



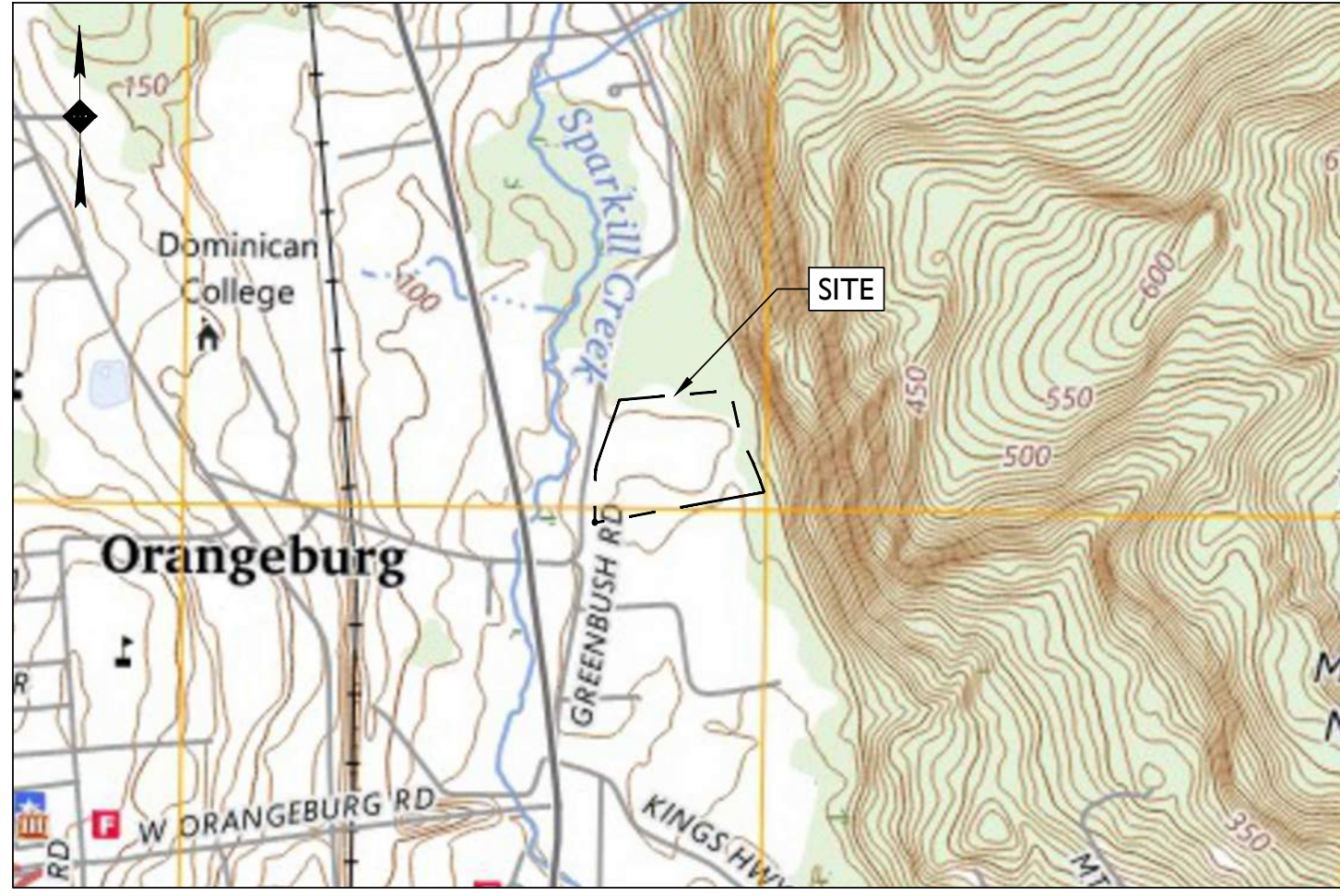
## 155 South Greenbush Rd Multi Family Project

