, John P	6A Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.109	392489	2017	Thomas, Annette	15J Blue Hill Commons	411C	89,700	A ✓
74.10-1-29.108	392489	2017	Griffin, Phillip	14I Blue Hill Commons	411C	95,000	A ✓
74.10-1-29.106	392489	2017	Virgintino, Michael F	5F Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.105	392489	2017	Shoshan, David	5E Blue Hill Commons	411C	95,030	A ✓
74.10-1-29.104	392489	2017	Bach, Barbara	5D Blue Hill Commons	411C	96,000	A ✓
74.10-1-29.103	392489	2017	Perry, William	5C Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.102	392489	2017	Murphy, Kerry	5B Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.101	392489	2017	Whittaker, Daniel	5A Blue Hill Commons	411C	115,900	A ✓

All Addresses
have Town/Zip: Orangetown, NY 10962

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

BF Orangetown LLC

Applicant's Signature: 
By: Richard Birdoff, Manager

SWORN to before this

23 day of March, 2021


Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 2024

**ZONING BOARD OF APPEALS
APPLICATION OF BF ORANGETOWN LLC
5 GREENBUSH ROAD
ORANGEBURG, NEW YORK
APPLICATION REVIEW FORM
ATTACHMENT 2**

Project History – Prior Approvals:

PB #16-26, Preliminary site plan approval issued 5/11/16;
PB# 16-27, Preliminary internal commercial subdivision approval issued 5/11/16;
ZBA#16-62, Area variance for illumination, size and setback of monument signs issued July 6, 2016;
ZBA#16-63, Area variance for building height issued July 6, 2016, extended by ZBA #18-07, dated January 17, 2018;
PB #16-62, Final site plan approval issued October 26, 2016;
PB #16-63, Final internal commercial subdivision approval issued October 26, 2016;
ACABOR #16-56, dated September 8, 2016;
ZBA #18-06, Area variance for illumination, size and setback of monument signs issued January 17, 2018 (renewal of ZBA #16-62);
ZBA #18-07, Area variance for building height issued January 17, 2018 (renewal of ZBA #16-63);
PB #18-29, Preliminary amended site plan approval issued July 25, 2018 (118,323 s.f., two-story, multi-tenant flex-warehouse/self-storage building and related improvements);
PB #18-30, Preliminary amended internal commercial subdivision approval issued July 25, 2018 (multi-tenanted space);
ACABOR #18-36, Site plan revisions for self-storage issued September 6, 2018;
ZBA #18-64, Interpretation issued September 19, 2018;
PB #18-44, Final amended site plan approval issued November 14, 2018;
PB #18-45, Final amended internal commercial subdivision approval issued November 14, 2018;
PB # 19-21, Revised bond issued March 27, 2019;
ACABOR #19-45, Revised façade modifications issued December 2, 2019;
ZBA #20-10, Area variance for illumination, size and setback of monument signs issued February 5, 2020 (renewal of ZBA #18-06); and
ZBA #20-11, Area variance for building height issued February 5, 2020 (renewal of ZBA #18-07).

**ZONING BOARD OF APPEALS
APPLICATION OF BF ORANGETOWN LLC
5 GREENBUSH ROAD
ORANGEBURG, NEW YORK
APPLICATION REVIEW FORM
ATTACHMENT 3**

4. I know of no state officer, Rockland County officer or Town of Orangetown employee or officer or his or her spouse, siblings, parents, children, grandchildren, or the spouse of any of these relatives who (i) is an applicant or who has an interest in the limited liability company Applicant making this application; (ii) is an officer, director, partner or employee of any of the Applicant; or (iii) is a party to an agreement with the Applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application.

H | T | W

HOCHERMAN TORTORELLA & WEKSTEIN, LLP
CLIENT-CENTERED ♦ SOLUTION-ORIENTED

One North Broadway, Suite 701
White Plains, New York 10601-2319
P: (914) 421-1800 | F: (914) 421-1856
www.htwlegal.com

Geraldine N. Tortorella
Adam L. Wekstein
Noelle C. Wolfson

Henry M. Hocherman, Retired

March 30, 2021

Via Federal Express and Electronic Mail (DARBOLINO@ORANGETOWN.COM)

Hon. Daniel Sullivan, Chairman
and Members of the Zoning Board of Appeals
Town of Orangetown
Office of Building, Zoning, Planning, Administration & Enforcement
20 Greenbush Road
Orangeburg, New York 10962

Re: ZBA #20-11 Building Height Variance – Application for Reapproval
Property: 5 Greenbush Road
Tax Identification No.: Section 74.15, Block 1, Lot 2

Dear Chairman Sullivan and Members of the Board:

This firm represents BF Orangetown LLC (the “Applicant”), the owner of the property located at 5 Greenbush Road in the Town’s Light Industrial (LI) Zoning District (the “Property”). By Resolution designated ZBA #20-11, dated February 5, 2020 and filed in the office of the Town Clerk on February 13, 2020, your Board renewed an area variance for building height along Highview Avenue for a new warehouse building on the Property. (A copy of the ZBA Resolution is enclosed for your convenient reference.) According to a communication from the Director of the Office of Building, Zoning, Planning, Administration and Enforcement (the “Director”), the variance will expire on June 5, 2021 and we must apply for an extension of the variance if more time will be required to proceed with the project. (A copy of the Director’s communication is submitted with the Application.) We submit this letter in explanation and support of our client’s request for reapproval of the previously granted area variance for the height of the proposed building along Highview Avenue.

As you may recall, the Property is approximately 5.84-acres in area and is triangular in shape. Its southern vertex is located at the Greenbush Road cul-de-sac, its northwestern vertex is located at the intersection of Highview Avenue and the CSX railroad right of way, and its northeastern vertex is located at the intersection of Greenbush Road and Highview Avenue. It is most narrow at its southern vertex and generally increases in width to its Highview Avenue frontage. See *Layout Plan (Sheet 2)*, prepared by Leonard Jackson Associates, dated January 15, 2016, last revised January 3, 2019 (the “Layout Plan”), submitted with the Application. Like neighboring Orangeburg Commons and The Shops at Orangeburg Commons, the Property was used for pipe manufacturing by Orangeburg Pipe beginning in or about the late 1890s. Pipe manufacturing at the Orangeburg facility ceased in the early 1970s after which time much of the Orangeburg Pipe facilities were destroyed by fire. As a result of its prior use, the Property contains petroleum-related compounds and metals at concentrations above

Hon. Daniel Sullivan, Chairman
and Members of the Zoning Board of Appeals
March 30, 2021
Page 2

regulatory levels in soil and groundwater, which will be remediated as part of the Property's redevelopment under the New York State Brownfield Cleanup Program.

