

BULK TABLE:

TABLE OF BULK REQUIREMENTS				
ZONE: RPC-R				
USE GROUP: COMMERCIAL RECREATION FACILITIES				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	5 ACRES	10.66 ACRES	NO CHANGE	YES
MIN. LOT WIDTH	150'	237'	NO CHANGE	YES
MIN. STREET FRONTAGE	150'	570' (OLD ORANGEBURG RD) 990' (THIRD AVE)	NO CHANGE	YES
MIN. FRONT YARD	100' (OLD ORANGEBURG RD) 25' (THIRD AVE)**	597.74' (OLD ORANGEBURG RD) 162.41' (THIRD AVE)	NO CHANGE	YES
MIN. SIDE YARD	20'***	9.31'	NO CHANGE	VARIANCE GRANTED****
TOTAL SIDE YARD	100'	N/A (CORNER LOT - 2 FRONT YARDS)	NO CHANGE	YES
REAR YARD	25'****	275.33'	225.86'	YES
MAX F.A.R.	0.4	0.02	NO CHANGE	YES
BLDG. HGHT. MAX	50'****	±28'	NO CHANGE	YES

NOTES (CONTINUED):

- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE 11 REGULATIONS.
- TREE PROTECTION: THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIEN TREES AND BUFFER AREAS WITH MANY TREES THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - TREE PROTECTION ZONE FOR TREES DESIGNATED TO PRESERVE WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DROP LINE OF THE TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 1/2 INCH OF PLYWOOD OR BOARDS, OR EQUAL, OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE ORANGETOWN PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. APPLICANTS SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT, AND SATISFACTORY CONSTRUCTION. THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEREOF, OR ISSUE ITS OWN SPECIFICATIONS FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA.
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- PRIOR TO (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- 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 239.184M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

BULK TABLE NOTES:

* EXCEPT FOR SITES ABUTTING ROADS THAT ARE INTERNAL WITHIN THE RPC-R DISTRICT, FOR WHICH 25 FEET MAY BE PERMITTED, FOR THE PURPOSES OF THIS SECTION AN INTERNAL ROAD SHALL BE ANY ROADWAY THAT IS NOT ON THE PERIMETER OF THE RPC SITE, I.E. CONVENT ROAD, VETERANS MEMORIAL HIGHWAY AND THE PALAUDES INTERSTATE PARKWAY ARE NOT INTERNAL ROADS.

** 20. PLUS THE EQUIVALENT HEIGHT OF THE WALL OF THE ADJACENT BUILDING IN ORDER TO ENSURE APPROPRIATE FIRE DEPARTMENT SAFETY REQUIREMENTS, SUBJECT TO THE FIRE DEPARTMENT APPROVAL.

*** 25. PLUS THE EQUIVALENT HEIGHT OF THE WALL OF THE ADJACENT BUILDING IN ORDER TO ENSURE APPROPRIATE FIRE DEPARTMENT SAFETY REQUIREMENTS, SUBJECT TO THE FIRE DEPARTMENT APPROVAL.

**** FOR THE PURPOSES OF THIS SECTION, BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE TO THE MAXIMUM POINT OF ANY ROOF LINE.

