



ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONES: LI (LIGHT INDUSTRIAL) DISTRICT
LO (LABORATORY-OFFICE) DISTRICT
CC (RETAIL-COMMERCE) DISTRICT

ITEM	REQUIRED (LI)	REQUIRED (LO)	REQUIRED (CC)	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	2 ACRES	2 ACRES	1 ACRE	\$601,333.76 SF (13.80 ACRES)	\$601,333.76 SF (13.80 ACRES)	YES
MAX. F.A.R.	0.50	0.40	0.30	0.17	0.29	YES
MAX. LOT COVERAGE	80%	75%	75%	\$45,77% (275,202.76 SF)	\$62.84% (377,931 SF)*	YES
MIN. LOT WIDTH	150'	300'	100'	522.6 SF	522.6 SF	YES
MIN. STREET FRONTAGE	150'	150'	100'	565.02'	565.02'	YES
REQUIRED FRONT YARD	50'	100'	50'	395.8'	105.91'	YES
REQUIRED SIDE YARD	50'	25'	20'	50.7'	96' - 81.09'	YES
TOTAL SIDE YARD	100'	50'	35'	> 100'	177.09'	YES
REQUIRED REAR YARD	50'	25'	50'	142.3'	117.39'	YES
MAX. BUILDING HEIGHT**	6' PER FOOT OF DISTANCE FROM LOT LINE*** (52.96')	3' PER FOOT OF DISTANCE FROM LOT LINE*** (24.48')	NONE	< 50'	± 43' - 3 1/2'	YES

* LOT COVERAGE ASSUMING LAND BANKED SPACES ARE NEVER CONSTRUCTED = 62% (377,876 SF)
 ** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NONBUILDING USE, TO THE HIGHEST POINT OF THE ROOF OR PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBLE ROOFS OF SUCH BUILDING, OR NONBUILDING USE, EXCEPT AS SPECIFICALLY EXEMPTED IN § 5.23
 *** PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO § 5.11 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING MOUNTAIN VIEW AVENUE (105.91' FROM PROPOSED BUILDING)

PARKING AND LOADING

- PARKING:**
 A. WAREHOUSE USES SHALL PROVIDE ONE (1) PARKING SPACE FOR EVERY TWO (2) EMPLOYEES, OR ONE (1) PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (43-3-1)
 REQUIRED: 1 EMPLOYEE PER 1,500 SF = (175,760 SF) / (1,500 SF) = 117 EMPLOYEES = 117 EMPLOYEES / 2 = 58 SPACES REQUIRED
 PROVIDED: 145 STANDARD SPACES
 5 HANDICAP SPACES
 29 LAND BANKED SPACES
 179 TOTAL PARKING SPACES
- LOADING:**
 A. LOADING BERTHS SHALL BE AT LEAST 12 FEET WIDE AND 45 FEET LONG, WITH A CLEAR HEIGHT OF 15 FEET (43-4-2)
 B. FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE LOADING BERTH SHALL BE PROVIDED FOR EACH 10,000 SQUARE FEET OF FLOOR AREA, OR LESS AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF, SO USED. (43-4-11)
 1 + (165,760 SF) / (10,000 SF) = 16 SPACES REQUIRED
 36 SPACES PROVIDED (INCLUDES 2 DRIVE-UP RAMP, COMPLIES)

DISTRICTS

- ZONE DISTRICTS: LI, LO, AND CC ZONES
 SCHOOL DISTRICT: SOUTH ORANGETOWN
 CENTRAL SCHOOL DISTRICT
 WATER DISTRICT: VEOLIA NORTH AMERICA
 SEWER DISTRICT: ORANGETOWN
 FIRE DISTRICT: BLAUVELT

PROPOSED IMPERVIOUS AREA CALCULATION

- WAREHOUSE BUILDING: 175,760 S.F. (4.03 AC)
 LOADING DOCKS AND TRAILER PARKING: 97,196 S.F. (2.23 AC)
 DRIVEWAYS & DRIVE AISLES: 46,536 S.F. (1.06 AC)
 PASSENGER VEHICLE PARKING: 42,320 S.F. (0.97 AC)
 CURBING & SIDEWALK: 9,315 S.F. (0.21 AC)
 LAND BANKED SPACES: 5,055 S.F. (0.11 AC)
 CONCRETE PAD FOR TRANSFORMER: 936 S.F. (0.02 AC)
 TRASH ENCLOSURE: 813 S.F. (0.01 AC)
 TOTAL: 377,931 S.F. (8.64 AC)***
 *** = ASSUMING THE LAND BANKED SPACES ARE NEVER CONSTRUCTED THE TOTAL IMPERVIOUS AREA WOULD BE 372,876 S.F. (8.56 AC)

LEGEND

EXISTING	PROPOSED
12+00	13+00
TRVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
RIGHT OF WAY LINE	13+00
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	FACE
DEPRESSED CURB	BACK
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
STALL COUNT	
ADA ACCESSIBLE STALL	
DEPRESSED CURB AND ADA RAMP	
DOOR LOCATION	

RECEIVED
 TOWN OF ORANGETOWN LAND USE BOARD
 SCALE: 1" = 50'

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811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 Know what's below. Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	BY	CHECKED
1	8/22/22	ISSUED PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING	CGA	CGA
2	10/27/22	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS	DIG	DIG
3	3/30/23	REVISIONS PER PLANNING BOARD COMMENTS	DIG	DIG
4	3/13/24	REVISIONS PER PLANNING BOARD COMMENTS	DIG	DIG

Jesse Barrett Cokeley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 090987-1
 COLLIER'S ENGINEERING & DESIGN CO., P.C.
 N.Y. C.O.A.#: 0017609

PRELIMINARY SITE PLAN
 FOR
WPT ACQUISITIONS, LLC
 SECTION 74.07
 BLOCK 1
 LOTS 2, 33 & 36

518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers
 Engineering & Design
 MONTVALE
 50 Chestnut Ridge Road, Suite 101
 Montvale, NJ 07645
 Phone: 845.352.0411
 COLLIER'S ENGINEERING & DESIGN CO., P.C.
 DOING BUSINESS AS MASER CONSULTANTS
 ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN
 DATE: 11/22/2021
 DRAWN BY: DG/CGA
 CHECKED BY: JBC
 PROJECT NUMBER: 21003528A
 DRAWING NAME: C-LAYT
 SHEET TITLE: **LAYOUT PLAN**
 SHEET NUMBER: 5 of 24

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENTS SPECIFICATIONS FOR SIDEWALKS AND CURBS

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

CONSOLIDATED RAIL CORP.
 (A.K.A. WEST SHORE BRANCH OF THE NEW YORK CENTRAL RAILROAD)

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

GENERATOR TESTING SHALL ONLY OCCUR BETWEEN THE HOURS OF 9:00 AM AND 1:00 PM, MONDAY THROUGH FRIDAY.

THE SITE SHALL OPERATE 24 HOURS A DAY. HOWEVER TRUCK MOVEMENTS ARE PROHIBITED BETWEEN THE HOURS OF 11:00 PM AND 6:00 AM, PREVAILING TIME.

THIS SITE PLAN IS FOR A TENANT THAT MEETS THE ITC LAND USE CODE OF 150 - WAREHOUSING, ONLY. ANY TENANT CLASSIFIED UNDER A DIFFERENT ITC WOULD REQUIRE AN AMENDED SITE PLAN APPLICATION BE MADE TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.

GENERAL NOTES SHOWN ON SHEET 2

TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

NOTE: DO NOT SCALE FIGURES FOR CONSTRUCTION.