The need for the variance is a function of the demands and specifications for current-day warehouse space coupled with the irregular shape of the Property. It is imperative that the building contain a high-volume cubic storage racking system in its interior and sufficient clearance for the system to function. The minimum height required to accommodate the system is 32 feet, 6 inches. Because of the lot's irregular shape, large tenant space containing the racking system can be accommodated only on its northern end along Highview Avenue, where the setback is 25 feet, thus the need for a height variance of 7 feet, 6 inches along the Property's widest section on Highview Avenue. *See* the Proposed Elevations, prepared by Dahn & Krieger (Drawing No. A.04a), dated May 3, 2018 and last revised November 12, 2019.

As your Board previously found, the grant of the proposed variance will have no negative impacts on the health, safety or welfare of the community. The building is located in an industrial zoning district and is in keeping with the character of more recently constructed buildings and uses. The increased height will have little visual impact on the area, particularly when viewed from the residences across Western Highway which, because of their elevation above the Property, will have a view of only a small portion of the building. Significant street level improvements are also planned along Highview Avenue, including landscaping and a new sidewalk. Overall, the proposed redevelopment of the Property will yield significant benefits to the community.

The Applicant has worked in good faith to position itself to implement this project and has invested substantial resources obtaining approvals including for remediation. The Town and DEC have also expended resources in their review and approval of the project. The Applicant meets the standards for the variance and the conditions in the surrounding neighborhood have not changed in any material way since the variances were renewed in 2020. We submit that these factors, together with fairness and equity, warrant reapproval of the variances to afford the Applicant time to "substantially implement" the work.

Kindly refer this Application to all interested agencies and schedule it for a public hearing at the Board's next available meeting after the referrals are made.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

Hon. Daniel Sullivan, Chairman
and Members of the Zoning Board of Appeals
March 30, 2021
Page 3

GNT: hc
Enclosures

cc: *Via Electronic Mail Without Enclosures*
Jane Slavin, RA
Denise Sullivan, Esq., Deputy Town Attorney
BF Orangetown LLC
Justin Lim, P.E.
Nathaniel Burns, RLA

S:\# MATTERS\Birdoff 0163\BF Orangetown - Orangetown Com. Ctr. 008\Letters\Sullivan 3-30-21 Reapproval Of Building Height Variance.Docx

DECISION

EXTENSION OF TIME TO IMPLEMENT HEIGHT VARIANCES GRANTED

To: Geraldine Tortorella (Orangetown Commerce) ZBA #20-11
Hoeherman, Tortorella & Wekstein LLP Date: February 5, 2020
1 North Broadway Suite 701 Permit # 45127
White Plains, NY 10601-2319

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#20-11: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA#16-63 and extended once in ZBA#18-07: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.12, Column 12 (Building Height : 25' permitted, 30' proposed to roof, 32 ½' proposed to parapet) for a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 5, 2020 at which time the Board made the determination hereinafter set forth.

Geraldine Tortorella, Esq., Vani Nuyyar, Intern and Justin Lim, P.E., Leonard Jackson Associates, appeared and testified.

The following documents were presented:

1. As-built survey for tax lot 77.08-5-33.1 dated 05/27/2015 with the last revision date of 10/26/2017 signed and sealed by Jay A. Greenwell, PLS, LLC.

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

Geraldine Tortorella, Esq., testified that they appeared for final approval on the project on December 16, 2016; that the site is contaminated and is under the Brownfields remedial action work plan; a site specific health and safety plan will be implemented during cleanup and they need to run a tight schedule and that is why they need the extension; that they have made modifications to the buildings which has rendered the building height variance along Greenbush Road unnecessary; that they moved the building back further away from the Greenbush road side and therefore do not need the previously granted height variance on that side of the building; and would really appreciate an extension of time.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.5 (c)(9); and since the ZBA consented to Planning Board acting

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

as Lead Agency in SEQR purposes which was conducted as set forth in PB#16-62 (Preliminary Site Plan Approval) and with SEQR reaffirmed in PB# 18-29 (Final Site Plan Approval Subject to Conditions). The motion was seconded by Ms. Castelli and carried as follows: Mr. Quinn, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; Mr. Sullivan, aye; and Mr. Bosco, aye.

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.

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

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. No significant change in circumstances has occurred since the prior approved variances were granted in ZBA# 16-63 and as reaffirmed (with an extension granted) in ZBA# 18-07 that would warrant Board reconsideration of its approval.
2. Applicants stated that they expect construction soon.

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested extension of time to implement the variances granted in ZBA#16-63 and as reaffirmed (with an extension granted) in ZBA# 18-07 for Building Height: 25' permitted, 30' proposed to roof, 32 ½ ' proposed to parapet 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.

(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.

TOWN OF ORANGETOWN
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The foregoing resolution to approve the application for the requested extension of time to implement the height variance granted in ZBA#16-63 and as reaffirmed (with an extension granted) in ZBA # 18-07 is APPROVED: was presented and moved by Mr. Sullivan, seconded by Mr. Bosco and carried as follows: Mr. Bonomolo, aye; Mr. Quinn, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Bosco, aye.

The Administrative Aide 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: February 5, 2020

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
ORZPAE
BUILDING INSPECTOR-R.A.O.

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

TOWN OF ORANGETOWN
2020 FEB 13 P 1:37
TOWN CLERK'S OFFICE

ZONING BOARD OF APPEALS

Town of Orangetown

20 Greenbush Road

Orangeburg, New York 10962

(914) 359-8410 (ex. 4331)

Date: April 5, 2021

TO: OBAPAE

Environmental Management and Engineering

Rockland County Sewer District #1

✓ New York State Dept. of Transportation

Palisades Interstate Park Commission

Orange and Rockland Utilities

Orangetown Highway

Fire Prevention (Performance Standards)

✓ Rockland County Drainage

✓ Rockland County Health

✓ Rockland County Planning

✓ Rockland County Highway

CSX

Review of Plans: **Orangetown Commerce Center, 5 Greenbush Road, Orangeburg, NY**
Section 74.15 Block 1 Lot 2 LI zone

This matter is scheduled for: The applicant is requesting an extension of time for building height variance granted in ZBA#20-11 last extended on February 5, 2020.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: May 19, 2021

