

**Town of Orangetown Planning Board Meeting:
Tuesday, April 7, 2020**

Time: 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

Project Name: Orange Bank & Trust Site/Structure Plan and Sign Location Plan

Location of Parcel: The site is located at 374 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO zoning district.

Distribution:

Rockland County:

- **Planning Department**
- **Highway Department**
- **Park Commission**
- **Environmental Resources**
- **Drainage Agency**
- **Health Dept.**
- **Sewer #1**

Town of Orangetown:

- **Drainage Consultant**
- **OBZPA**
- **DEME**
- **Highway**
- **DTA**
- **Fire Prev. (2)**
- **TAB**
- **ZBA**

Other:

- **New York State Department of Environmental Conservation**
- **Orange and Rockland Utilities**
- **Suez**
- **Town of Clarkstown**

Project Description: Prepreliminary/ Preliminary/ Final Site and Sign Plan Review

Please forward your completed review to this office by the meeting date. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**

85 Lafayette Ave.
Suffern, NY 10901
(845) 357-0830
fax 357-0756
email: Greenwellpls@aol.com

Jay A. Greenwell, PLS, LLC
Land Surveying and Land Planning

February 12, 2020

NARRATIVE SUMMARY

Lale Realty LLC

(Orange Bank and Trust – Nanuet Branch)

The subject application involves tax lot 64.17-1-78 as shown on the Town of Orangetown tax maps, and consists of 33,931 sf on the easterly side of Middletown Road in Nanuet. The site is currently occupied by a vacant building, a former restaurant / café.

Lale Realty LLC, owner of the site, is looking to make modifications to the property to accommodate the Orange Bank and Trust conversion into a bank. The modifications would include a site "makeover" to renovate the parking lot, resurface and restripe the macadam, remove excess gravel areas, fix the curbing, add new signage that will conform to the setback from the DSL, add new lighting and provide a comprehensive landscaping plan.

The existing curb cuts would remain with repairs to the curbing and macadam, and the area within the DSL would be gratuitously dedicated to the County of Rockland. The one way looping traffic pattern would be maintained.

Interior renovations would be made as needed to modify the existing structure and facilitate the use as a bank. A drive up ATM unit would be installed on the north side of the building, with a new canopy.

As there is a net decrease proposed in the impervious area on site, a waiver of drainage escrow is requested.

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT
TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: CO **OFFICIAL USE ONLY** **ACREAGE:** 1.78
Inspector: B **Date App Received:** 12-11-19 **Received By:** [Signature]
Permit No. 49629 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$5,082. **Ck#** 17546 **Paid By** De Graw
GIS Fee: \$190.00 **Ck#** 17545 **Paid By** De Graw
Stream Maintenance Fee \$30.- **Ck#** CASH **Paid By** " "
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

IPS 374 S Middletown

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 374 N. MIDDLETOWN RD, NANVET, NY 10954
Section: 64.17 **Block:** 1 **Lot:** 78
Property Owner: LAKE REALTY LLC
Mailing Address: 29 ROCHELLE DR., NEW CITY, NY 10956
Email: N/A **Phone #:** (914) 447-6155
Lessee (Business Name): ORANGE BANK AND TRUST COMPANY
Mailing Address: 212 DOLSON AVE., MIDDLETOWN NY 10940
Email: rkrpovich@msn.com **Phone #:** (201) 848-1421
Type of Business /Use: BANK
Contact Person: JOE THOMPSON **Relation to Project:** MANAGER
Email: jthompson@degrowanddehan.com **Phone#:** (845) 532-8156
Architect/Engineer: THOMAS DELRAW **NYS Lic #** 619882
Address: 55 NORTH ST., MIDDLETOWN, NY, 10940 **Phone#:** (845) 343-8510
Builder/General Contractor: TBD **RC Lic #** N/A
Address: N/A **Phone#:** N/A
Plumber: TBD **RC Lic #** N/A
Address: N/A **Phone#:** N/A
Electrician: TBD **RC Lic #:** N/A
Address: N/A **Phone#:** N/A
Heat/Cooling: TBD **RC Lic#:** N/A
Address: N/A **Phone#:** N/A
Existing use of structure or land: RESTURANT / CAFE
Proposed Project Description: DEMO EXISTING INTERIORS & ROOF. RAISE CURRENT STRUCTURE. RENOVATE INTERIORS AND EXTERIORS FOR NEW USE/DESIGN. IMPROVE OVERALL SITE/LANDSCAPING
Proposed Square Footage: 1475 SF **Estimated Construction Value (\$):** 275,000
BUILDING DEPARTMENT COMPLETES BELOW
PLANS REVIEWED: _____
PERMIT REFERRED / DENIED FOR: CHAPTER 21, SECTION 21A-4 P.B REVIEW REQUIRED 2/5/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

Site /+ Monument Sign Location

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>CO</u>	OFFICIAL USE ONLY	ACREAGE: _____
Inspector: <u>Glenn</u>	Date App Received: <u>1-20-2020</u>	Received By: <u>[Signature]</u>
Permit No.: <u>49745</u>	Date Issued: _____	
CO No.: _____	Date Issued: _____	
Permit Fee: <u>\$2300</u>	Ck#: <u>17589</u>	Paid By: <u>DeGraw</u>
GIS Fee: _____	Ck#: _____	Paid By: _____
Stream Maintenance Fee: <u>\$30.00</u>	Ck#: <u>CASH</u>	Paid By: <u>DeGraw</u>
Additional Fee: _____	Ck#: _____	Date Paid: _____ Paid By: _____
1st 6 mo. Ext.: _____	Ck #: _____	Exp. Date: _____ Paid By: _____
2nd 6 mo. Ext.: _____	Ck #: _____	Exp. Date: _____ Paid By: _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 374 N. MIDDLETOWN RD, NANVET, NEW YORK 10954
Section: 64.17 **Block:** 1 **Lot:** 78
Property Owner: LAKE REALTY LLC
Mailing Address: 29 ROCHELLE DR. NEWLIT, NY 10956
Email: N/A **Phone #:** (914) 447-6155
Lessee (Business Name): ORANGE BANK & TRUST COMPANY
Mailing Address: 212 DOLSON AVE. MIDDLETOWN, NY 10940
Email: r.karpowich@msn.com **Phone #:** (201) 848-1421
Type of Business /Use: BANK SIGNAGE
Contact Person: JOE THOMPSON **Relation to Project:** Manager
Email: jthompson@degrowanddegrow.com **Phone#:** (845) 532-8156
Architect/Engineer: THOMAS DEGRAW **NYS Lic #:** 019882
Address: 55 NORTH ST. MIDDLETOWN, NY 10940 **Phone#:** (845) 343-8810
Builder/General Contractor: TBD **RC Lic #:** _____
Address: _____ **Phone#:** _____
Plumber: TBD / N/A **RC Lic #:** _____
Address: _____ **Phone#:** _____
Electrician: TBD **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: TBD / N/A **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: RESTURANT / CAFE (2)
Proposed Project Description: The new tenant would like to install new signage. The first is a new monument sign roughly 4ft off the ground, occupying 12 sq ft of floor area. The second is signage on the building.
Proposed Square Footage: 12 sq ft **Estimated Construction Value (\$):** 25,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____
PERMIT REFERRED / DENIED FOR: _____

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/12/2020

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input checked="" type="checkbox"/> Pre-Preliminary/Sketch <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: SITE PLAN FOR LALE REALTY LLC

Street Address: 374 SOUTH MIDDLETOWN ROAD
NANUET, NY 10954

Tax Map Designation:
Section: 64.17 Block: 1 Lot(s): 78
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of SOUTH MIDDLETOWN ROAD, approximately
160 feet SOUTH of the intersection of HOVENKAMP ROAD, in the
Town of ORANGETOWN in the hamlet/village of NANUET.

Acreage of Parcel <u>0.75 AC</u> School District <u>PEARL RIVER UFSD</u> Ambulance District <u>ORANGETOWN</u> Water District <u>SUEZ NY</u>	Zoning District <u>CO</u> Postal District <u>10954</u> Fire District <u>PEARL RIVER</u> Sewer District <u>ORANGETOWN</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*
SITE HAS AN EXISTING BUILDING WHICH IS BEING MODIFIED TO HOUSE A BANK,
THE PARKING LOT IS BEING RECONFIGURED

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 1/17/2020 Applicant's Signature: Mary Miele

APPLICATION REVIEW FORM

Applicant: LALE REALTY LLC Phone # 845-648-7400

Address: 29 Rochelle Drive NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Property Owner: Lale Realty, LLC, c/o Adam Kurland, Esq. Phone # 845-648-4700

Address: 337 NO. MAIN STREET STE 11 NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: JAY A GREENWELL, PLS Phone # 845-357-0830

Address: 85 LAFAYETTE AVE SUFFERN NY 10901
Street Name & Number (Post Office) City State Zip Code

Attorney: ADAM K KURLAND, ESQ. Phone # 845-638-4700

Address: 337 N. MAIN STREET, STE 11 NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Contact Person: JAY A GREENWELL, PLS Phone # 845-357-0830

Address: 85 LAFAYETTE AVE SUFFERN NY 10901
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 checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

COUNTY ROUTE 33 (MIDDLETOWN ROAD)

TOWN BOUNDARY ORANGETOWN/CLARKSTOWN

Referral Agencies:

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

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

NR

If site plan:

- 1) Existing square footage 1480 sf building
- 2) Total square footage no change
- 3) Number of dwelling units 0

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

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area no

Are there **streams** on the site? If yes, please provide the names. no

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

no

Project History:

Has this project ever been reviewed before? no

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.