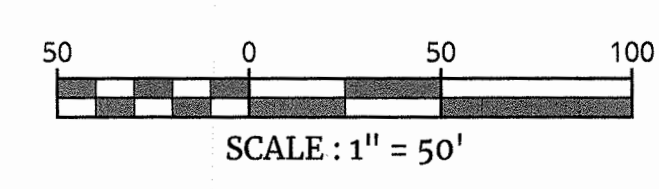
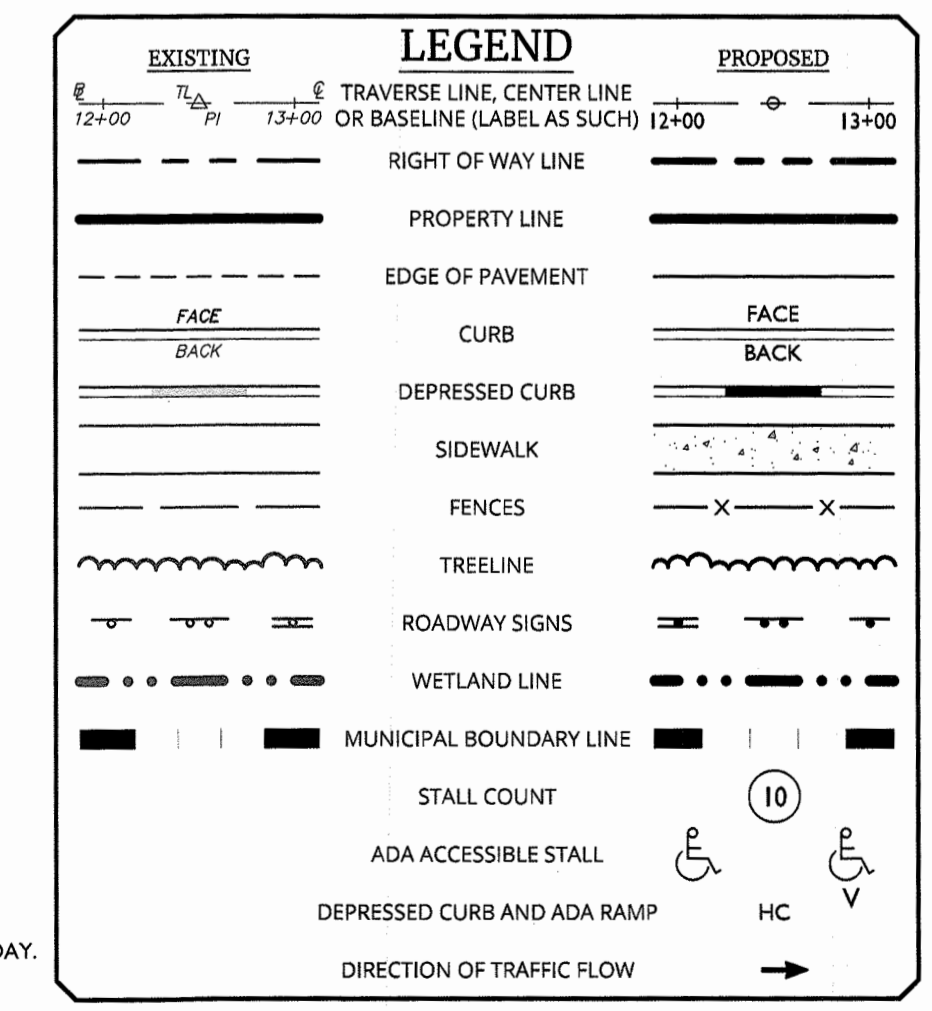
***** VARIANCE GRANTED FOR SIDE YARD SETBACK BY TOWN OF ORANGETOWN ZONING BOARD OF APPEALS AT APRIL 1, 2015 MEETING.

NOTES:

- THIS APPLICATION IS FOR SITE PLAN FOR: TAX LOT NO. 73.12-1-1
- AREA OF PARCEL: 10.66 ACRES
- ZONE: RPC-R
- OWNER: ROCKLAND COUNTY GAAIC ATHLETIC ASSOCIATION, INC. 160 OLD ORANGEBURG ROAD ORANGETOWN, NY 10962
Joseph M. Guel
OWNER SIGNATURE
- APPLICANT: ROCKLAND COUNTY GAAIC ATHLETIC ASSOCIATION, INC. 160 OLD ORANGEBURG ROAD ORANGETOWN, NY 10962
- THIS PLAN IS FOR THE ADDITION OF A CONCESSION STAND BUILDING AND PAVER AREA IN THE NORTHWEST CORNER OF THE SITE.
- EASEMENTS RECORDED WITH ROCKLAND COUNTY CLERK UNDER INSTRUMENT ID 2002-00555990 AND 2001-00013925.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS, AND THE OFFICE OF BUILDING, ZONING, & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

DISTRICTS:

SCHOOL DISTRICT: 50 ORANGETOWN CENTRAL SCHOOL DISTRICT
 WATER DISTRICT: VECOLA
 SEWER DISTRICT: ORANGETOWN
 LIGHTING DISTRICT: ORANGETOWN
 FIRE DISTRICT: ORANGEBURG FIRE DISTRICT



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CONCESSION STAND PLAN

FOR **ROCKLAND GAA**

FEB 21 2025

TOWN OF ORANGETOWN
 LAND USE BOARDS

SECTION 73.12
 BLOCK 1
 LOT 1

TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

Colliers Engineering & Design

WOODCLIFF LAKE
 300 Tice Boulevard
 Suite 101
 Woodcliff Lake, NJ 07677
 Phone: 845.352.0411

SCALE: AS SHOWN DATE: 12/20/24 DRAWN BY: JBC CHECKED BY: JBC
 PROJECT NUMBER: 20055630A DRAWING NAME: C-LAY1-STD

SHEET TITLE: **OVERALL LAYOUT PLAN**

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.