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

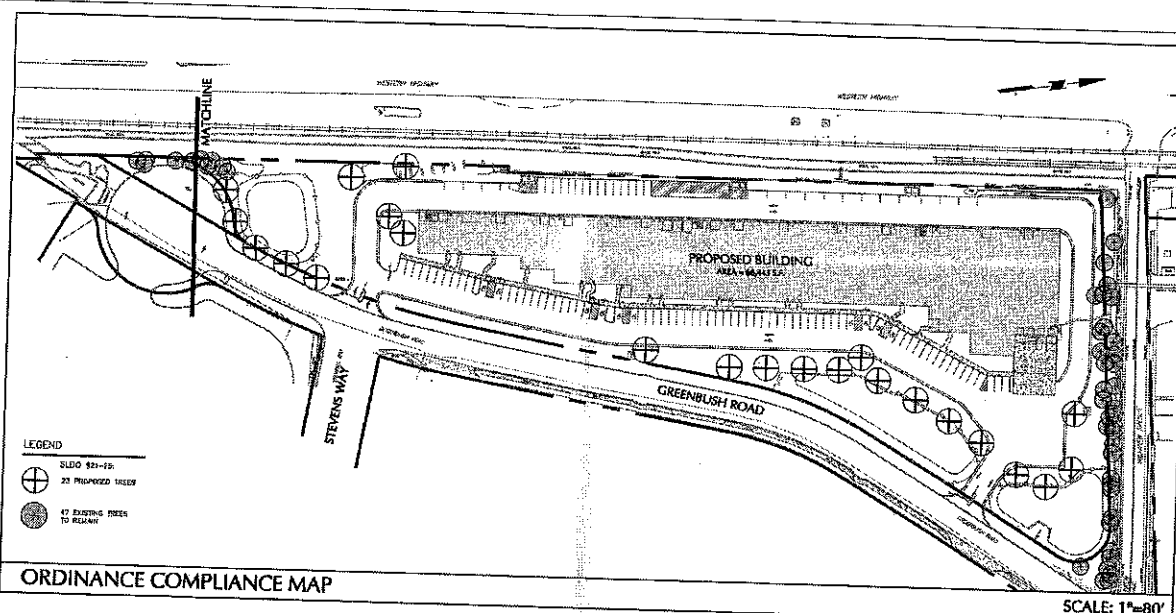
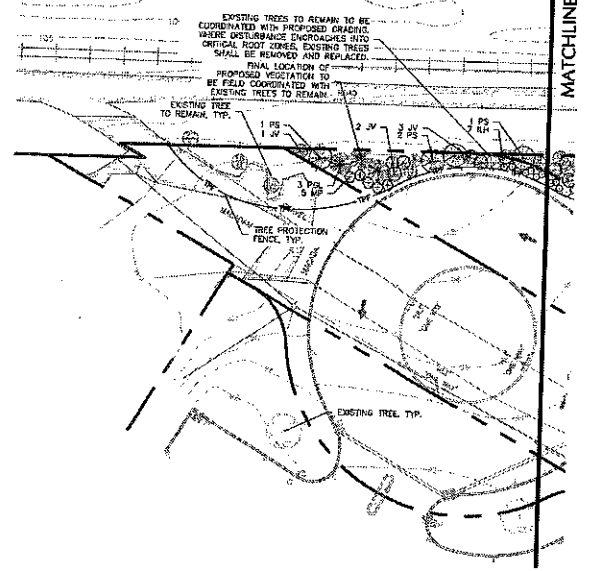
This project is before the Zoning Board on **Wednesday, May 19, 2021**. Kindly forward your completed review to this office by May 19, 2021.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

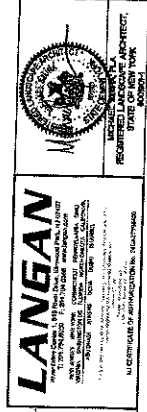
Thank you, Deborah Arbolino



Landscape Ordinance Compliance				
Code Section	Description	Required	Provided	Complies
Street Trees				
SUDO § 23-25	Preserve or plant 1 tree on street side of each lot, spaced a maximum of 40'	Highway Avenue: 520 LF requires 13 trees Greenbush Road: 1,320 LF requires 33 trees	37 existing trees to remain 33 trees provided* (10 existing trees to remain and 23 proposed trees)	yes yes

*Due to easement conflicts, street trees are provided elsewhere on site.

REV.	DESCRIPTION	DATE
1	REVISED PER ADAROR COMMENTS	5/8/18
2	REVISED PER APPLICATION	9/16/18
3	REVISED PER PLANNING BOARD COMMENTS	5/23/18
4	REVISED PER PLANNING BOARD COMMENTS	5/23/18
5	REVISED PER PLANNING BOARD COMMENTS	5/23/18
6	REVISED PER PLANNING BOARD COMMENTS	5/23/18
7	REVISED PER PLANNING BOARD COMMENTS	5/23/18
8	REVISED PER PLANNING BOARD COMMENTS	5/23/18
9	REVISED PER PLANNING BOARD COMMENTS	5/23/18
10	REVISED PER PLANNING BOARD COMMENTS	5/23/18
11	REVISED PER PLANNING BOARD COMMENTS	5/23/18
12	REVISED PER PLANNING BOARD COMMENTS	5/23/18