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

none

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: SITE PLAN FOR LALE REALTY, LLCE				
Project Location (describe, and attach a location map): 374 SOUTH MAIN STREET, NANUET, NY 10954				
Brief Description of Proposed Action: PROPOSED CONVERSION OF AN EXISTING 1480 SF BUILDING INTO A NEW BANK BUILDING, WITH IMPROVEMENTS TO RECONFIGURE PARKING LOT AND TRAFFIC FLOW. NEW LANDSCAPING, LIGHTING AND SIGNAGE WILL BE INCLUDED.				
Name of Applicant or Sponsor: LALE REALTY LLC		Telephone: E-Mail: NA		
Address: 29 Rochelle Drive				
City/PO: NEW CITY		State: NY	Zip Code: 10956	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Planning Board-Site Plan, RC Planning-GML, RC Highway-Work Permit, ACABOR-landscaping/lighting, possibly ZBA if any variances are necessary			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.78 acres		
b. Total acreage to be physically disturbed?		0.4 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.78 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: LALE REALTY LLC		Date: December 23, 2019
Signature: <i>Mary Melli</i>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

ORANGE BANK & TRUST : NANUET BRANCH

DRAWING INDEX:

T0.01	TITLE SHEET
S0.01	EXISTING CONDITIONS
S0.02	SITE PLAN
S0.03	LANDSCAPING PLAN
S0.04	SITE LIGHTING PLAN
A1.01	NEW ARCHITECTURAL PLAN
AD2.01	EXISTING/DEMO ELEVATIONS
A2.01	NEW ELEVATIONS
A5.02	NEW SIGNAGE



Consultants:

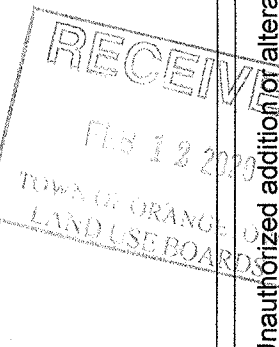
Revisions:	Date	Description	Blg.	Dep	Comments	Drawn	Check
						BGD	TJD
1	01/07/2020						
2							
3							
4							
5							
6							

PROGRESS DRAWINGS
DATE: January 16th, 2019
Prior dated documents
voided by this issue

FOR PERMIT

Drawings on this page:
New Reflected Ceiling Plan

Nanuet Branch
Orange Bank & Trust Company
374 N. Middletown Road
Nanuet, New York, 10954
Town of Orange/Town
Section 64.17, Block 1, Lot 78



Unauthorized alteration of these drawings bearing an Architect's seal is a violation of the New York State Commission of Regulations Part 68, Architecture, Section 68.30

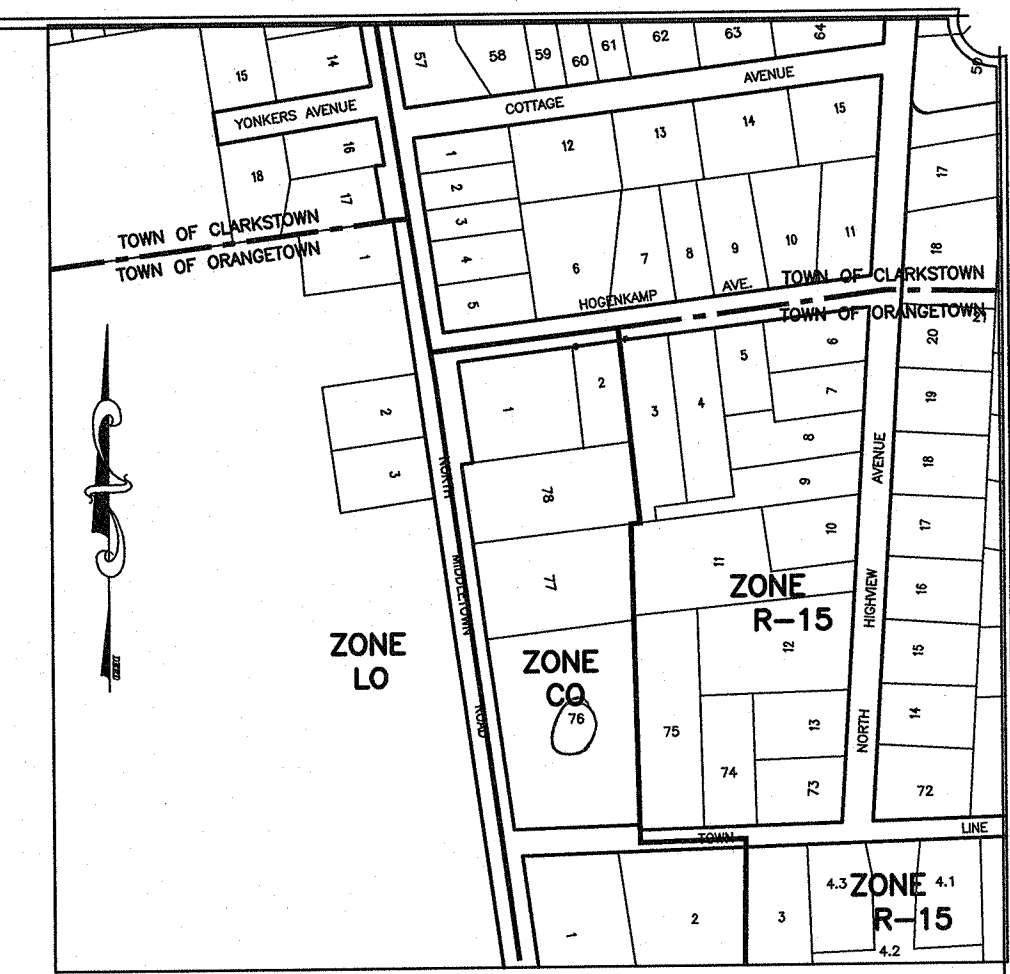
DEGRAW & DEHAAN ARCHITECTS
FIFTY-FIVE NORTH STREET
SUITE 101
MIDDLETOWN
NEW YORK
10940
PHONE 845-343-8510
FAX 845-958-9513

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Project
Nanuet Branch
374 N. Middletown Rd
Title Sheet

Seal

Date: 01/16/2019
Drawn By: BGD
Checked By: TJD
Drawing No.
T0.01



VICINITY MAP SCALE 1"=300'

NOTES

- OWNER & APPLICANT: LALE REALTY LLC
% ADAM KURLAND
337 N. MAIN STREET
NEW CITY, NEW YORK 10956
- TAX LOT NUMBER: 64.17-1-78
- LOT AREA: 33,931 SF
- DATUM: NAVD 88
- ZONING DISTRICT: CO: COMMERCIAL OFFICE
- LOT DRAINAGE SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE, SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SEWER ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT OR THE TOWN OF ORANGETOWN.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE AND ARCHITECTURAL PLANS HAVE BEEN APPROVED BY ACABOR, AND SITE AND DRAINAGE PLANS BY THE ORANGETOWN PLANNING BOARD.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- ANY PROPOSED RETAINING WALLS GREATER THAN 4 FEET MUST BE DESIGNED, SIGNED, AND PLANS SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, AND SUBMITTED TO THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. UPON COMPLETION OF THE WORK, SIGNED AND SEALED "AS-BUILTS" OF THE WALLS SHALL BE SUBMITTED TO BOTH DEPARTMENTS, CERTIFYING THAT THE WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PLANS.
- ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY 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 MANAGEMENT AND ENGINEERING, THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN TO SUCH AREAS TO SECURE ADEQUATE, PERMANENT, AND SATISFACTORY CONSTRUCTION. THE DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR 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 DEPT. 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.
- 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 DEM. SUPT. 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.
- 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 SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS 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.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP 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 3/4 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.
- 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 D.E.M.E. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- 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 STORM WATER MANAGEMENT PHASE II REGULATIONS. A SWPPP WILL BE REQUIRED FOR MORE THAN 1 ACRE OF DISTURBANCE.
- A ROCKLAND COUNTY HIGHWAY DEPARTMENT WORK PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ON-SITE IMPROVEMENT. THE APPLICANT SHALL COMPLY IN THE PLANNING AND/OR DEVELOPMENT PROCESS.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT THE DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.