### *Quick Facts*

- Main Apartment Building: Approximately 172,000 SF total (both buildings combined)
  - 160 Apartment units total
    - 40% Two Bed units (64 units)
    - 60% One Bed units (96 units)
    - Each building has a roof deck on the third floor level (front elevation) for amenities.
    - All units would have a balcony unless the decision is made to minimize.
      - Balconies are internal (covered)
- Townhouses: 20 units total
  - 2 ½ story units with 2 to 3 bedrooms (2,400 sf each)
  - 1 car parking garage and 1 space in driveway
  - First floor level has a walkout Den or flex room with access to a patio.
  - Second floor can have an optional deck (not shown)
- - Approximately 100 car parking below grade
    - Remaining parking is above grade and set at 1.5 spaces per unit – 178 Total
    - Parking garage provides for all services and utilities along with storage options for residents.
    - Parking garage runs under both buildings and the Clubhouse (one structure).
    - EV Charging to be provided



- Clubhouse (centrally located):
  - 8,000 SF
    - Two Story with roof deck on back side to provide outdoor amenity overlooking rear wooded area.
    - Leasing and management offices
    - Mail and Package Room
    - Fitness Center
  
- Site Amenities:
  - Dog Park
  - Outdoor fire pit and gathering area
  - Pool (for use by apartment and townhouse residents)
  - Walking path around entire site
  - Fire Lane access on south side of site (adjacent property)



**KEY MAP**

**LANDSCAPING NOTES**

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
CH. 43 § 3.11 ATTACHMENT 1 & 7	TBD	271 SPACES (100 GARAGE SPACES)
CH. 43 § 6.34	PARKING STALL DIMENSIONS: 9 FT X 18 FT	COMPLIES

LAND USE AND ZONING		
BLOCK 1, LOT 15.2		
LIGHT INDUSTRIAL DISTRICT (LI)		
PROPOSED USE		
MULTIFAMILY AND TOWNHOME DEVELOPMENT	NON-PERMITTED USE	
ZONING REQUIREMENT	SUGGESTED	PROPOSED
MINIMUM LOT AREA	87,120 SF (2.0 AC)	518,417 SF (11.90 AC)
MINIMUM LOT WIDTH	150 FT	658.2 FT
MINIMUM LOT DEPTH	150 FT	916.9 FT
MAXIMUM BUILDING HEIGHT	4 STORIES / 50 FT	APARTMENTS: 50.0 FT TOWNHOUSES: 38.0 FT
MINIMUM FRONT YARD SETBACK	50 FT	63.5 FT
MINIMUM SIDE YARD SETBACK (ONE)	50 FT	38.2 FT / 64.1 FT
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	102.3 FT
MINIMUM REAR YARD SETBACK	50 FT	393.1 FT
MAXIMUM DENSITY	TBD	TBD

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
□	PROPOSED BUILDING DOORS
○	PROPOSED DECIDUOUS TREE
○	PROPOSED ORNAMENTAL TREE
○	PROPOSED EVERGREEN TREE
○	PROPOSED SHRUBS
□	PROPOSED GRASSES / PERENNIALS

**ONE CALL**

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-2800 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DO. THE STATE UTILITIES ARE LOCATED SUCH AS WATER, GAS, ELECTRIC, FIBER OPTIC, AND CABLE, ETC. ONCE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM AN ADJACENT PROPERTY OR DAMAGING YOUR PROPERTY.

IF YOU ARE HAVING A PROJECT, YOU SHOULD CONTACT ONE CALL UTILITY OUT WITH PART OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY IS UNDERGROUND.