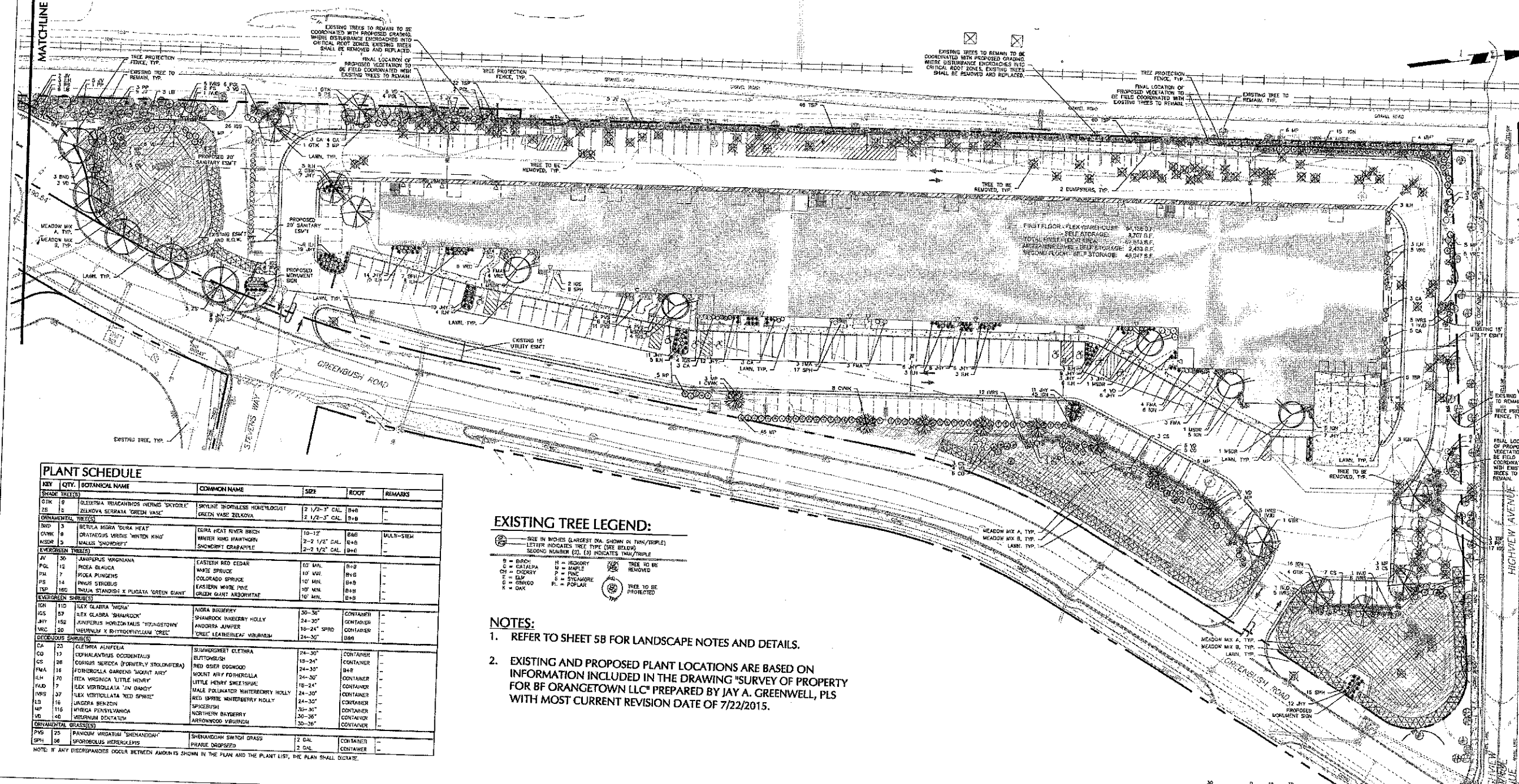


LANGAN
 CONSULTING ENGINEERS
 20 FREEDOM BOULEVARD, FIFTH FLOOR, ROCKY HILL, CT 06154
 PHONE: (860) 254-4888 FAX: (860) 354-4007

LEONARD JACKSON ASSOCIATES
 CONSULTING ENGINEERS
 20 FREEDOM BOULEVARD, FIFTH FLOOR, ROCKY HILL, CT 06154
 PHONE: (860) 254-4888 FAX: (860) 354-4007

ORANGETOWN COMMERCE CENTER
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK
 LANDSCAPE PLAN

Job number: 200978301
 Drawn by: ALM
 Checked by: NEB
 Date: 03/04/2018
 Scale: 1" = 30'
 Drawing Number: 5A



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES						
QTR	8	OLEA FRAXINOSA 'NINEKINGS'	SPRING OLEIFOLIUS NINEKINGS	1 1/2" - 3" CAL	B+B	
ZEL	14	ZELKOVA SERENA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 5" CAL	B+B	
ORNAMENTAL TREES						
BND	3	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10" - 12"	B+B	
CRK	8	CRATAEGUS VIGENS 'WINTON KING'	WINTER KING HAWTHORN	2-2 1/2" CAL	B+B	MULTI-STEM
MAL	5	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL	B+B	
EVERGREEN TREES						
AT	20	ABIES MILLENA	EASTERN RED CEDAR	10" MIN.	B+B	
PIA	10	PISEA GLAUCA	WHITE SPRUCE	10" MIN.	B+B	
PIA	7	PISEA PUNGENS	COLORADO SPRUCE	10" MIN.	B+B	
PIA	14	PISEA SIBIRICA	EASTERN WHITE PINE	10" MIN.	B+B	
PIA	14	PISEA SIBIRICA	GREEN GIANT ARBORVITAE	10" MIN.	B+B	
EVERGREEN SHRUBS						
IRI	110	ILEX GLABRA 'NIGRA'	NIGRA HIBERNY	30"-36"	CONTAINER	
IRI	57	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY HOLLY	24"-30"	CONTAINER	
IRI	152	ILEX PERPERIS 'HOBSONIAUS'	HOBSONIAUS HIBERNY HOLLY	18"-24" SPND	CONTAINER	
IRI	20	LEUCODENDRON 'CREAT'	'CREAT' LEATHERLEAF VIBURNUM	24"-30"	IRI	
DECIDUOUS SHRUBS						
CA	23	CLETHRA ALPINA	SUMMERSWEET CLETHRA	24"-30"	CONTAINER	
CO	13	CORALLORHIZA OCCIDENTALIS	BELTSHRUB	18"-24"	CONTAINER	
CO	28	CORONILLA SERICEA (FORMERLY STOLONIFERA)	RED ODER DOGWOOD	24"-30"	B+B	
FMA	18	FORICHOLOA GARDENS 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24"-30"	CONTAINER	
LI	70	LITSEA VIRENS 'LITTLE HEAVY'	LITTLE HEAVY SWEETSPIRE	18"-24"	CONTAINER	
LI	7	LITSEA VIRENS 'LITTLE HEAVY'	LITTLE HEAVY SWEETSPIRE	18"-24"	CONTAINER	
LI	37	LITSEA VIRENS 'LITTLE HEAVY'	MALE POLINATOR WINTERBERRY HOLLY	24"-30"	CONTAINER	
LI	16	LITSEA VIRENS 'LITTLE HEAVY'	RED SPIRIT WINTERBERRY HOLLY	24"-30"	CONTAINER	
LI	16	LITSEA VIRENS 'LITTLE HEAVY'	SPICEBUSH	30"-36"	CONTAINER	
LI	16	LITSEA VIRENS 'LITTLE HEAVY'	NORTHERN BAYBERRY	30"-36"	CONTAINER	
LI	16	LITSEA VIRENS 'LITTLE HEAVY'	ARROWWOOD VIBURNUM	30"-36"	CONTAINER	
ORNAMENTAL GRASSES						
PVS	25	PANICUM VIRGATUM 'SHEVANDON'	SHEVANDON SWIFT GRASS	2 GAL	CONTAINER	
SPH	58	SPOROBOLUS HYPERBOLICUS	PRARIE DOGPOD	2 GAL	CONTAINER	

EXISTING TREE LEGEND:

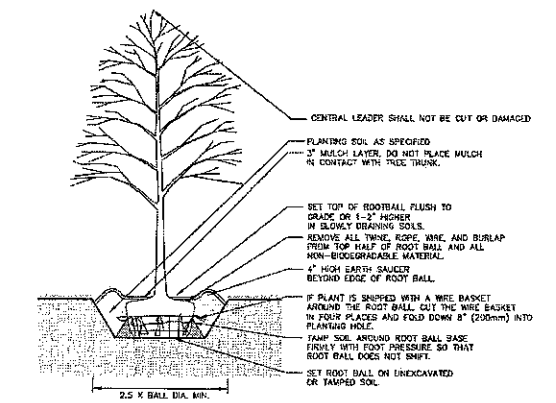
⊕ SIZE IN INCHES (LARGEST DIA. SHOWN IN PLAN/TRIPLE)
 LETTER INDICATES TREE TYPE (SEE BELOW)
 SECOND NUMBER (2, 3) INDICATES TRUNK/TRIPLE