IMPERVIOUS SURFACE BREAKDOWN	
EXIST IMPERVIOUS	= 20,860 SF
PROP NEW IMPERVIOUS	= 0 SF
IMPERVIOUS TO BE REMOVED	= 7,372 SF
AMOUNT TO BE MITIGATED	= 0 SF

LOT AREA	
GROSS AREA	= 33,931 SF
- 50% AREA WITHIN D.S.L.	= 1,118 SF
NET ZONING AREA	= 32,813 SF

TREE LEGEND

12" - SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
LM2 - LETTER INDICATES TREE TYPE (SEE BELOW)
SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

B = BIRCH M = MAPLE S = SASSAFRAS
C = CHERRY K = OAK
L = LOCUST

BULK TABLE • ZONE CO • COMMERCIAL - OFFICE • USE GROUP NN (BANK)

	MAX. FLOOR AREA RATIO	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	TOTAL SIDE YARD	MIN BLDG HEIGHT
REQUIRED	☆ 0.20	30,000 SF	150'	50'	30'	35'	90'	50'	6" PER FOOT FROM 35.4 x 6/12= 17.7 FT MAX
PROVIDED	0.05	32,813 SF NET	126'	127.6'	35.5' Δ	48.7' Δ	97.9' Δ	160' ±	12.6' ± (<6'/FT)

☆ MAXIMUM LAND COVERAGE SHALL NOT EXCEED 75%, INCLUDING BUILDINGS, PARKING, ROAD AND ROAD WIDENING.
THE OPEN AREA SHALL BE A MINIMUM OF 25%.
REQUIRED BUFFERS: 15' AT REAR PROPERTY LINE.
Δ PRE-EXISTING NON CONFORMING CONDITION

PARKING REQUIREMENTS

ONE SPACE PER 200 SF OF FLOOR AREA
EXISTING BLDG=1480 SF / 200 = 8 SPACES
PROVIDED = 15 SPACES

APPROVED FOR FILING

CHAIRPERSON, PLANNING BOARD _____ DATE _____

OWNER _____ DATE _____

12/27/19 BULK TABLE
11/20/19 CANOPY AWNING
11/19/19 18" CURB
DATE REMISSIONS

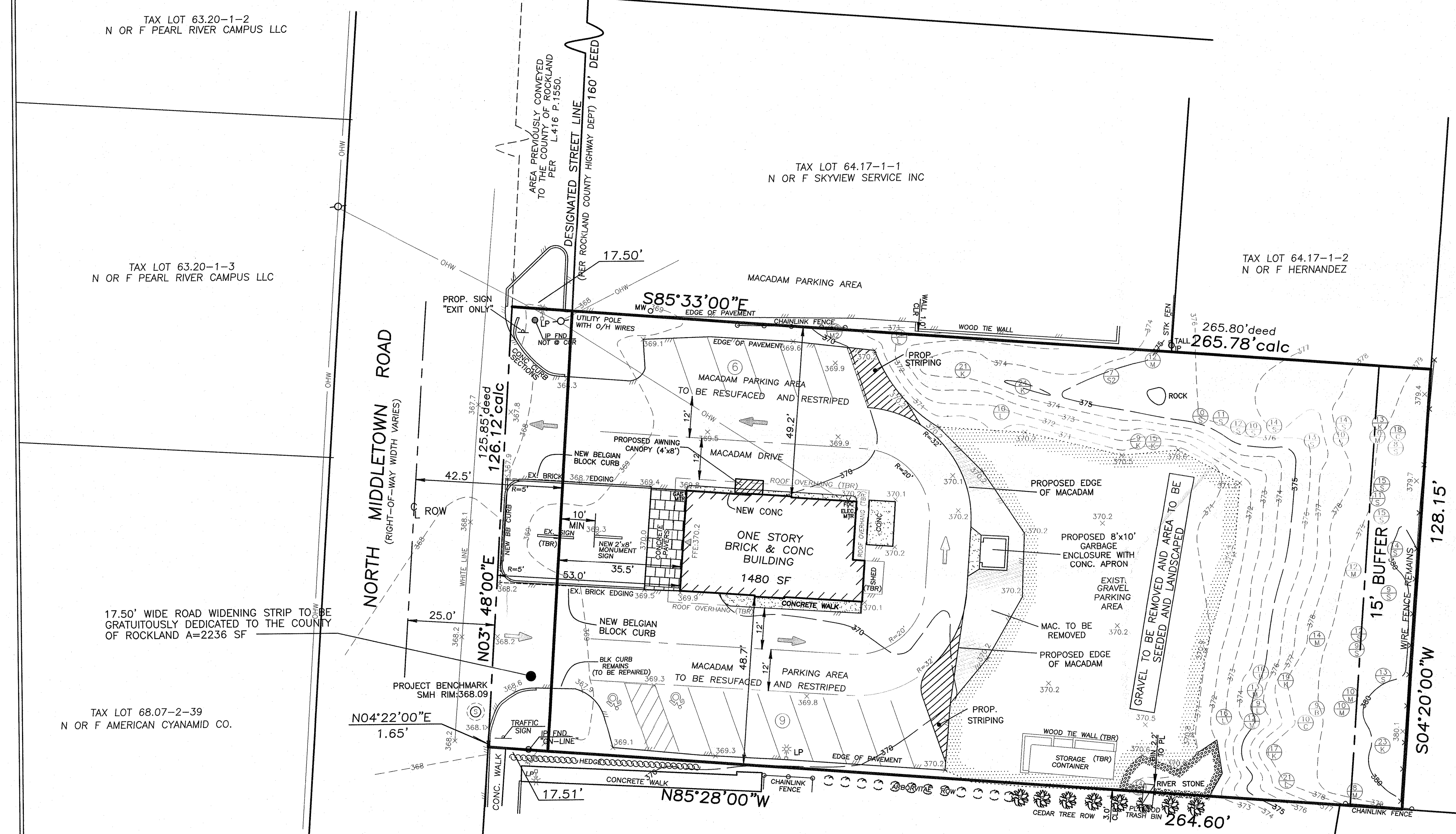
JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN FOR
LALE REALTY LLC
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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