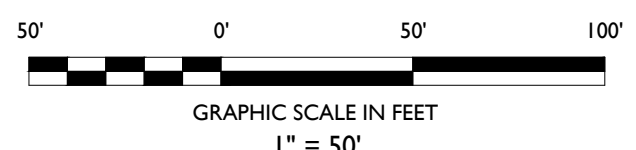
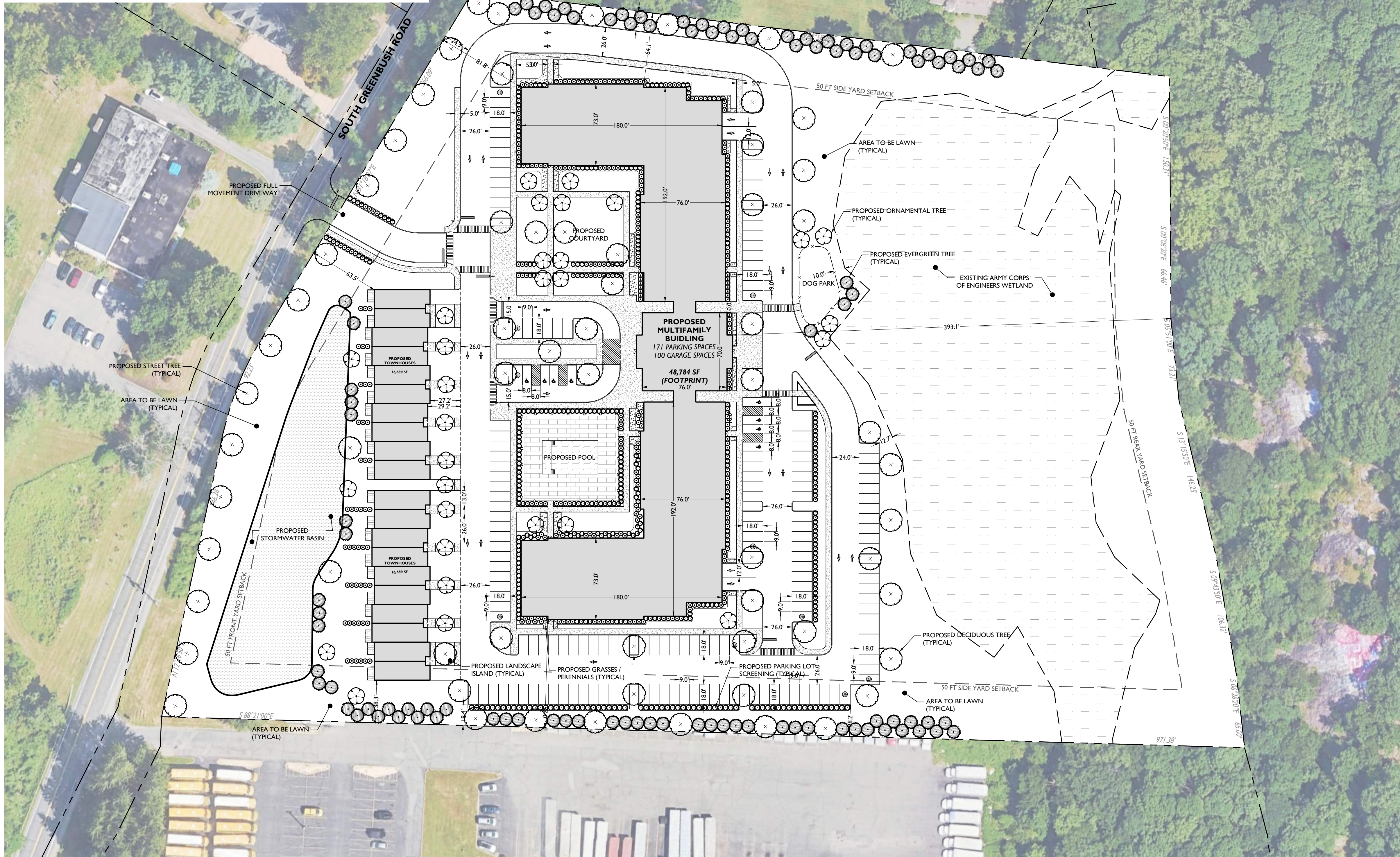
PROFESSIONAL RESPONSIBILITY TO THE PUBLIC. IF YOU ARE HAVING A PROJECT, YOU SHOULD CONTACT ONE CALL UTILITY OUT WITH PART OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY IS UNDERGROUND.

NEW JERSEY

ELECTRICIAN, GAS, WATER, SEWER, TELEPHONE, CABLE, OPTICAL FIBER, AND OTHER UTILITIES. CALL (800) 272-2800 FOR MORE INFORMATION.

