

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.

- State or County Road
- Long Path
- Municipal Boundary
- State or County Park
- County Stream
- County Facility

List name(s) of facility checked above:

Western Highway (County Road); Palisades Interstate Parkway (State Road)

Referral Agencies:

- RC Highway Department
- RC Drainage Agency
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality _____
- Other Rockland County Planning Department
- RC Division of Environmental Resources
- RC Dept. of Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Commission

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York)
New York)
County of Rockland) SS.:
Town/Village of New York)
City

I, Richard Birdoff, Manager of BF Orangetown LLC hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: [Handwritten Signature]
By: Richard Birdoff, Manager

Mailing Address: c/o RD Management
810 Seventh Avenue, 10th Floor
New York, NY 10019

SWORN to before this

23 day of March, 20 21

[Handwritten Signature]
Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County 24
Commission Expires June 2, 20

Owner/Applicant's Consent Form to Visit Property

I, Richard Birdoff, Manager of BF Orangetown LLC, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

BF Orangetown LLC
[Handwritten Signature]
Owner/Applicant Signature
By: Richard Birdoff, Manager

SWORN to before this

23 day of March, 20 21

[Handwritten Signature]
Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County 24
Commission Expires June 2, 20

Orangetown Committee Center

5 Greenbush Rd Orangeburg

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
Orangeburg, 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
Orangeburg, NY 10962

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

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

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

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

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

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

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

✓ 392489 74.14-3-38
Anthony Dimauro
440 Western Hwy
Orangeburg, NY 10962

✓ 392489 74.14-3-47
Frank Ficarra
4 Kevin Dr
Orangeburg, 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
Orangeburg, 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	92,500	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	86,020	A ✓
74.10-1-31./7	392489	2017	MTGLQ Investors LP	1G Blue Hill Commons	411C	87,100	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	Pagllocca, 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	Rulz, 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	96,000	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 Addressed 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	95,880	A ✓
74.10-1-29.185	392489	2017	O'Neill, Regina	15E Blue Hill Commons	210C	95,900	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	8G 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	Delgatto, Joan	13A Blue Hill Commons	210C	115,900	A ✓
74.10-1-29.167	392489	2017	Holler 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	98,300	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	Scheulen, 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	Mysliwac 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	Delgatto, Lynn	11K Blue Hill Commons	411C	84,800	A ✓
74.10-1-29.153	392489	2017	Jenchol, 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	Renna, 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	95,880	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	Frestipino, 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
Orangetown
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	96,000	A ✓
74.10-1-29.137	392489	2017	Dealng, 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	9G 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, Wai 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 Kristen	8A Blue Hill Commons	210C	98,300	A ✓
74.10-1-29.122	392489	2017	Collier, 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	92,560	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 ✓
74.10-1-29.107	392489	2017	Virgintino, Michael F	5F Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.106	392489	2017	Shoshan, David	6E Blue Hill Commons	411C	95,030	A ✓
74.10-1-29.105	392489	2017	Bach, Barbara	5D Blue Hill Commons	411C	88,000	A ✓
74.10-1-29.104	392489	2017	Perry, William	5C Blue Hill Commons	411C	92,600	A ✓
74.10-1-29.103	392489	2017	Murphy, Kerry	6B Blue Hill Commons	411C	67,100	A ✓
74.10-1-29.102	392489	2017	Whittaker, Daniel	6A Blue Hill Commons	411C	115,900	A ✓

All Addresses
have Town/Zip: Orangeburg, NY 10962

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 #20-10 Sign Size, Illumination and Location Variances – 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 #20-10, dated February 5, 2020 and filed in the office of the Town Clerk on February 13, 2020, your Board renewed area variances for signage in connection with 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 variances will expire on June 5, 2021 and we must apply for an extension of the variances 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 variances for the size, illumination and setback of two monument signs proposed as part of this project.

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 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.

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

The need for the variances arises out of the need to situate the proposed monument signs on the Property to avoid parking and stormwater detention improvements approved for construction while still being visible to those accessing the Property.

The reapproval of the variances will have no negative impacts on the health, safety and welfare of the community. The signs, which will front on Greenbush Road, will not be visible from the residential properties across Western Highway. Surrounding improvements from which the signs may be visible consist of the loading and parking area serving Lowe's and the back of its store, and the back of the Stop & Shop store. The design is attractive and was approved by the Town's Architecture & Community Appearance Review Board (ACABOR). (The sign plan is submitted with the Application.)

The size of the monument signs will obviate the need for more extensive building signage which we believe would be much more apparent to the general public. Assuming 14 tenant spaces within the building, under the Town's Zoning Code, 840 square feet of building signage would be permitted; the Applicant proposes a total of 240 square feet of signage on the monument signs.