TAX LOT # 64.17-1-78
AREA 33,931 SF
FILE 21933/SITE
SCALE 1"=20'
DATE 11/13/19
JOB NO. 21933

SHEET 1

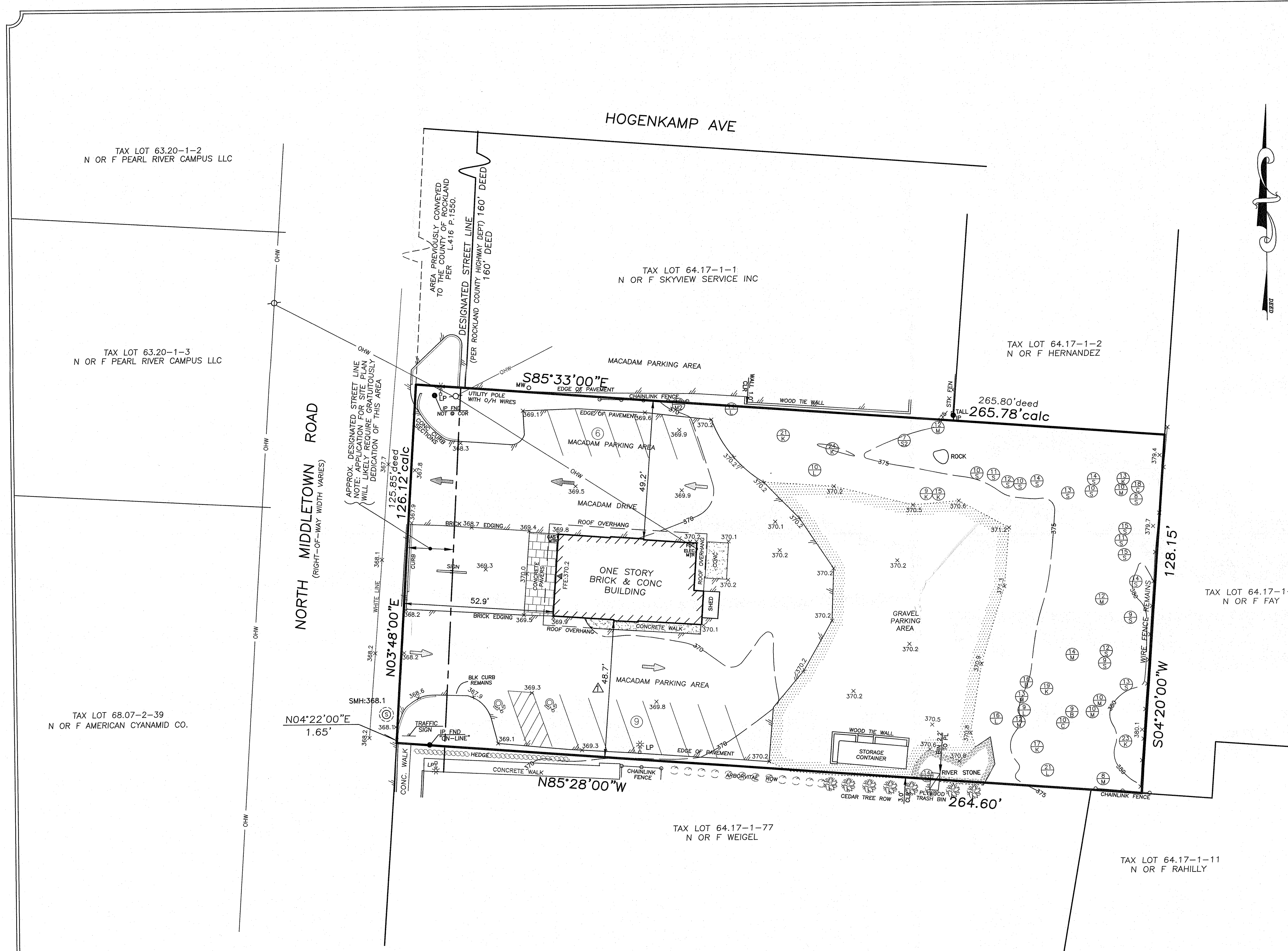


DISTRICTS

ZONING: CO
SCHOOL: NANUET UFSD
FIRE: PEARL RIVER
LIGHTING: ORANGETOWN
SEWER: ORANGETOWN
WATER: SUEZ WATER

LEGEND

DRAINAGE INLET W/PIPES	TCB
DRAIN MANHOLE/WITH PIPES	DMH
SANITARY MANHOLE/WITH PIPES	S
TOP CURB @ CATCH BASIN	TCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
CORRUGATED METAL PIPE	CMP
CATCH BASIN	CB
FIELD INLET	FI
FIRE DEPARTMENT CONNECTION	FDC
UTILITY POLE	UP
UNDERGROUND UTILITIES	UG
BUILDING ENTRANCE	BE
BOLLARD LIGHT	LITE
SPOT GRADE	X 520.5
TOP CURB	TC
BOTTOM CURB	BC
ROOF DRAIN	RD
MONITORING WELL	MW
WATER LINE	W
GAS LINE	G
OVERHEAD WIRES	OWH



TREE LEGEND

12	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
M2	LETTER INDICATES TREE TYPE (SEE BELOW)
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

B = BIRCH M = MAPLE S = SASSAFRAS
 C = CHERRY K = OAK
 L = LOCUST

LEGEND

DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE/WITH PIPES	DMH
SANITARY MANHOLE/WITH PIPES	S
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
CORRUGATED METAL PIPE	CMP
CATCH BASIN	CB
FIELD INLET	FI
FIRE DEPARTMENT CONNECTION	FDC
UTILITY POLE	UP
UNDERGROUND UTILITIES	UC
BUILDING ENTRANCES	BE
BOLLARD LIGHT	LITE
SPOT GRADE	X 520.5
TOP CURB	TC
BOTTOM CURB	BC
ROOF DRAIN	RD
MONITORING WELL	MW
WATER LINE	W
GAS LINE	G
OVERHEAD WIRES	OHW

LEGEND

SMH	SANITARY MANHOLE / PIPE
---	EDGE OF PAVEMENT
---	CURB
G	GAS LINE / VALVE
W	WATER LINE / VALVE
U	UTILITY POLE
PL	POLE WITH LIGHT
OHW	OVERHEAD WIRES
UE	UNDERGROUND ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
MW	MONITORING WELL