**GENERAL NOTES**

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2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
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7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
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Phone 718.606.8305

**ALEXANDER PROPERTY HOLDINGS**

PROPOSED MULTIFAMILY AND TOWNHOME DEVELOPMENT  
BLOCK 1, LOT 15.2  
155 SOUTH GREENBUSH ROAD  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.  
NEW YORK LICENSE No. 99748  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 50' PROJECT ID: NYC-240245

TITLE:  
**PRELIMINARY SITE & LANDSCAPING PLAN**

DRAWING:

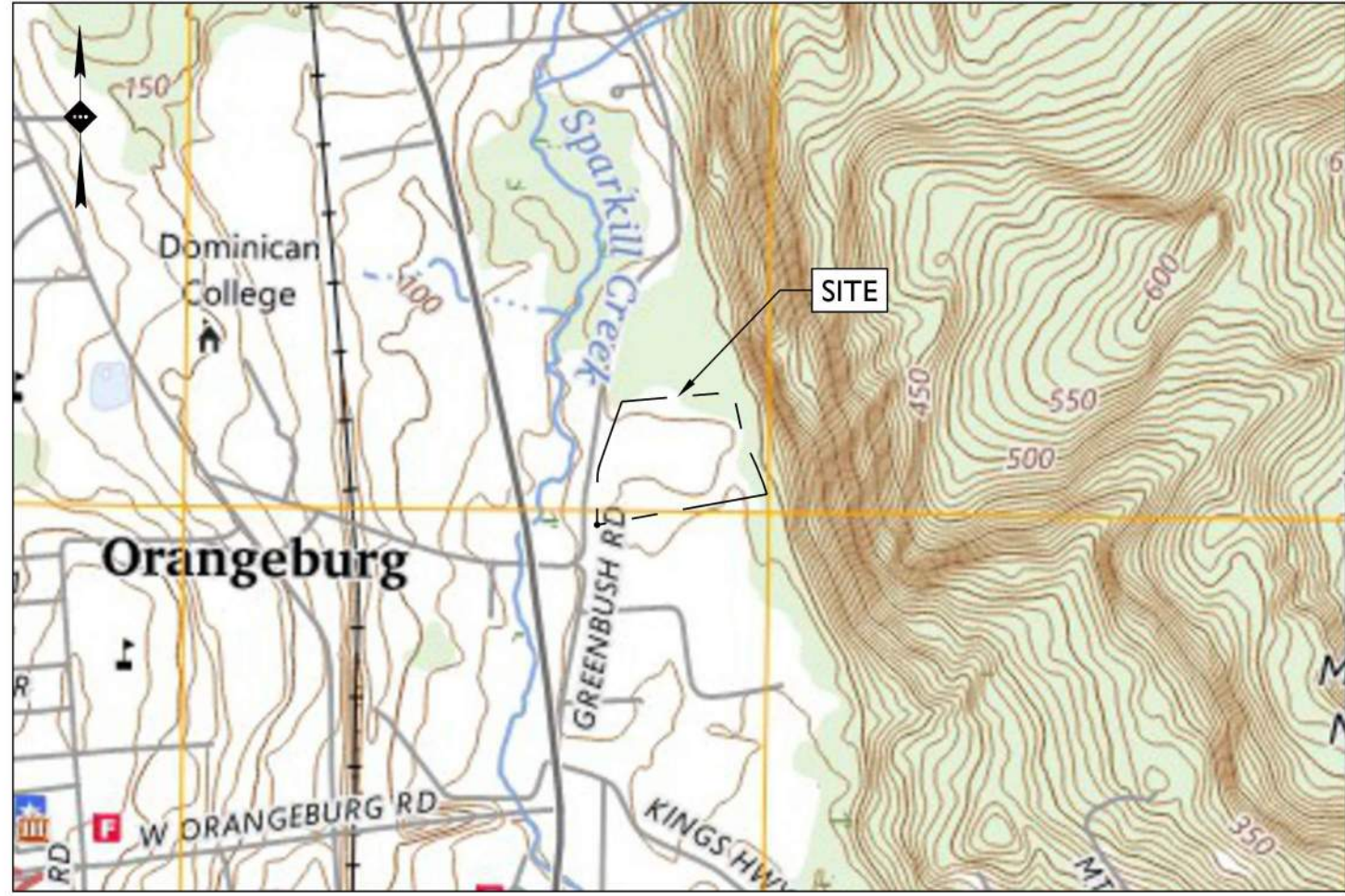
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DESCRIPTION