The Planning Board, as lead agency in the SEQRA review of this project, reaffirmed its negative declaration of environmental significance on November 14, 2018, indicating that the project will not result in any significant environmental impacts. Indeed, the remediation will confer a significant environmental benefit on the community and street level improvements along Highview Avenue, i.e. the reconstruction of the sidewalk and new landscaping along the Highview Avenue, will result in an overall community benefit.

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 variances 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

GNT: hc
Enclosures

H T W HOCHERMAN TORTORELLA
WEKSTIN, LLP

Hon. Daniel Sullivan, Chairman
and Members of the Zoning Board of Appeals

March 30, 2021

Page 3

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 Monument Sign Variances.Docx

DECISION

EXTENSION OF TIME TO IMPLEMENT SIGN SIZE, ILLUMINATION AND LOCATION VARIANCES GRANTED

To: Geraldine Tortorella (Orangetown Commerce)
Hoeherman, Tortorella & Wekstein LLP
1 North Broadway Suite 701
White Plains, NY 10601-2319

ZBA #20-10
Date: February 5, 2020
Permit # 45232

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#20-10: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA #16-62 and extended once in ZBA # 18-06: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 5 #7 (Total Sign Area shall not exceed 60 sq. ft.: illuminated area of sign : 30 sq. ft. permitted: 240 sq. ft. proposed) and #8 c (sign setback: 30' required, 6'10" and 3' proposed) for two (2) internally lit freestanding signs. 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, 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.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application seeks area or bulk variances for construction or expansion of a primary, or accessory or appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls; this application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review; and that the ZBA consented to Planning Board acting as Lead Agency for 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: Ms. Castelli, aye; Mr. Quinn, aye; Mr. Sullivan, aye; and Ms. Bonomolo, aye; and Mr. Bosco, aye.

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; that they went back to ACABOR to change the façade on the rear of the building

TOWN OF ORANGETOWN
2020 FEB 13 P 1:36
TOWN CLERK'S OFFICE

as a cost saving measurement and once they start the work they must finish it because of the cleanup; and that they are hoping to start it soon.

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 #16-62 and reaffirmed (with an extension granted) in ZBA# 18-06 that would warrant Board reconsideration of its approval.
2. Applicants stated that they expect construction to begin construction soon.

TOWN OF ORANGETOWN
2020 FEB 13 P 1:37
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 #18-08, ZBA#16-62 for sign size, Illumination, and location 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.

(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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TOWN CLERK'S OFFICE

The foregoing resolution to approve the application for the requested extension of time to implement variances granted in ZBA # 16-62, and as reaffirmed (with an extension granted) in #18-06 for sign size, illumination and location variances are APPROVED; was presented and moved by Mr. Sullivan, seconded by Ms. Castelli 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
OBZPAE
BUILDING INSPECTOR-G.M.

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 4:37
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 Drainage
Rockland County Sewer District #1	✓ Rockland County Health
✓ New York State Dept. of Transportation	✓ Rockland County Planning
Palisades Interstate Park Commission	✓ Rockland County Highway
Orange and Rockland Utilities	
Orangetown Highway	
Fire Prevention (Performance Standards)	

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 sign variances granted in ZBA#20-10 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.