12/27/19 DATE

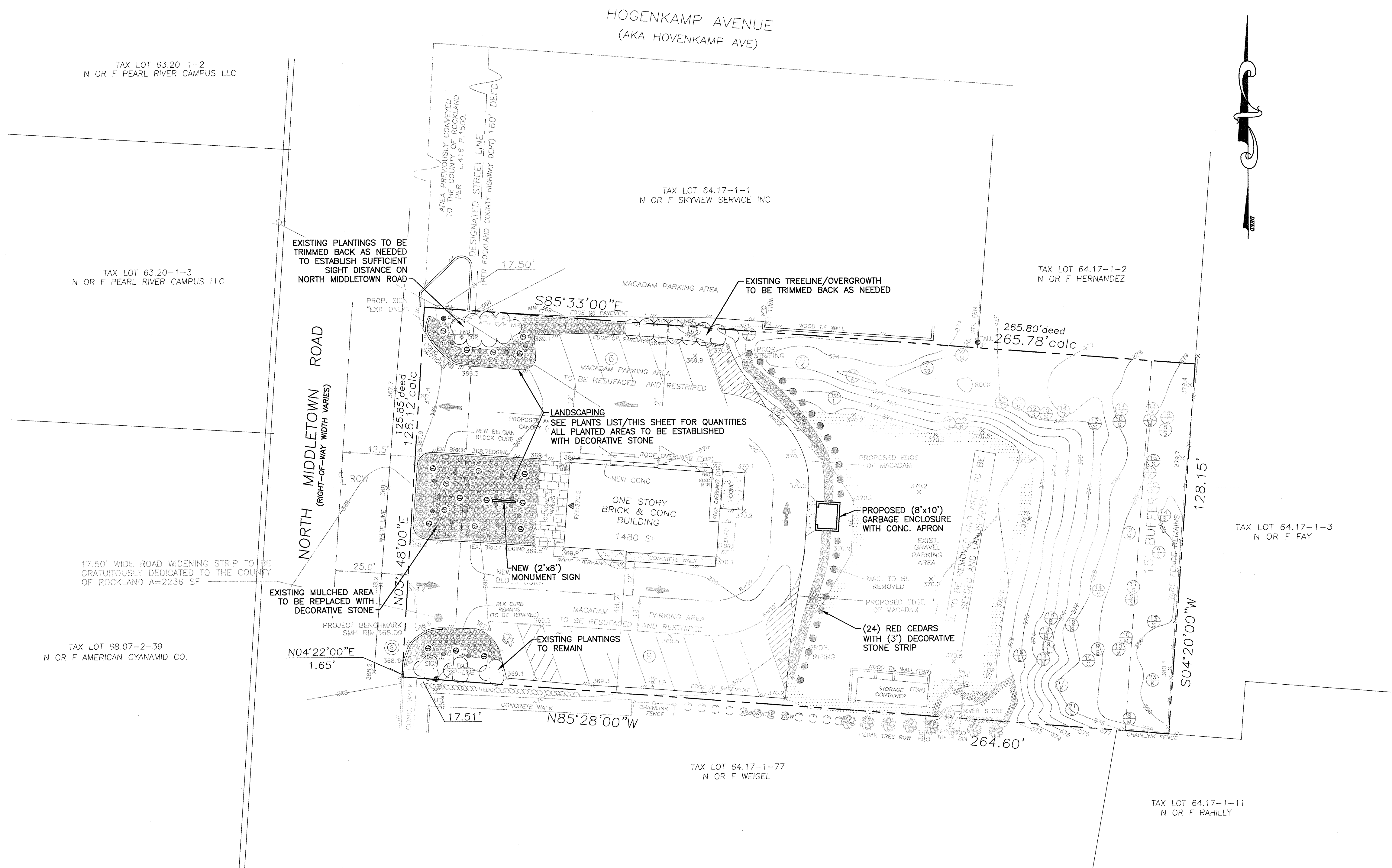
REVISIONS

REVISIONS

Jay A. Greenwell
 JAY A. GREENWELL, PLS
 NYS LIC. # 49676

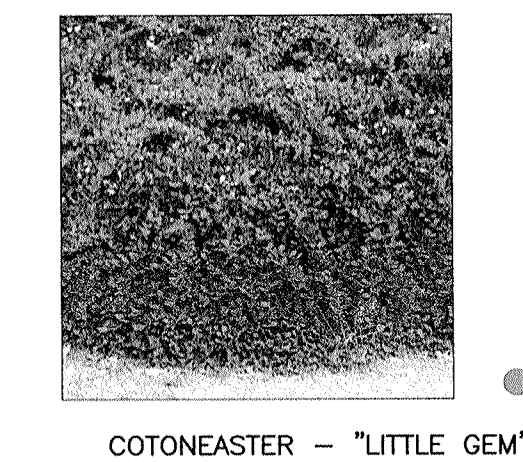
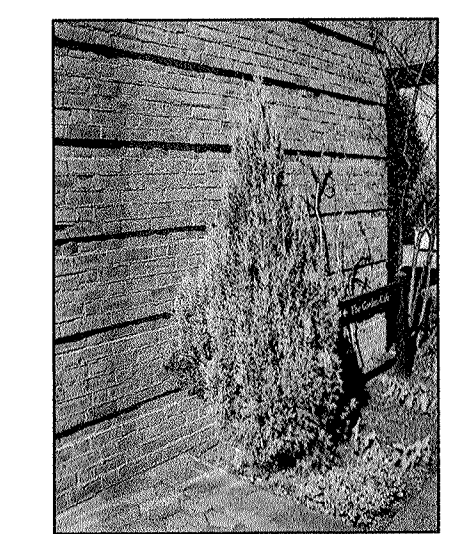
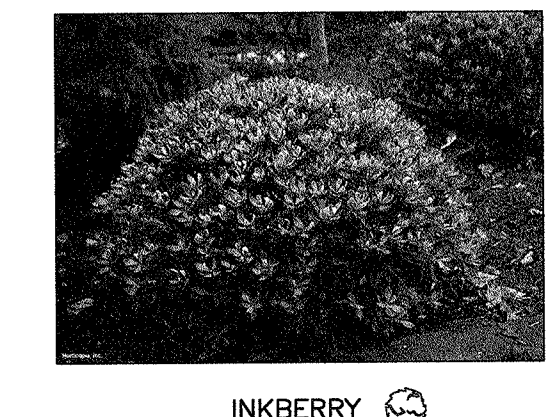
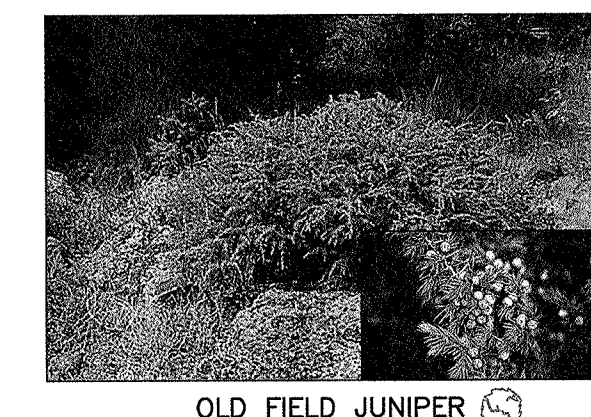
EXISTING CONDITIONS	TAX LOT # 64.17-1-78
LALE REALTY, LLC	AREA 33,931 SF
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	FILE 21933EX
JAY A. GREENWELL, PLS, LLC	SCALE 1"=20'
LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	DATE 11/7/19
	JOB NO. 21933

File Name: F:\2019\19-289 ORANGE BANK & TRUST - NANUET.dwg (Layout: C-101)
 Date: Tue, Jan 07, 2020, 8:33 AM (Name: zwg)



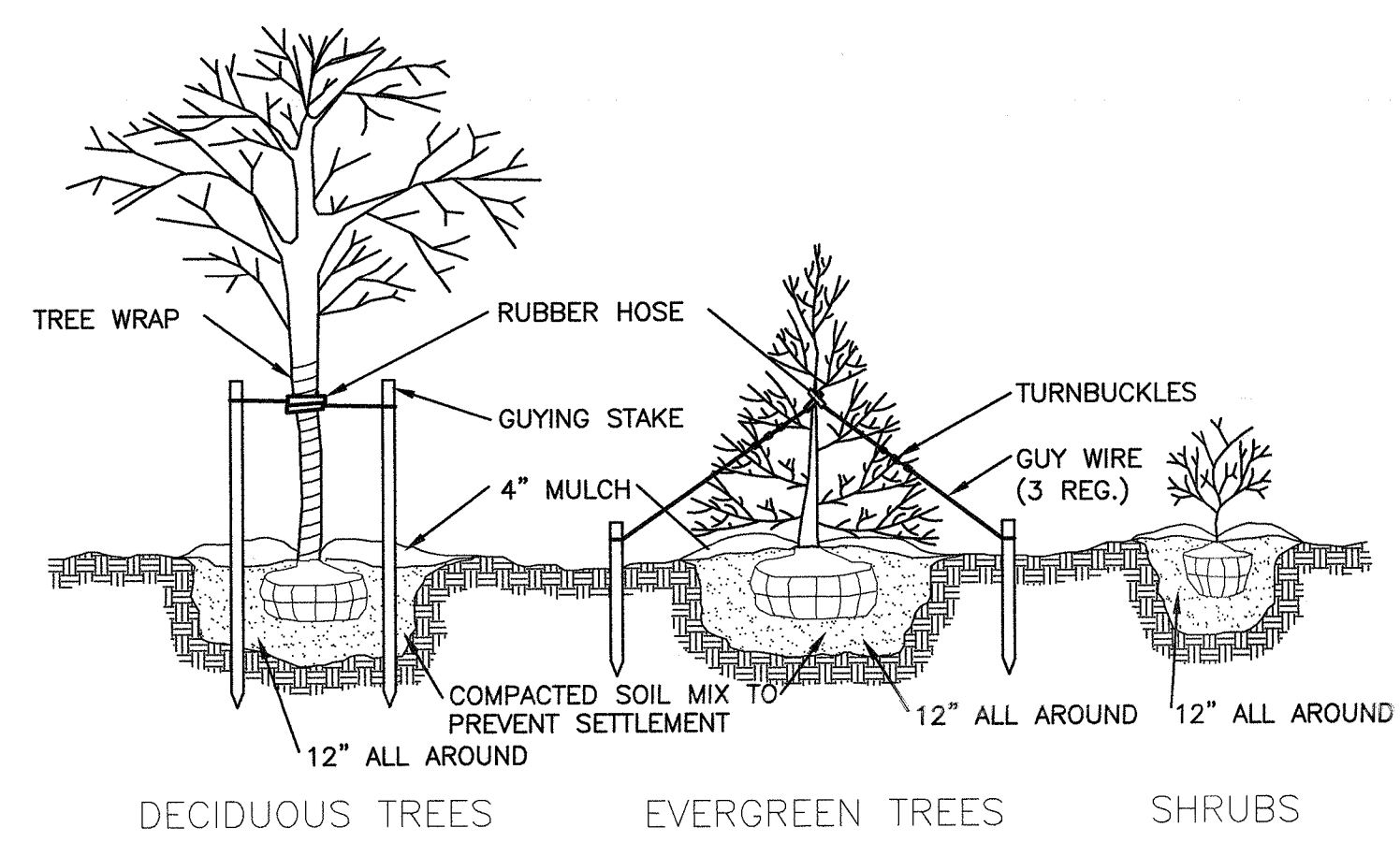
PLANTS LIST					
TYPE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE
EVERGREEN TREES	☉	24	Juniperus virginiana	Red Cedar	4' - 5' hgt
EVERGREEN SHRUBS	☉	12	Ilex glabra "Shamrock"	Ink berry	36"-48" Spread
	☉	7	Juniperus communis var. depressa	Old Field Juniper	24"-36" Spread
DECIDUOUS SHRUBS	☉	21	Cotoneaster Adpresus "little gem"	Little gem Cotoneaster	24"-36" Spread
	☉	40	Indigofera pseudotinctoria	Rose Carpet	24"-36" Spread

NOTE: APPROXIMATELY 2,250 SQ.FT. OF DECORATIVE STONE SHOWN ON PLAN. COORDINATE WITH OWNER/ARCHITECT FOR SPECIFIC QUANTITIES, LOCATIONS, AND AESTHETIC.



1 LANDSCAPING PLAN
 1"=20'

REFERENCE:
 1. SITE PLAN AND DIMENSIONAL INFO FROM "SITE PLAN FOR LALE REALTY LLC" DATED NOVEMBER 13, 2019 BY JAY A. GREENWELL, PLS. 85 LAFAYETTE AVENUE SUFFERN, NY 10901



2 PLANTING AND GUYING DETAIL
 N.T.S.

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:

1" = 20'
 REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER III
 ENGINEERING LLP
 www.feltp.com

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181 Church St., Suite 100, Poughkeepsie, NY 12601
 845-454-9704 fx 855-320-8735