B = BIRCH
 CA = CATALPA
 CH = CHERRY
 C = CYPRESS
 O = OAK
 H = HICKORY
 M = MAPLE
 P = PINE
 S = SYPHOREA
 PL = POPLAR
 T = TREE TO BE REMOVED
 P = TREE TO BE PROTECTED

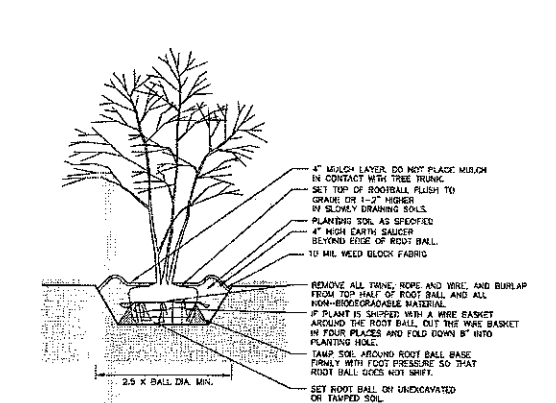
- NOTES:**
- REFER TO SHEET 5B FOR LANDSCAPE NOTES AND DETAILS.
 - EXISTING AND PROPOSED PLANT LOCATIONS ARE BASED ON INFORMATION INCLUDED IN THE DRAWING "SURVEY OF PROPERTY FOR BF ORANGETOWN LLC" PREPARED BY JAY A. GREENWELL, PLS WITH MOST CURRENT REVISION DATE OF 7/22/2015.

GENERAL LANDSCAPE PLANTING NOTES

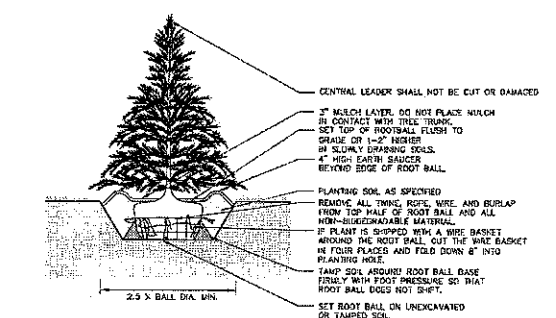
- 1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN... 2. AFTER COMPLETION OF A PROJECT, ALL EXPOSED SURFACES... 3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE... 4. STANDARDS FOR THE PROJECT LANDSCAPE... 5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN... 6. THE CONTRACTOR SHALL VERIFY THE LOCATION... 7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS... 8. LANDSCAPE CONTRACTOR TO STAKE OUT... 9. LANDSCAPE ARCHITECT MAY REVIEW... 10. PACKAGED MATERIALS - PACKAGED MATERIALS... 11. NURSERY AND SHRUBS - THE CONTRACTOR SHALL... 12. ALL PLANTS SHALL BE BALLED AND WRAPPED... 13. NEW PLANT MATERIAL SHALL BE GUARANTEED... 14. ALL PLANTS SHALL BE WATERED THOROUGHLY... 15. AFTER PLANT IS PLACED IN TREE FIT LOCATION... 16. CONTRACTOR TO COORDINATE FENCE... 17. CONTRACTOR TO COORDINATE FENCE... 18. CONTRACTOR TO COORDINATE FENCE... 19. CONTRACTOR TO COORDINATE FENCE...



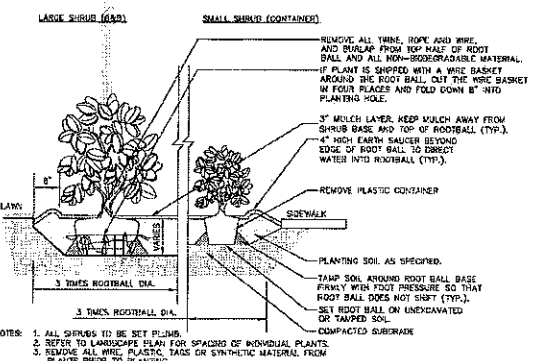
DECIDUOUS TREE PLANTING



MULTI-STEM TREE PLANTING



EVERGREEN TREE PLANTING



SHRUB PLANTING

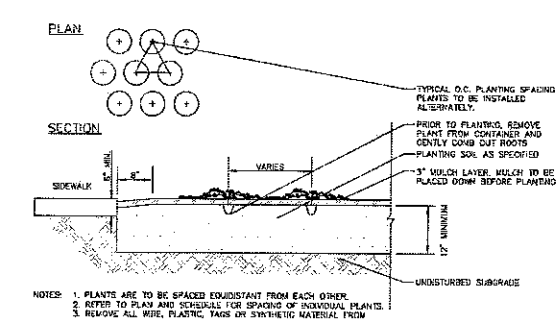
MEADOW SEEDING NOTES:

- 1. MEADOW SEED MIX & ERNST SEED MIX... 2. MEADOW SEED MIX & ERNST SEED MIX... 3. SEED AT A RATE OF 20 LBS./ACRE... 4. GENERAL SEEDING NOTES... 5. WHEN GENERAL MAINTENANCE NOTES... 6. DURING THE ESTABLISHMENT YEAR... 7. AFTER THE FIRST GRASSING SEASON... 8. WORK IN WETLAND AND WETLAND TRANSITION... 9. SEEDING DATES FOR THIS MIXTURE... 10. GERMINATION RATES WILL VARY...

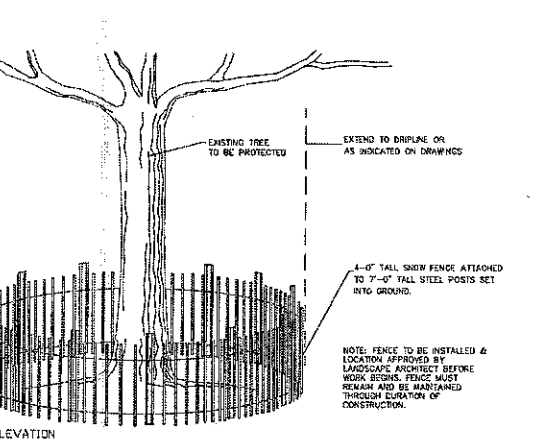
LAWN SEED MIX:

- 1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED... 2. THE FOLLOWING SEED MIX SHALL BE SOUN AT... 3. SEEDED LAWNS ARE TO BE MAINTAINED... 4. SEEDING DATES FOR THIS MIXTURE... 5. GERMINATION RATES WILL VARY...