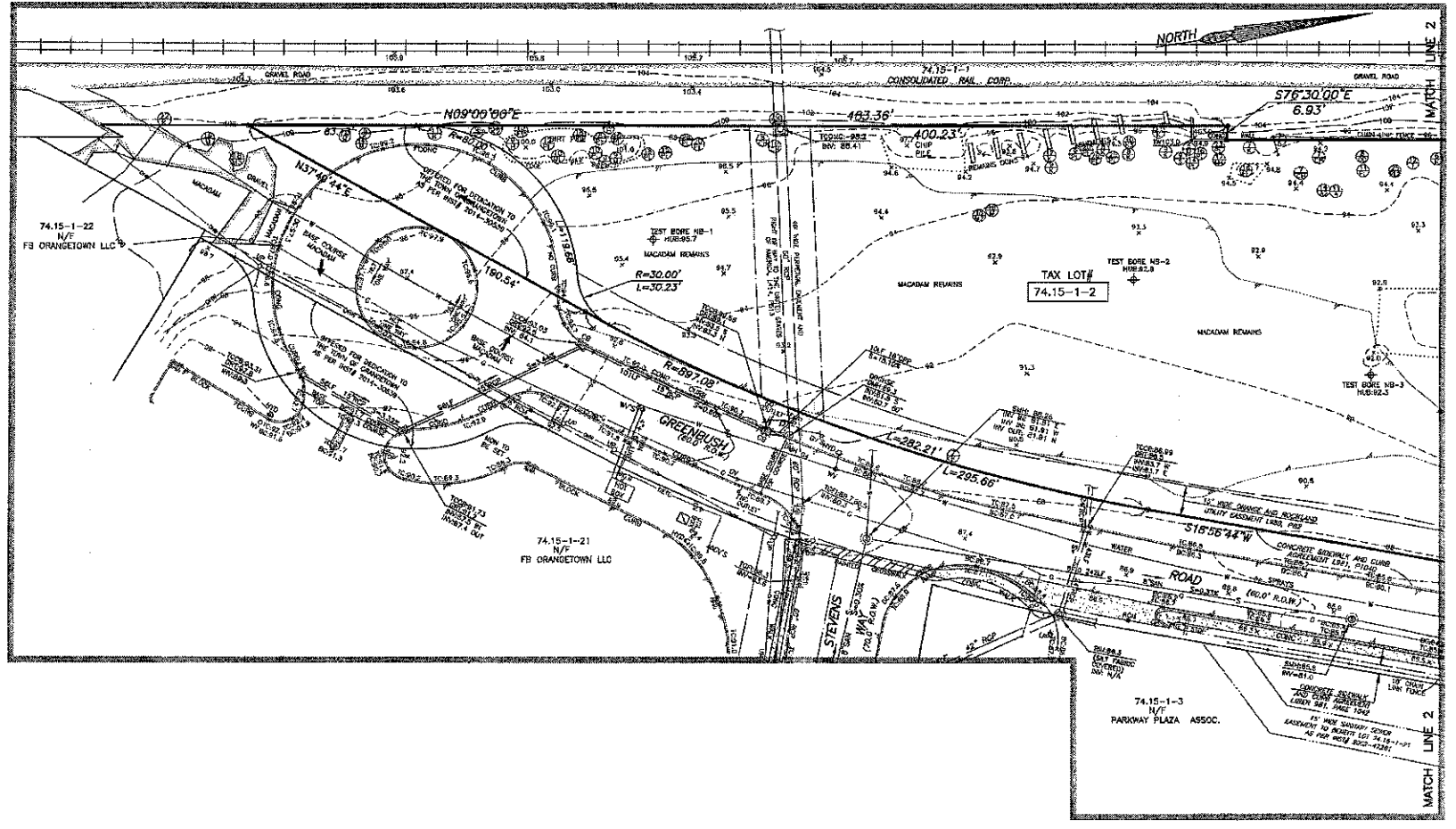
This project is before the Zoning Board on **Wednesday, May 19, 2021**. **Kindly forward your completed review to this office by May 19, 2021.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



TREE LEGEND

SIZE IN INCHES (LARGEST DIM SHOWN IN TRIN/TRIPL)

LETTER INDICATES TREE TYPE (SEE BELOW)

SECOND NUMBER (1), (2) INDICATES TRIN/TRIPLE

A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULAR
C = CATALPA	M = MAPLE	DD = DEAD
CH = CHERRY	P = PINE	
D = DOGWOOD	S = SYCAMORE	
E = ELM		

LEGEND

SAVARY MANHOLE W/PIPES	---
DRAINAGE INLET W/PIPES	---
DRAIN MANHOLE W/NO PIPES	---
TOP CURB & CATCH BASIN	TCB
TOP OF THE FIELD INLET	TFI
REINFORCED CONCRETE PIPE	ROP
CORRUGATED PLASTIC PIPE	CPP
DRAIN CURB	DC
CURB PUMP	CP
UTILITY POLE	UP
LIGHT POLE ON CONC BASE	LP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OW
EDGE OF PAVEMENT	EP
CONTOUR LINE	CL
SPOT GRADE	X 80.5
TOP CURB	X 80.0.5
BOTTOM CURB	X 80.0.5
WATER MAIN	WM
GAS MAIN	GM
ELECTRIC UNDERGROUND CONDUIT	EC
TELEPHONE UNDERGROUND	TE
UNDERGROUND CABLES	UC
ELECTRIC TELEPHONE CABLE	ETC
GAS, ELECTRIC, TELEPHONE, CABLE	GC
SIGN WITH ITEM	SI
MONITORING WELL	MW
TEST BORING LOCATIONS	TB

TAX LOT #	AREA
74.15-1-2	254,230.036 SF 5.836 ACRES

GRAPHIC SCALE 1 INCH = 30 FEET

3/27/17	SPOT GRADE
9/21/16	REVISION
12/16/15	TREES/TEST BORING
7-22-15	PROP. SHOWN
7-20-15	TOP REVISIONS
DATE	REVISIONS

SURVEY OF PROPERTY FOR
BF ORANGETOWN LLC
 TOWN OF ORANGETOWN, ROCKLAND COUNTY
 STATE OF NEW YORK

JAY A. GREENWELL, PLS
 SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 74.15-1-2
 AREA AS SHOWN
 FILE 2013 TL 74.15-1-2
 SCALE 1" = 30'
 DATE 12-18-14
 JOB NO. 2013

UNWARRANTED ALTERATION TO A MAP GRANTED A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL BY A VIOLATION OF SECTION 7106, SUBSECTION 2, OF THE NEW YORK STATE ELECTION LAW.

THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OF CORRECTNESS, IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY RECORDS AVAILABLE.

SIGNATURES OR SIGNS OF REAL ESTATE OR BELOW THE SURFACE OF THE GROUND, PROVIDED BY OTHERS, ARE NOT TO BE RELIED UPON FOR ANY PURPOSES UNLESS THEY ARE PROPERLY IDENTIFIED AND NOTED THEREON.

UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED BY THE FIELD.

CONTRADICTIONS AND NOT INDEPENDENCE TO ADJUSTMENT, RESTRICTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE VOID.

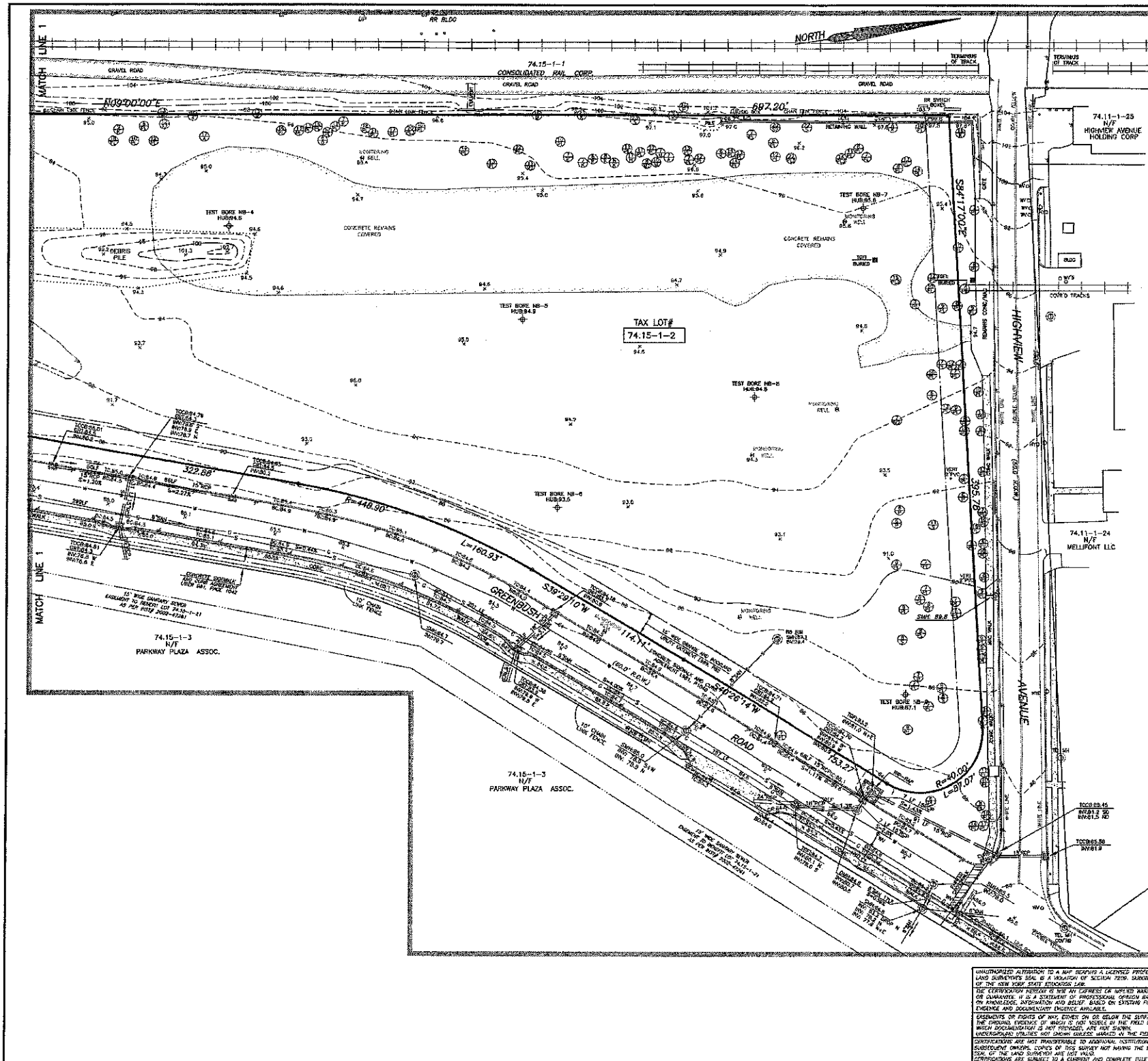
CONTRADICTIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