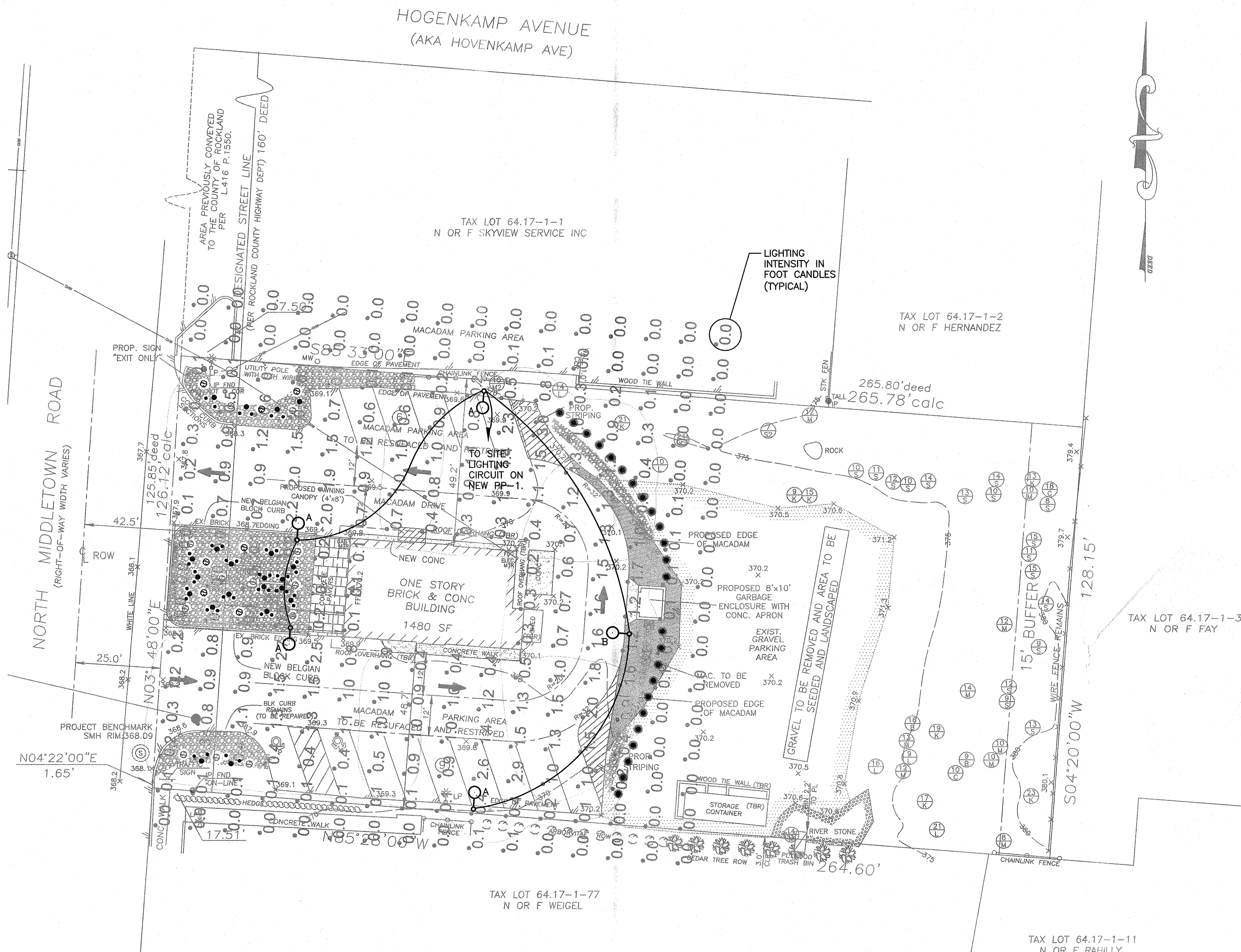
ERIC D. FELLENZER, P.E. PROJECT TITLE: ORANGE BANK & TRUST NANUET BRANCH
 374 SOUTH MIDDLETOWN ROAD, NANUET, NY 10954

DRAWING TITLE: LANDSCAPING PLAN

DESIGNED BY: RDF	DRAWN BY: ZWG	APPROVED BY P.M.: EDF	APPROVED BY P.C.:	DRAWING #:
DATE: 01/07/2020	SCALE: AS SHOWN	FE PROJECT #:	19-289	C-101

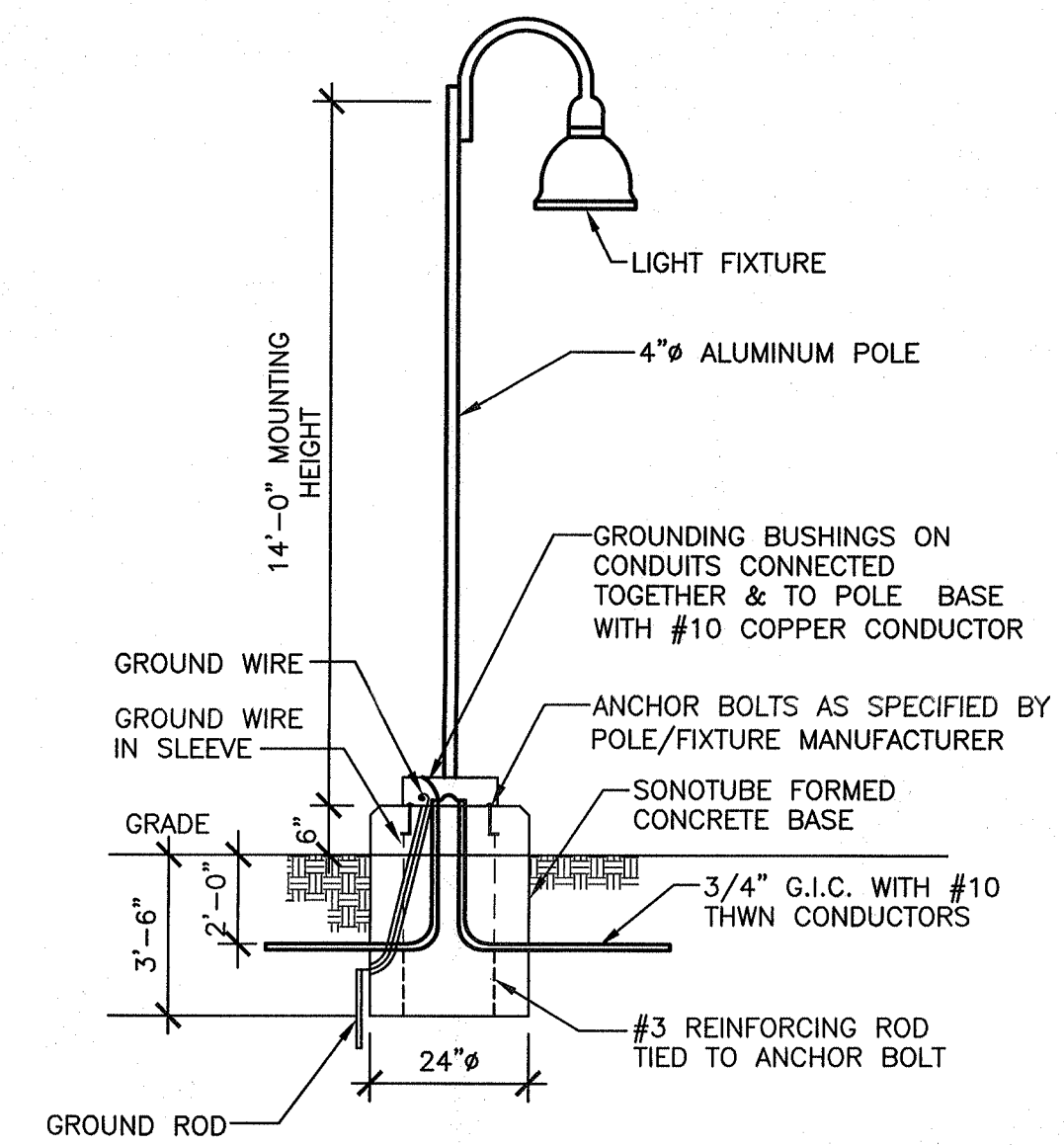
NY PROFESSIONAL ENGINEER NO. 070384-1

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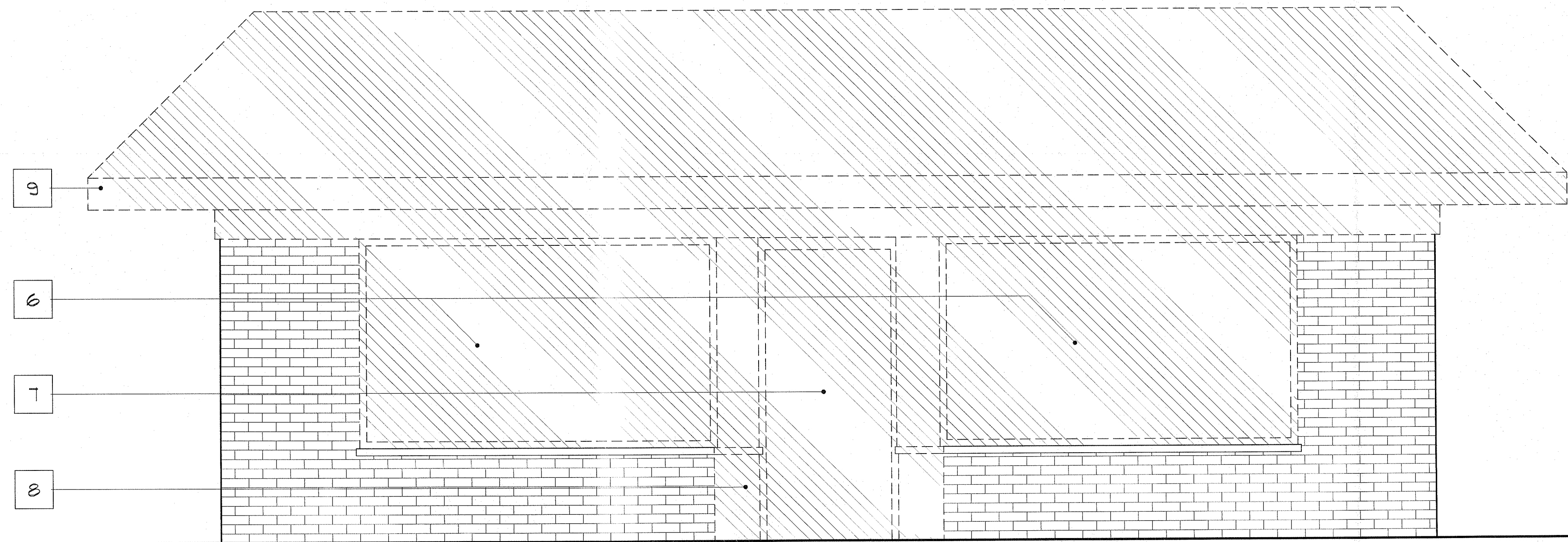
1 SITE LIGHTING PLAN
 SCALE: 1"=20'