BY

DATE

ISSUE



**KEY MAP**

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**LAND USE AND ZONING**

BLOCK 1, LOT 15.2  
LIGHT INDUSTRIAL DISTRICT (LI)

PROPOSED USE	NON-PERMITTED USE
MULTIFAMILY AND TOWNHOME DEVELOPMENT	
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MINIMUM LOT AREA	87,120 SF (2.0 AC)      518,417 SF (11.90 AC)
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MAXIMUM BUILDING HEIGHT	4 STORIES / 50 FT      APARTMENTS: 50.0 FT TOWNHOUSES: 38.0 FT
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MAXIMUM DENSITY	TBD      TBD

**EXHIBIT:**

**DATE PREPARED:**  
02/10/2025

**SYMBOL      DESCRIPTION**

---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
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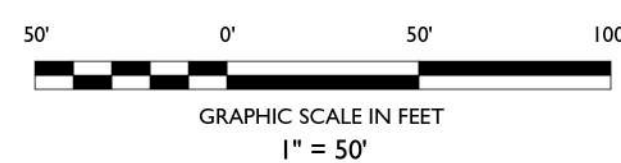
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NEW JERSEY

ELECTRIC=ORANGE, GAS=RED, WATER=BLUE, SEWER=GREEN, TELEPHONE=BLACK, CABLE=WHITE, SURVEY MARKINGS=MAGENTA, PROPOSED EXCAVATION=WHITE

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NO.	DATE	ISSUE	BY	DESCRIPTION
01	02/10/2025	DATE	BC	PRELIMINARY SITE PLAN RENDERING EXHIBIT

**NOT APPROVED FOR CONSTRUCTION**

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**ALEXANDER PROPERTY HOLDINGS**

**PROPOSED MULTIFAMILY AND TOWNHOME DEVELOPMENT**  
BLOCK 1, LOT 15.2  
155 SOUTH GREENBUSH ROAD  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.  
NEW YORK LICENSE No. 99748  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 50' PROJECT ID: NYC-240245

TITLE:  
**PRELIMINARY SITE PLAN RENDERING EXHIBIT**

DRAWING:

Z:\CONTRACTS\CHAPLIN\_ALEXANDER\_PROPERTY\_HOLDINGS\_155\_SOUTH\_GREENBUSH\_ROAD\_ORANGETOWN\_NY\240245\08\PRELIM\08\155\_SOUTH\_GREENBUSH\_RD\_01\_P1\_FOR\_RENDERING.DWG