PERENNIAL / GROUND COVER PLANTING



TREE PROTECTION FENCE

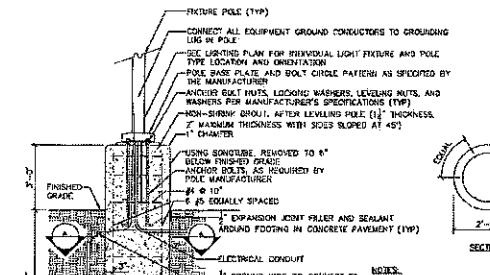


TREE PROTECTION NOTES:

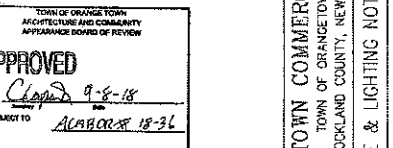
- 1. THE TREE PROTECTION AND PRESERVATION... 2. NO CONSTRUCTION EQUIPMENT... 3. THERE WILL BE NO EXCAVATION... 4. THE TREE PROTECTION ZONE... 5. THE BURDEN ON ITS AGENT...

GENERAL LIGHTING NOTES:

- 1. PROVIDE A CONCRETE BASE FOR EACH LIGHT... 2. CONTRACTOR TO COORDINATE INSTALLATION... 3. CONTRACTOR TO OPERATE EACH... 4. ASH AND ADJUST ALL LUMINAIRES... 5. CONTRACTOR TO COORDINATE INSTALLATION... 6. INSTALLATION OF ALL LIGHTING... 7. POLE SPACING ON PLACE OF CALCULATION... 8. POINT-TO-POINT CALCULATIONS... 9. ALL SITE LIGHTING RELATED... 10. SITE ELECTRICAL CONTRACTOR... 11. REFER TO ELECTRIFICATION... 12. REFER TO ELECTRIFICATION... 13. POLE FOUNDATIONS SHALL NOT... 14. ELECTRICIAN AND INSTALLATION... 15. LIGHTING SUBSTITUTION... 16. PHOTOMETRIC LIGHTING TEMPLATE... 17. PHOTOMETRIC LIGHTING TEMPLATE...

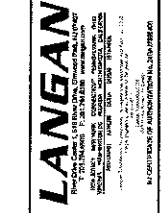


LIGHT POLE FOUNDATION DETAIL



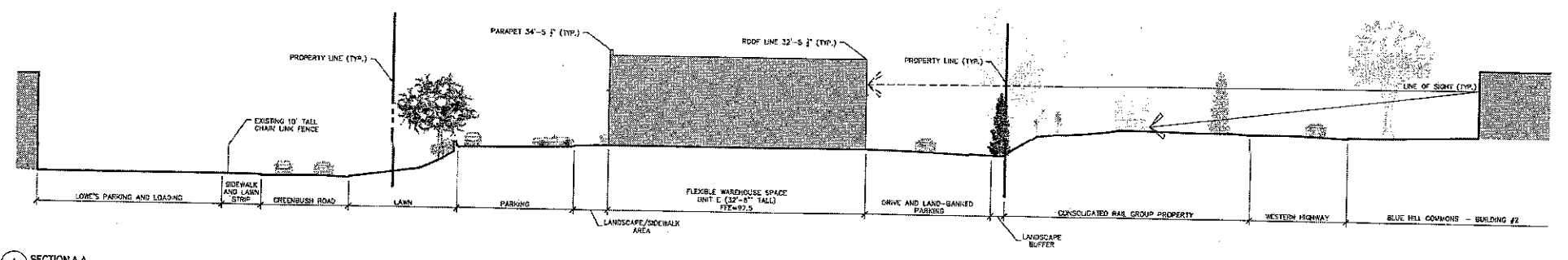
APPROVED FOR FILING stamp with date 03/4/2016 and signature of Cheryl Deane Smith.

Table with columns for DATE, REVISION, and DESCRIPTION. Contains one revision entry dated 9/18/16.

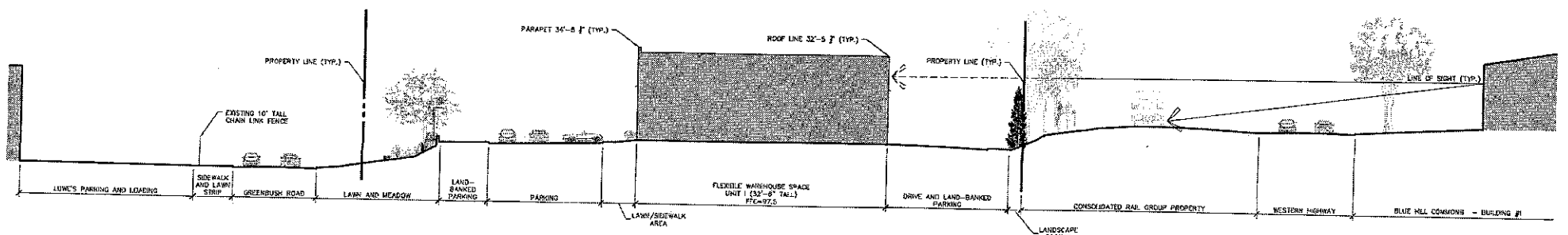


LEONARD JACKSON ASSOCIATES CONSULTING ENGINEERS text block with address and phone number.

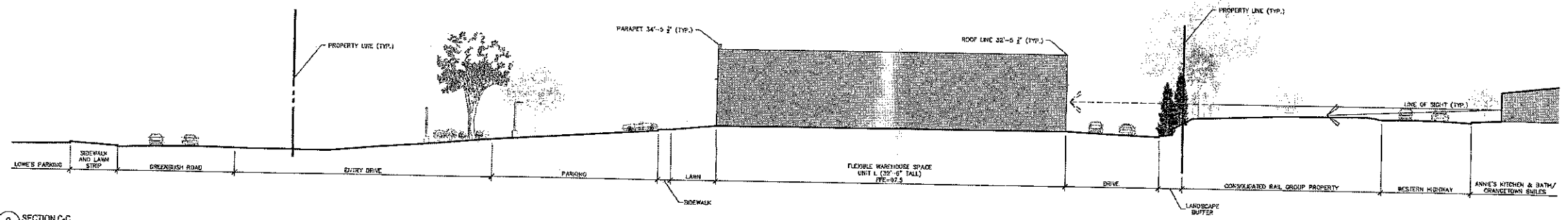
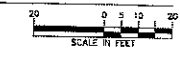
ORANGETOWN COMMERCE CENTER LANDSCAPE & LIGHTING NOTES & DETAILS text block with project information.