JAY A. GREENWELL, PLS
 NYS LIC. # 48876

Town of Orangetown
 Planning Board

APPROVED FOR FILING

Date: April 24, 2017
 By: Cheryl Casper



TREE LEGEND

(Symbol)	SIZE IN INCHES (LARGEST DIA SHOWN IN THIN/SINGLE)				
(Symbol)	LEADER HEADINGS SHOW TREE TYPE (SEE BELOW)				
(Symbol)	SECTION NUMBER (S, E, W) INDICATES THIN/SINGLE				
A	ASH	K	KUMAR	PL	POPULAR
B	BIRCH	H	HICKORY	T	TULIP
C	CYPRESS	M	MALVA	DD	DOGWOOD
CH	CHERRY	P	PALE		
D	DOGWOOD	S	SPRING		
E	ELM				

LEGEND

(Symbol)	SANITARY MANHOLE W/PIPES
(Symbol)	DRAINAGE INLET W/PIPES
(Symbol)	DRAIN MANHOLE/ WITH PIPES
(Symbol)	TOP CURB @ CATCH BASIN
(Symbol)	TOP GRIPE RISE INLET
(Symbol)	REINFORCED CONCRETE PIPE
(Symbol)	CORRUGATED PLASTIC PIPE
(Symbol)	DRAIN CURB
(Symbol)	DROP RAMP
(Symbol)	UTILITY POLE
(Symbol)	LIGHT POLE ON CONC BASE
(Symbol)	WATER VALVE
(Symbol)	HYDRANT
(Symbol)	GAS VALVE
(Symbol)	OVERHEAD WIRES
(Symbol)	EDGE OF PAVEMENT
(Symbol)	CONTOUR LINE
(Symbol)	SPOT GRADE
(Symbol)	TOP CURB
(Symbol)	BOTTOM CURB
(Symbol)	WATER MAIN
(Symbol)	GAS MAIN
(Symbol)	ELECTRIC UNDERGROUND CONDUIT
(Symbol)	TELEPHONE UNDERGROUND
(Symbol)	UNDERGROUND UTILITIES
(Symbol)	ELECTRIC TELEPHONE CABLE
(Symbol)	GAS, ELECTRIC, TELEPHONE CABLE
(Symbol)	SIKH WITH ITEM
(Symbol)	MONITORING WELL
(Symbol)	TEST BORING LOCATIONS



3/27/17	SPOT GRADE
9/21/16	REVISIONS
12/16/15	TREES/TEST BORES
7-22-15	PROP SAN ESMT
7-20-15	TOPO REVISIONS
DATE	REVISIONS

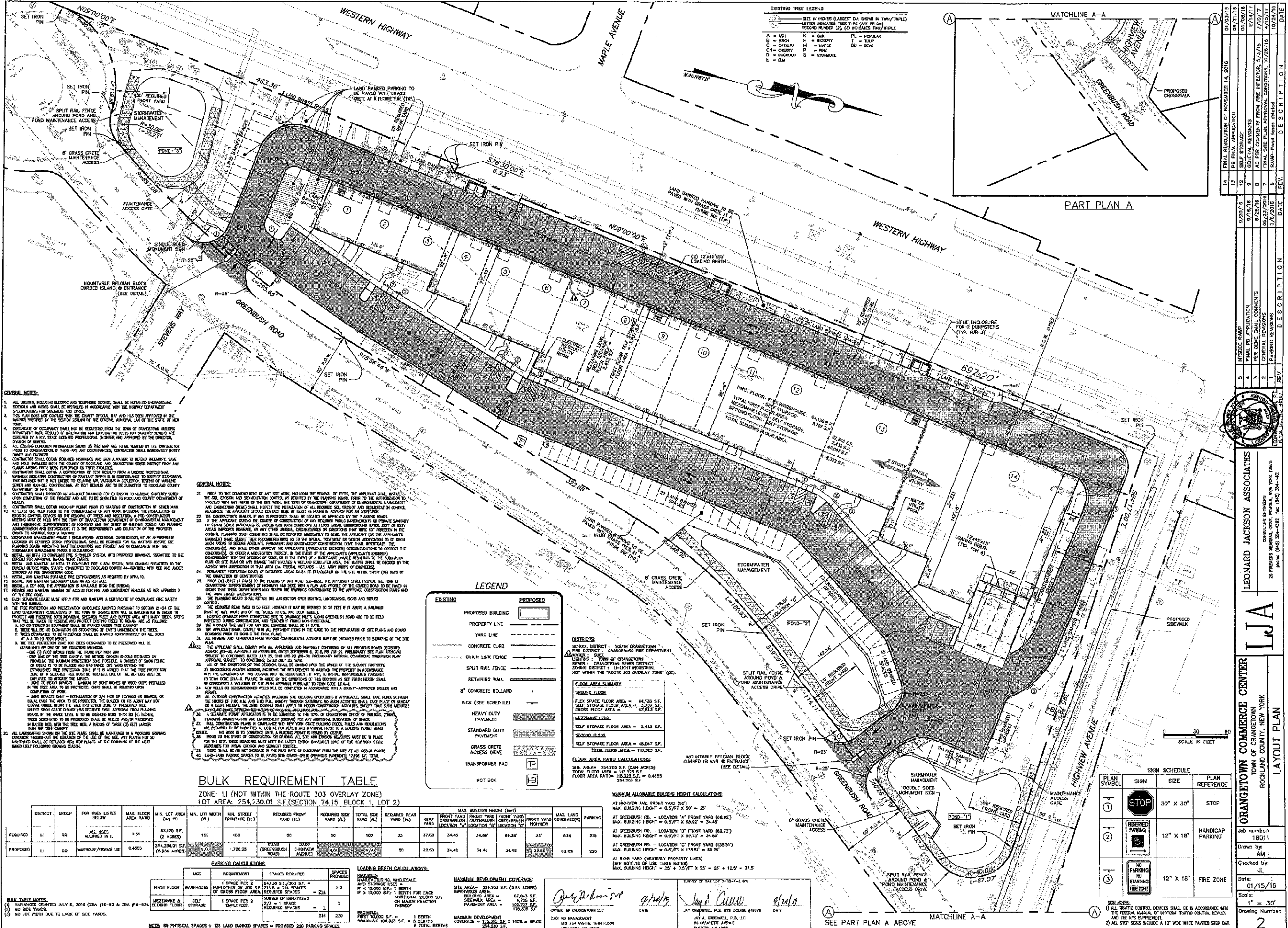
SURVEY OF PROPERTY FOR
BF ORANGETOWN LLC
 TOWN OF ORANGETOWN, ROCKLAND COUNTY
 STATE OF NEW YORK
JAY A. GREENWELL, PLS
 SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE: 845-357-0830 FAX: 845-357-0756