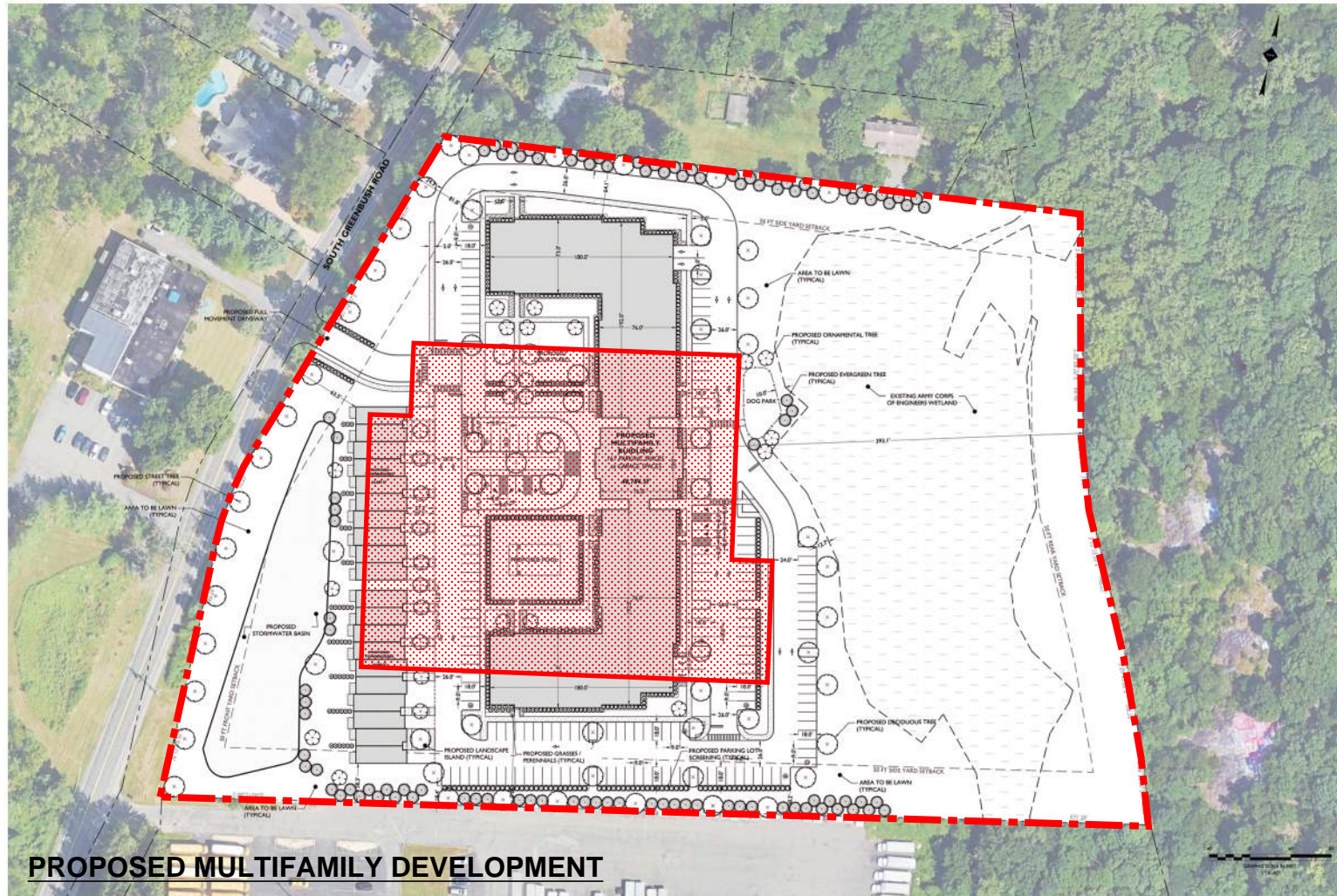


**PROPOSED MULTIFAMILY COMMUNITY**

155 SOUTH GREENBUSH, NY

February 14, 2025 | 610.649.8500 | [www.meyerdesigninc.com](http://www.meyerdesigninc.com)

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**PROPOSED MULTIFAMILY DEVELOPMENT**

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MAXIMUM DENSITY	TBD	TBD

**BULK TABLE FOR LOT 15.2**

LI USE GROUP ID	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO	LAND COVERAGE RATIO	BUILDING HEIGHT (FEET)
REQUIRED	2 AC.	150	150	50	50	200	50	0.50	0.80	40
EXISTING	11.9 AC.	711.0	716.6	N/A	N/A	N/A	N/A	N/A	0.086	40
PROPOSED	11.7 AC.	711.0	716.6	80	78.9	309.1	265.3	0.251	0.450	40

APPLICANT REQUESTS PERMISSION FOR PARKING IN REQUIRED YARD

**LOT 15.2 CALCULATIONS:**

**PARKING CALCULATIONS (TOWN CODE):**  
 AT LEAST ONE SPACE REQUIRED FOR EVERY TWO EMPLOYEES  
 50 EMPLOYEES / 1 SPACE PER 2 EMPLOYEES = 25 SPACES  
 25 SPACES REQUIRED  
 92 SPACES PROVIDED