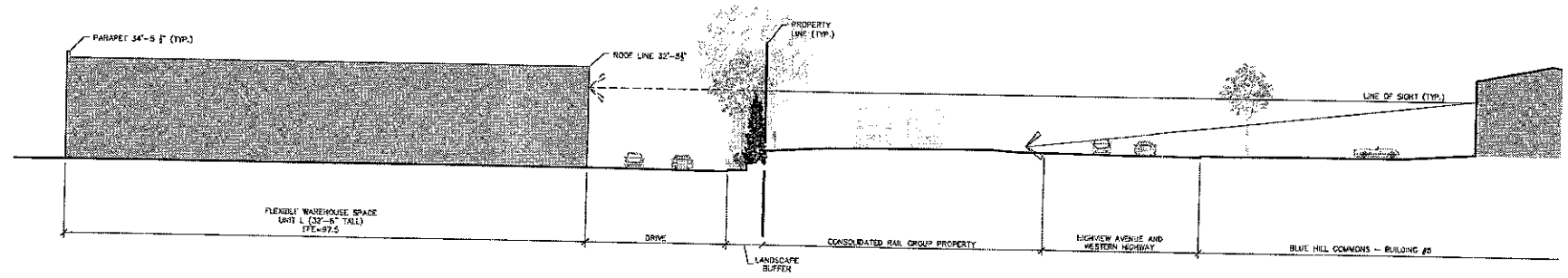
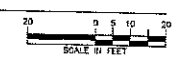
1 SECTION A-A
1'-0"



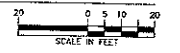
2 SECTION B-B
1'-0"



3 SECTION C-C
1'-0"



4 VIEW FROM BLUE HILL COMMONS - BUILDING #5
1'-0"



LANGAN
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ROCKLAND COUNTY, NEW YORK 10970
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PHONE: (516) 261-0322 FAX: (516) 261-4401

ORANGETOWN COMMERCE CENTER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
LANDSCAPE SECTIONS

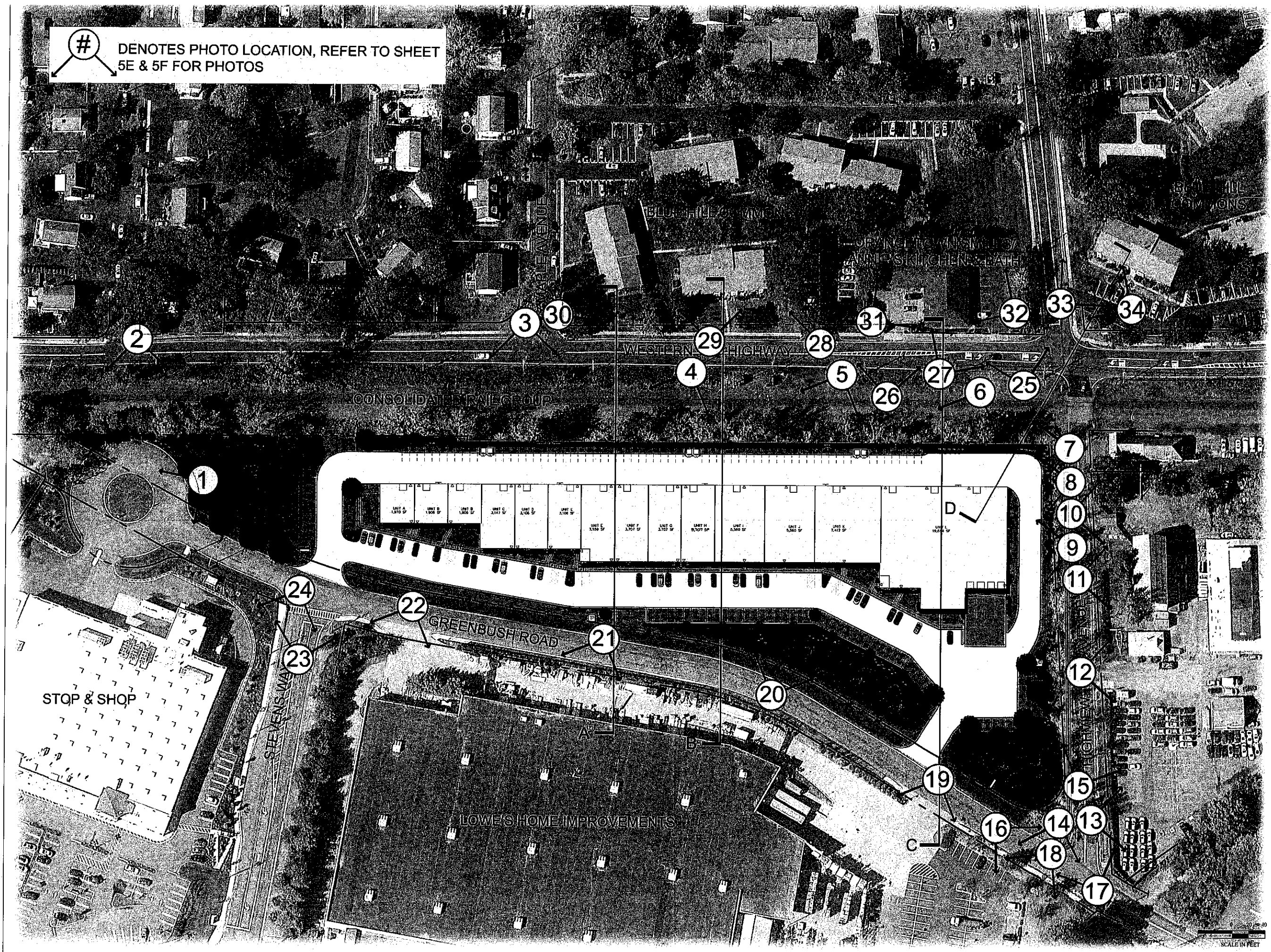
TOWN OF ORANGETOWN
ARCHITECTURE AND EXHIBITS
APPEALS BOARD OF REVIEW
APPROVED
Checked: 9-8-18
SUBJECT: ACH200819-16

Town of Orangetown
Planning Board
APPROVED FOR FILING
Date: April 24, 2018
Checked by: *Cheryl Caporaso*