TAX LOT #	74.15-1-2
AREA	AS SHOWN
FILE	2013 TL 74.15-1-2
SCALE	1" = 30'
DATE	12-18-14
JOB NO.	2013

UNAUTHORIZED ALTERATION TO A MAP BECOMES A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL & A VIOLATION OF SECTION 2209, SUBSECTION 2, OF THE NEW YORK STATE EMBROIDERED LAW.
 THE CERTIFICATION PROVIDED BY THE SURVEYOR IS NOT A GUARANTEE OR WARRANTY OF ACCURACY. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTED ENGINEERING ANALYSIS.
 EXAMINATIONS OF RECORDS OF ANY EJECTOR OR DE BELOW THE SURFACE OF THE GROUND, RECORDS OF WHICH IS NOT NOTED BY THE FIELD OF THE SURVEYOR, ARE NOT PROVIDED, ARE NOT SHOWN, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE FIELD.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBROIDERED SEAL OF THE LAND SURVEYOR ARE NOT VALID.
 CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

JAY A. GREENWELL, PLS
 NYS LIC # 40678

Town of Orangetown
 Planning Board
APPROVED FOR FILING
 Date: April 24, 2019
 By: Chris Casper

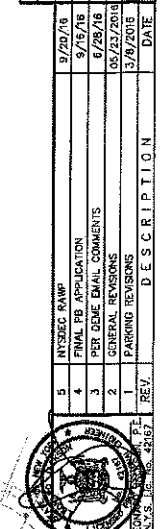


EXISTING TREE LEGEND

LETTER	INDICATES TREE TYPE (SEE BELOW)	NUMBER	INDICATES TREE TRIPLE
A - AD	K - OAK	PL - POPULAR	
B - BIRCH	L - LARCH	T - TYPICAL	
C - CANE	M - MAPLE	R - RED	
D - DOGWOOD	P - PINE	DO - DOG	
E - ELM	S - SYCAMORE		

REVISIONS

NO.	DATE	DESCRIPTION
14	01/23/18	FINAL RESOLUTION OF NOVEMBER 14, 2018
13	09/21/18	FINAL APPLICATION
12	05/08/18	FINAL APPLICATION
11	04/14/17	GENERAL REVISIONS
10	07/10/17	AS PER COMMENTS FROM FIRE INSPECTOR, 5/17/18
9	07/10/17	FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/18
8	05/23/2018	PARKING REVISIONS
7	03/29/2018	RAMPS - Pond, fence, cleared
6	03/29/2018	REV.
5	03/29/2018	REV.
4	03/29/2018	REV.
3	03/29/2018	REV.
2	03/29/2018	REV.
1	03/29/2018	REV.