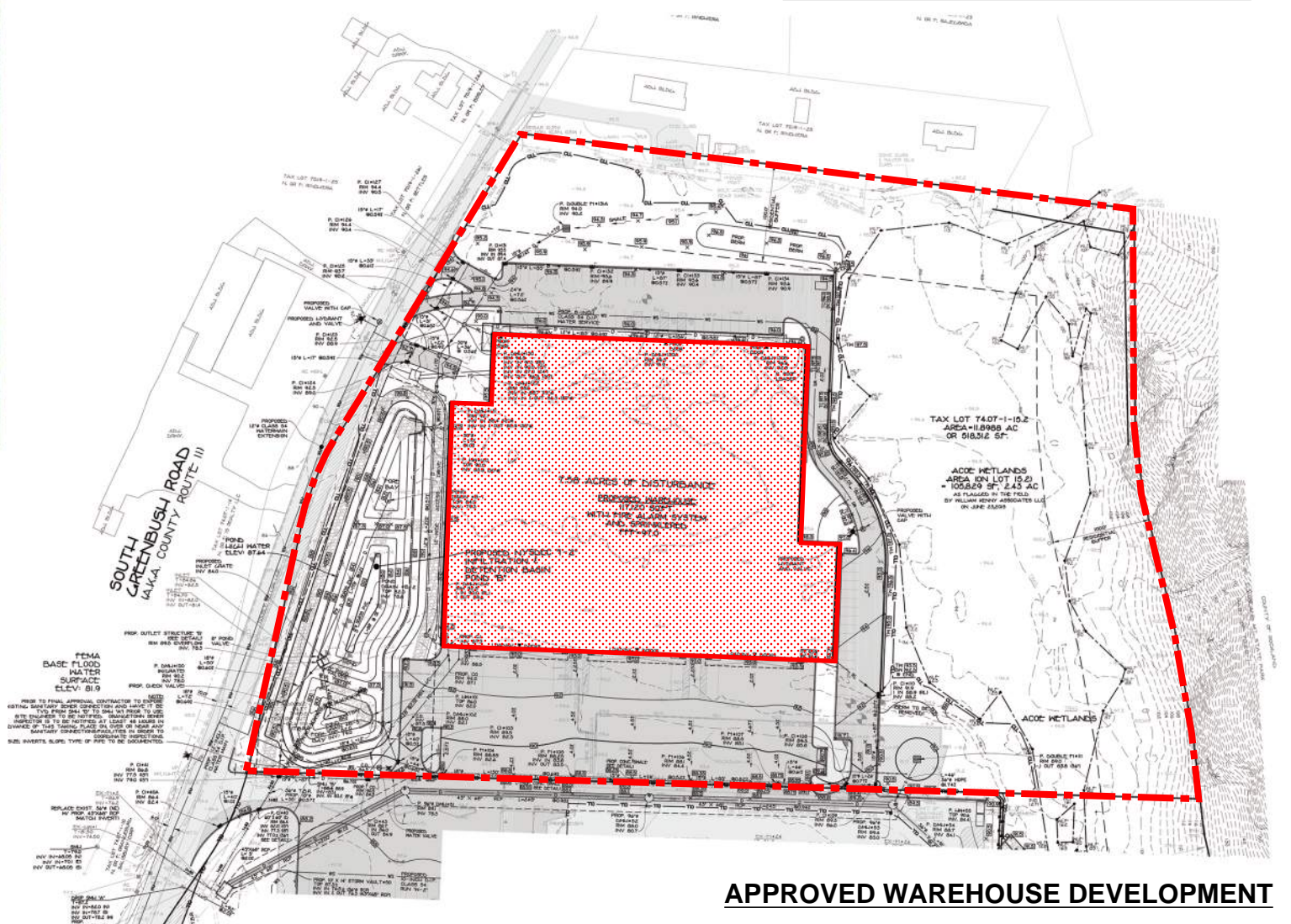
**TRUCKS:**  
 7 PARKING SPACES  
 18 DOCKING SPACES  
 25 TOTAL TRUCK SPACES PROVIDED

**PROPOSED LOT AREA CALCULATIONS:**  
 LOT AREA - DEDICATION AREA = PROPOSED LOT AREA  
 518,312 SF. - 7,674 SF. = 510,638 SF.

**FLOOR AREA RATIO CALCULATIONS:**  
 GROSS FLOOR AREA / LOT AREA = F.A.R.  
 EXISTING: N/A

PROPOSED:  
 117,120 SF. / 510,638 SF. = 0.2294 = 0.23

**LAND COVERAGE RATIO CALCULATIONS:**  
 IMPERVIOUS SURFACE / LOT AREA = RATIO  
 EXISTING:  
 44,728 SF. / 518,312 SF. = 0.086  
 PROPOSED:  
 231,159 SF. / 510,638 SF. = 0.452



**APPROVED WAREHOUSE DEVELOPMENT**









**PROPOSED MULTIFAMILY COMMUNITY**

155 SOUTH GREENBUSH, NY

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