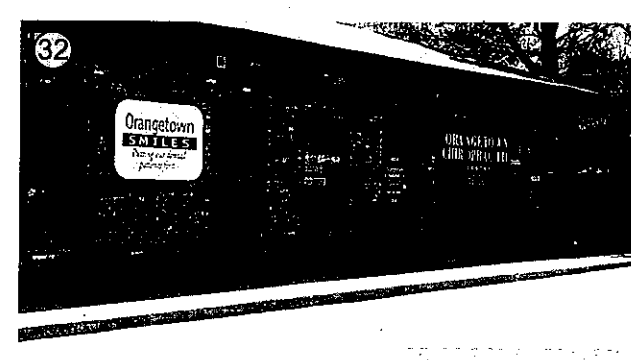
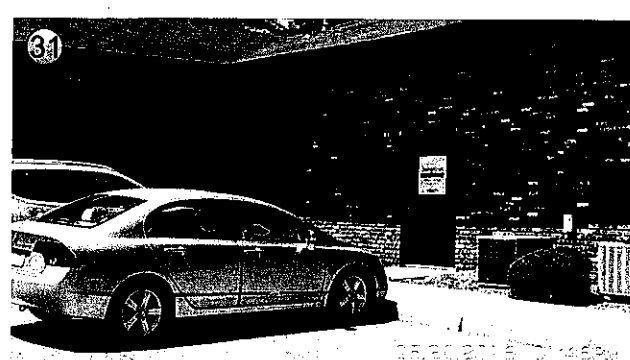
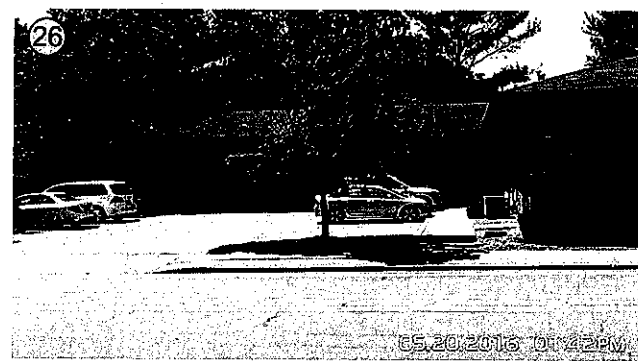
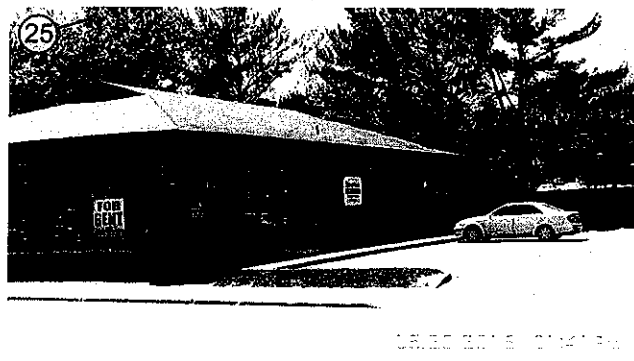
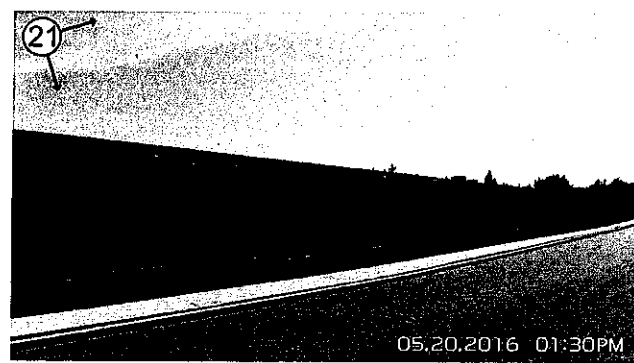
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Drawn by: ALM
Checked by: NEB
Date: 05/23/2018
Scale: 1" = 20'
Drawing Number: 5C

REV.	DESCRIPTION	DATE
12	SELF STORAGE	5/8/18
11	REVISED PER ACHOR COMMENTS	9/15/16

DENOTES PHOTO LOCATION, REFER TO SHEET 5E & 5F FOR PHOTOS

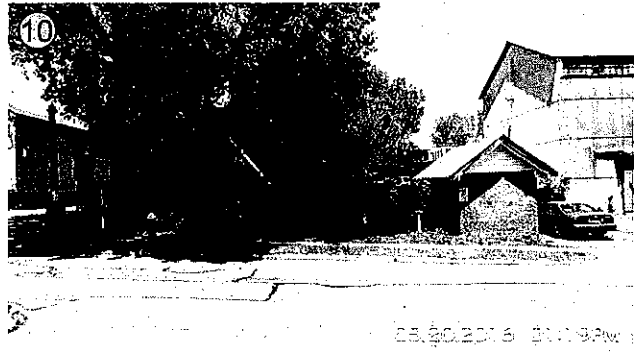
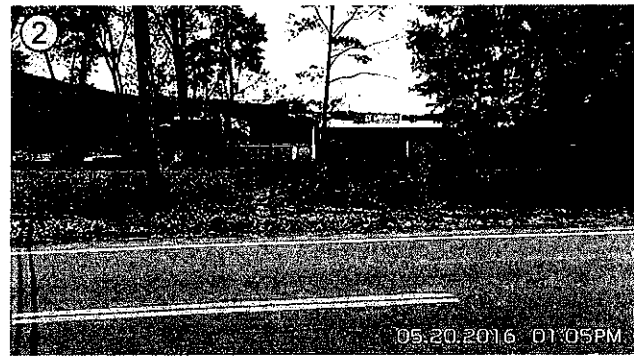


		REV. _____ DATE _____
LANGAN <small>INCORPORATED IN THE STATE OF NEW YORK 100 WEST 10TH STREET NEW YORK, NY 10011 PHONE: (212) 904-4500 FAX: (212) 904-4501</small>		DESCRIPTION _____ _____ _____
LEONARD JACKSON ASSOCIATES <small>CONSULTING ENGINEERS 26 FREDRICKS MEMORIAL DRIVE, POUGHKEEPSA, NEW YORK 10979 PHONE: (914) 334-1322 FAX: (914) 334-4409</small>		
ORANGETOWN COMMERCE CENTER <small>TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</small>		
Job Number: 200078301 Drawn by: ALM Checked by: NEB Date: 05/23/2016 Scale: 1" = 40' Drawing Number: 5D		
PLAN RENDERING		



REV.	DESCRIPTION	DATE

LANGAN <small>INCORPORATED IN THE STATE OF NEW YORK</small> <small>REGISTERED PROFESSIONAL ENGINEERS</small> <small>100 WEST 17TH STREET, SUITE 1000, NEW YORK, NY 10011</small> <small>PHONE: (212) 512-2000 FAX: (212) 512-2001</small>	
LEONARD JACKSON ASSOCIATES <small>CONSULTING ENGINEERS</small> <small>26 PEARSONS SQUARE, DEER PARK, NEW YORK 11762</small> <small>PHONE: (609) 354-4300 FAX: (609) 354-4400</small>	
ORANGETOWN COMMERCE CENTER <small>TOWN OF ORANGETOWN</small> <small>ROCKLAND COUNTY, NEW YORK</small> PHOTO INVENTORY	
Job number:	200078301
Drawn by:	ALM
Checked by:	NEB
Date:	05/23/2016
Scale:	N/A
Drawing Number:	5F



REV.	DESCRIPTION	DATE



LANGAN
 CONSULTING ENGINEERS
 26 FREDERICK MEADOWS DRIVE, POUGHKEEPSA, NEW YORK 10979
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ORANGETOWN COMMERCE CENTER
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

PHOTO INVENTORY
 Job number: 200078301
 Drawn by: ALM
 Checked by: NEB
 Date: 05/23/2016
 Scale: N/A
 Drawing Number: 5E