LEGEND AND SCHEDULE OF LIGHTING EQUIPMENT				
SYMBOL	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP
	EATON	EMM-E02-LED-E1-SL4-HSS-8030	'EPIC' LED LUMINAIRE WITH 0-10V DIMMING AND MOTION SENSING OVERRIDE. LUMINAIRE SHALL HAVE TYPE 4 DISTRIBUTION, BLACK PAINT FINISH, 3000K COLOR TEMPERATURE AND 120V-277V UNIVERSAL INPUT. LUMINAIRE SHALL BE MOUNTED ON 4" ROUND POLE WITH BISHOP SINGLE POLE MOUNT ARM 14 FEET ABOVE FINISH GRADE.	LED
	EATON	EMM-E02-LED-E1-SL3-HSS-8030	SAME AS ABOVE EXCEPT LUMINAIRE SHALL HAVE TYPE 3 DISTRIBUTION.	LED



2 TYPICAL LIGHT POLE DETAIL
 N.T.S.

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
<p>REFERENCE SCALE</p>					
<p>UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.</p>					
<p>FELLENZER III ENGINEERING LLP www.felip.com</p>					
22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986		181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735			
ERIC D. FELLENZER, P.E. 		PROJECT TITLE: <p style="text-align: center;">ORANGE BANK & TRUST NANUET BRANCH</p> 374 SOUTH MIDDLETOWN ROAD, NANUET, NY 10954			
DRAWING TITLE: <p style="text-align: center;">SITE LIGHTING PLAN</p>					
DESIGNED BY:	DRAWN BY:	APPROVED BY PM:	APPROVED BY PIC:	DRAWING #:	
ECR	ZWG	EDF		C-601	
DATE:	SCALE:	FE PROJECT #:	PAGE OF		
1/24/20	AS SHOWN	19-289	19		



1 Existing / Demolition Front Elevation
AD2.01 Scale: 1/2" = 1'-0"

Indication Legend

▨▨▨▨▨ EXISTING TO BE REMOVED

General Demolition Notes

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

DEMOLITION DRAWINGS DO NOT INCLUDE MECHANICAL/ELECTRICAL DEMOLITION AND ITS EFFECTS ON DEMOLITION OF GENERAL CONSTRUCTION ITEMS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ELEMENTS TO REMAIN FROM ANY DAMAGE DURING DEMOLITION.

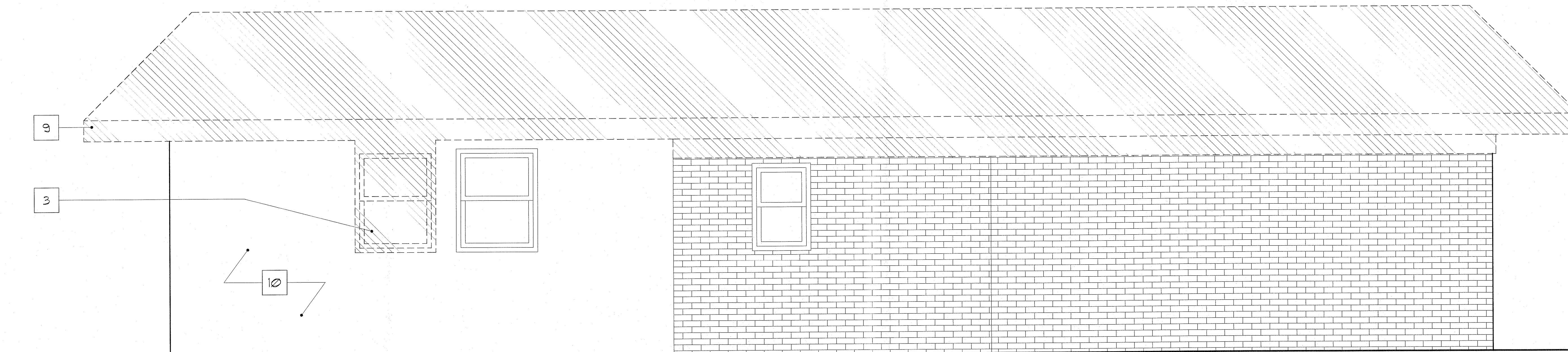
THE CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS MAY BE REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEBRIS CAUSED BY DEMOLITION. THE CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON THE SITE AT ANY TIME.

Keyed Demolition Notes

DEMOLITION NOTE SYMBOL

- CONTRACTOR TO REMOVE EXISTING INTERIOR PARTITION COMPLETELY INCLUDING ELECTRICAL OUTLETS, SWITCHES, ETC. AND TERMINATE IN ACCORDANCE WITH NEC REQUIREMENTS. CONTRACTOR TO VERIFY IN FIELD ANY NEED FOR STRUCTURAL BRACING AND CONTACT ARCHITECT. BRACE AS NEEDED.
- CONTRACTOR TO REMOVE EXISTING FLOORING AND PREP FOR NEW FLOOR. INSTALL FOR ENTIRE AREA OF WORK. CONTRACTOR TO LEVEL FLOOR AS NEEDED.
- CONTRACTOR TO REMOVE EXISTING EXTERIOR WINDOW, FRAME, AND HARDWARE COMPLETELY. PREP TO INFILL FOR LIKE CONSTRUCTION.
- CONTRACTOR TO REMOVE EXISTING EXTERIOR DOOR, FRAME, AND HARDWARE COMPLETELY. PREP TO INFILL FOR LIKE CONSTRUCTION.
- CONTRACTOR TO REMOVE ALL EXISTING CEILING TILE AND GRID ABOVE FOR ENTIRE AREA OF WORK.
- CONTRACTOR TO REMOVE EXISTING STORE FRONT, GLAZING, AND FRAME AND PREP FOR INSTALLATION OF NEW STOREFRONT.
- CONTRACTOR TO REMOVE EXISTING EXTERIOR DOOR, FRAME, AND HARDWARE PREP FOR INSTALLATION OF NEW ENTRANCE.
- CONTRACTOR TO CUT EXISTING EXTERIOR WALL CONSTRUCTION INCLUDING THE EXISTING WATER TABLE.
- CONTRACTOR TO REMOVE EXISTING ROOF CONSTRUCTION, SHEATHING, AND ROOFING MATERIALS.
- CONTRACTOR TO REMOVE EXISTING STUCCO SIDING.



1 Existing / Demolition Side Elevation
AD2.01 Scale: 1/2" = 1'-0"

Consultants:

PROGRESS DRAWINGS
DATE: January 16th, 2019
Prior dated documents voided by this issue

FOR PERMIT

Revisions:	Date	Description	Blgg. Dep Comments	Drawn	Check
1	01/07/2020			BGD	TJD
2					
3					
4					
5					
6					

Drawings on this page:
Existing / Demolition Front Elevation
Existing / Demolition Side Elevation

Nanuet Branch
Orange Bank & Trust Company
374 N. Middletown Road
Nanuet, New York 10954
Town of Orangetown
Section 64.17, Block 11, Lot 78

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 66, Architecture, Section 69.3b

DEGRAW & DEHAAN ARCHITECTS
FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10940
PHONE 845-343-8910 FAX 845-328-9513

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Project
Nanuet Branch
374 N. Middletown Rd
Existing / Demolition Front Elevation
Existing / Demolition Side Elevation

Seal

Date: 01/16/2019
Drawn By: BGD
Checked By: TJD
Drawing No. **AD2.01**



1 New Front Elevation
 A2.01 Scale: 1/2" = 1'-0"



2 New Side Elevation
 A2.01 Scale: 1/2" = 1'-0"

Consultants:

Revisions:	Date	Description	Drawn	Check
△	01/07/2020	Bldg. Dep. Comments	BGD	TJD
△				
△				
△				
△				
△				

Drawings on this page:
 New Front Elevation
 New Side Elevation

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orangeburg
 Section 64.17, Block 1, Lot 78

DEGRAW & DEHAAN ARCHITECTS
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Project
Nanuet Branch
 374 N. Middletown Rd
 New Front Elevation
 New Side Elevation