LEONARD JACKSON ASSOCIATES
 CONSULTING ENGINEERS
 26 FREDERICK STREET, SUITE 200, NEW YORK, NY 10037
 PHONE: (212) 333-3333 FAX: (212) 333-4663



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

SIGN SCHEDULE

PLAN SYMBOL	SIGN	SIZE	PLAN REFERENCE
1	STOP	30" X 30"	STOP
2	RESERVED PARKING	12" X 18"	HANDICAP PARKING
3	NO PARKING NO STANDING FIRE ZONE	12" X 18"	FIRE ZONE

BULK REQUIREMENT TABLE
 ZONE: LI (NOT WITHIN THE ROUTE 303 OVERLAY ZONE)
 LOT AREA: 254,230.01 S.F. (SECTION 74-15, BLOCK 1, LOT 2)

DISTRICT	GROUP	FOR USES LISTED BELOW	MAX. FLOOR AREA RATIO	MIN. LOT AREA (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. STREET FRONTAGE (ft.)	REQUIRED FRONT YARD (ft.)	REQUIRED REAR YARD (ft.)	TOTAL SIDE YARD (ft.)	REQUIRED REAR YARD (ft.)	REAR YARD	FRONT YARD	FRONT YARD	MAX. LAND COVERAGE (%)	PARKING	
REQUIRED	LI	ALL USES ALLOWED IN LI	0.50	82,120 S.F. (2 ACRES)	150	150	60	50	100	25	37.50	34.46	34.46	25'	60%	215
PROPOSED	LI	WAREHOUSE/STORAGE USE	0.4650	254,230.01 S.F. (5.836 ACRES)	N/A	1,720.25	0	5000 (HIGHWAY RIGHTS)	N/A	N/A	50	32.50	34.46	34.46	69.0%	220

PARKING CALCULATIONS

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
FIRST FLOOR WAREHOUSE	1 SPACE PER 2 EMPLOYEES	24,136 S.F. / 200 S.F. = 120.68	217
MEZZANINE & SECOND FLOOR SELF STORAGE	1 SPACE PER 2 EMPLOYEES	2,433 S.F. / 200 S.F. = 12.165	3
TOTAL		122.845	220

LOADING BERTH CALCULATIONS

REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE	1 BERTH PER 10,000 S.F.	2
SELF STORAGE	1 BERTH PER 10,000 S.F.	0
TOTAL	2	2

MAXIMUM DEVELOPMENT COVERAGE

LOT AREA	254,230.01 S.F. (5.84 ACRES)
IMPERVIOUS AREA	67,843 S.F.
BUILDING AREA	118,323 S.F.
PAVEMENT AREA	176,255 S.F.
TOTAL	302,421 S.F.
PERCENTAGE	119.0%

FLOOR AREA SUMMARY

FIRST FLOOR - SELF STORAGE	64,136 S.F.
MEZZANINE LEVEL - SELF STORAGE	2,433 S.F.
SECOND FLOOR - SELF STORAGE	2,433 S.F.
TOTAL FLOOR AREA	71,002 S.F.
GROUND FLOOR	64,136 S.F.
MEZZANINE LEVEL	2,433 S.F.
SECOND FLOOR	4,866 S.F.
TOTAL FLOOR AREA	71,435 S.F.

FLOOR AREA RATIO CALCULATIONS

LOT AREA	254,230.01 S.F. (5.84 ACRES)
TOTAL FLOOR AREA	71,435 S.F.
FLOOR AREA RATIO	28.1%

MAXIMUM ALLOWABLE BUILDING HEIGHT CALCULATIONS

AT HIGHWAY AVE. FRONT YARD (50')	MAX. BUILDING HEIGHT = 0.5/FT X 50' = 25'
AT GREENBUSH RD. - LOCATION "A" FRONT YARD (68.82')	MAX. BUILDING HEIGHT = 0.5/FT X 68.82' = 34.41'
AT GREENBUSH RD. - LOCATION "C" FRONT YARD (69.73')	MAX. BUILDING HEIGHT = 0.5/FT X 69.73' = 34.86'
AT GREENBUSH RD. - LOCATION "D" FRONT YARD (138.51')	MAX. BUILDING HEIGHT = 0.5/FT X 138.51' = 69.25'
AT REAR YARD (WESTERLY PROPERTY LINES)	(SEE NOTE NO. 10 OF USE TABLE NOTES)
MAX. BUILDING HEIGHT	69.25' X 12.9' = 37.5'

Orangetown Commerce Center

TENANT NAME UNIT "A"	TENANT NAME UNIT "B"
	TENANT V.L.O. 21" x 45 1/4"
TENANT V.L.O. 21" x 45 1/4"	
	TENANT V.L.O. 21" x 45 1/4"
TENANT V.L.O. 21" x 45 1/4"	
TENANT V.L.O. 21" x 45 1/4"	

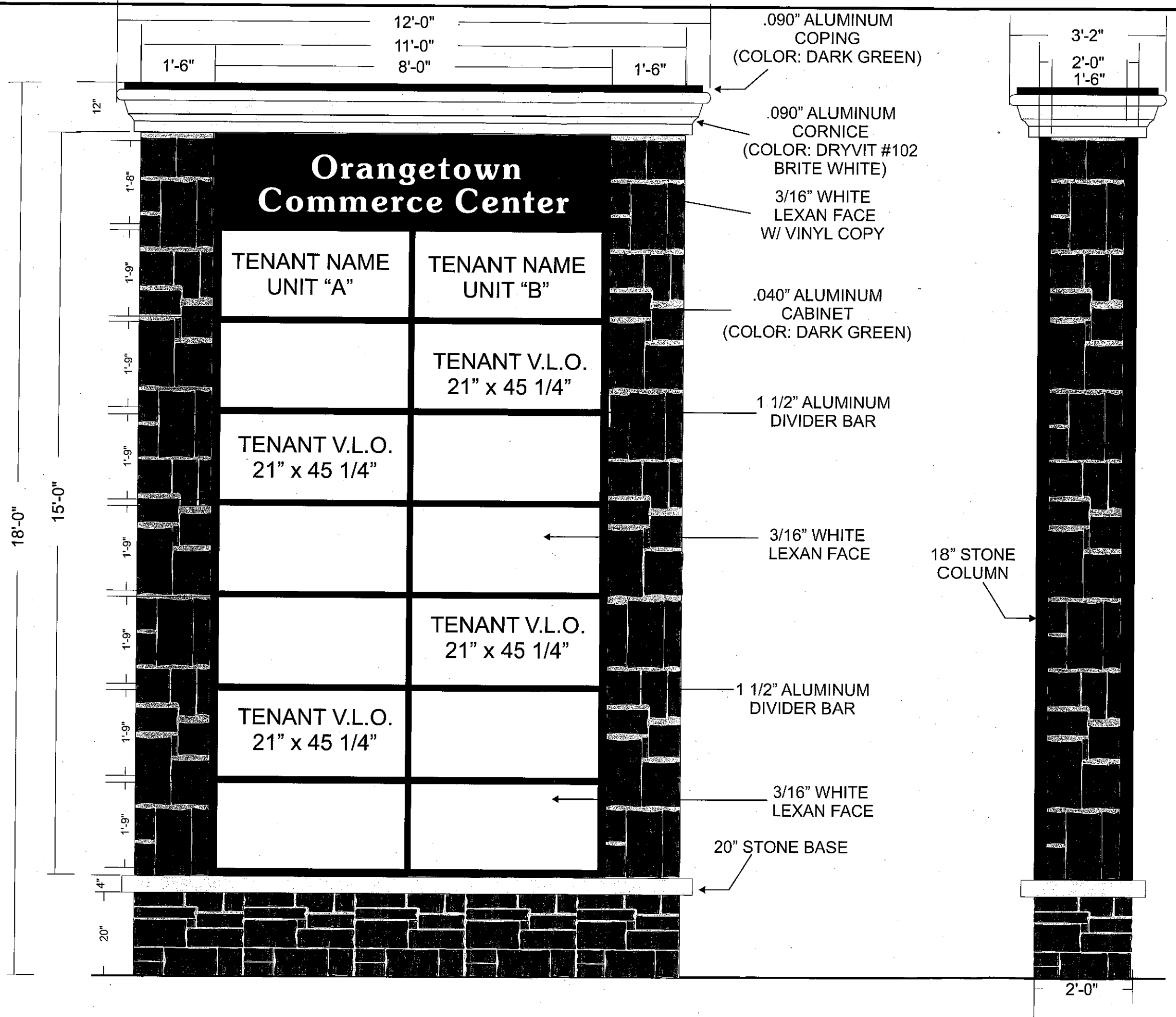
HEADER SECTION
2' x 8'
16 SQ. FT.

TENANT SECTION
13' x 8'
104 SQ. FT.

TOTAL SQ. FT.
120 SQ. FT.

TYPICAL TENANT
SQ. FT.-7.4

BOTTOM TWO
TENANT PANELS
SQ. FT.-7.6



.090" ALUMINUM
COPING
(COLOR: DARK GREEN)

.090" ALUMINUM
CORNICE
(COLOR: DRYVIT #102
BRITE WHITE)

3/16" WHITE
LEXAN FACE
W/ VINYL COPY

.040" ALUMINUM
CABINET
(COLOR: DARK GREEN)

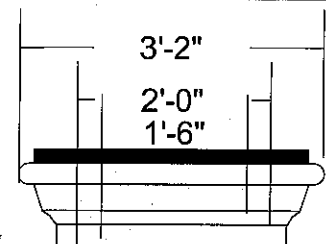
1 1/2" ALUMINUM
DIVIDER BAR

3/16" WHITE
LEXAN FACE

1 1/2" ALUMINUM
DIVIDER BAR

3/16" WHITE
LEXAN FACE

20" STONE BASE



18" STONE
COLUMN



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REV.:	

REP.:
JIM AMBROSE

DRN. BY:
P. Pesapane

X
APPROVED FOR FABRICATION