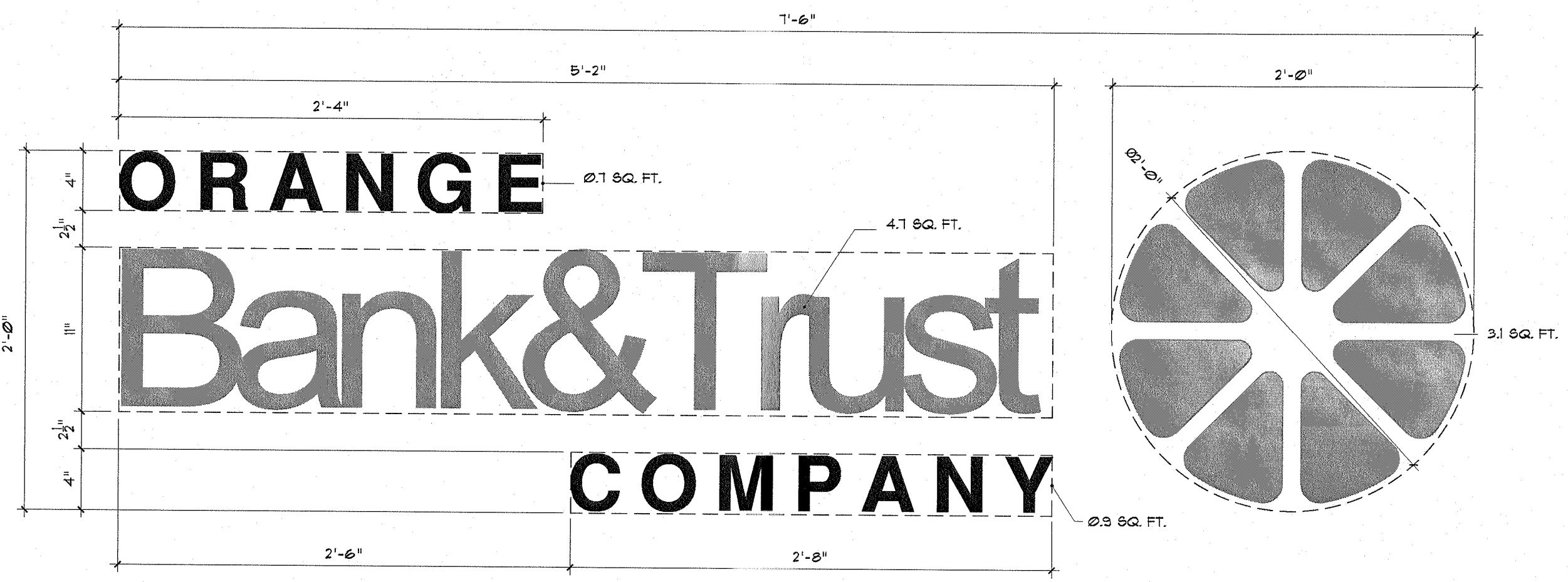
Seal: REGISTERED ARCHITECT
 THOMAS JEFFREY LOGG
 STATE OF NEW YORK
 019882-1

Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. A2.01

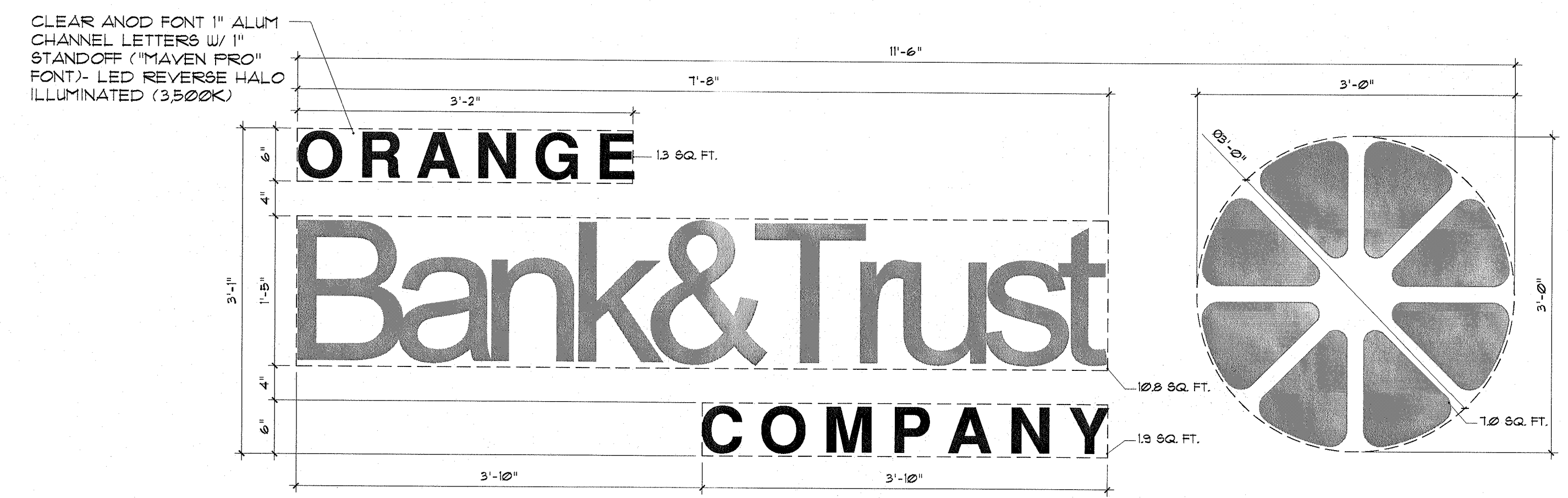
PROGRESS DRAWINGS
 DATE: January 16th, 2019
 Prior dated documents voided by this issue

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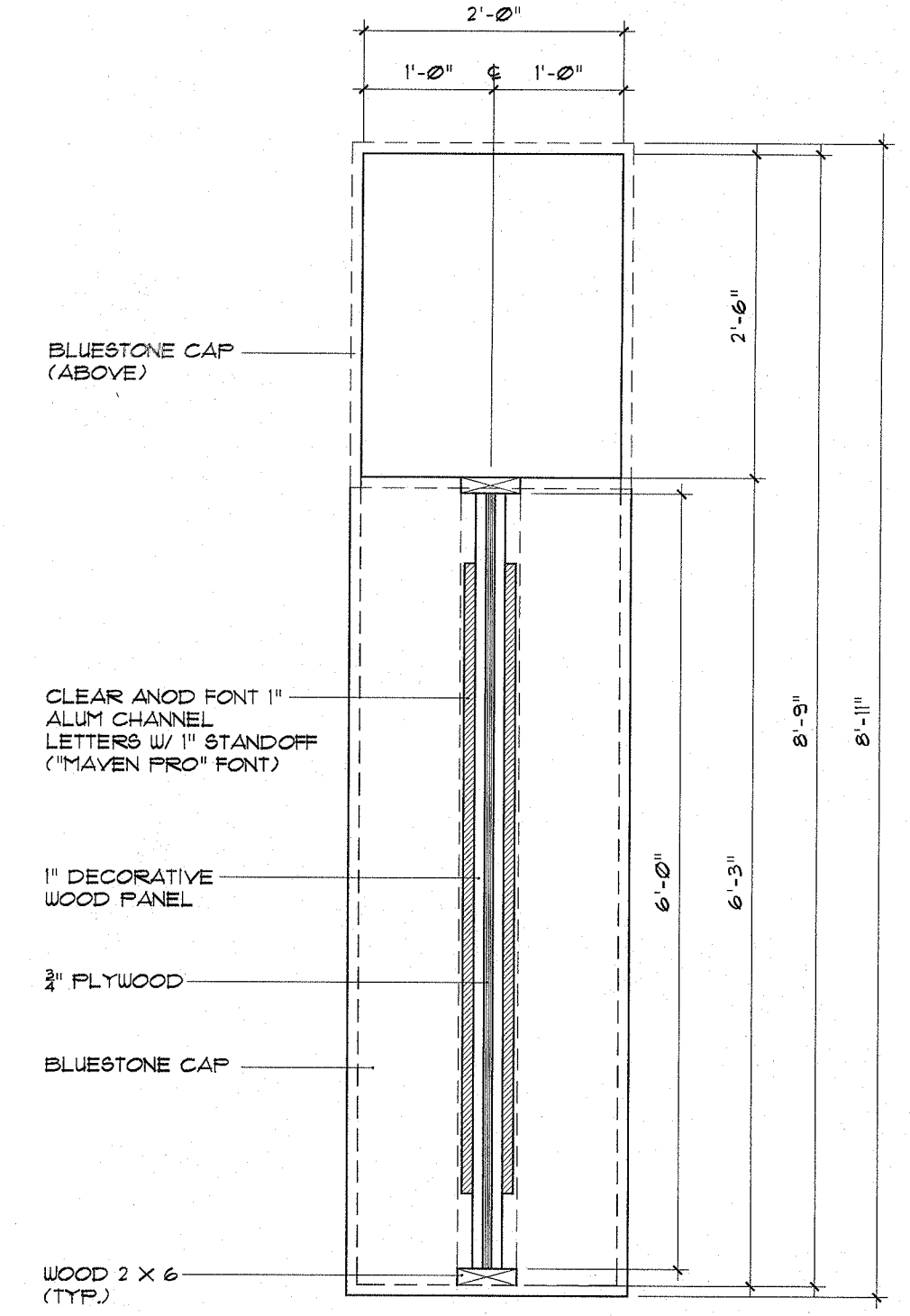
Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.30



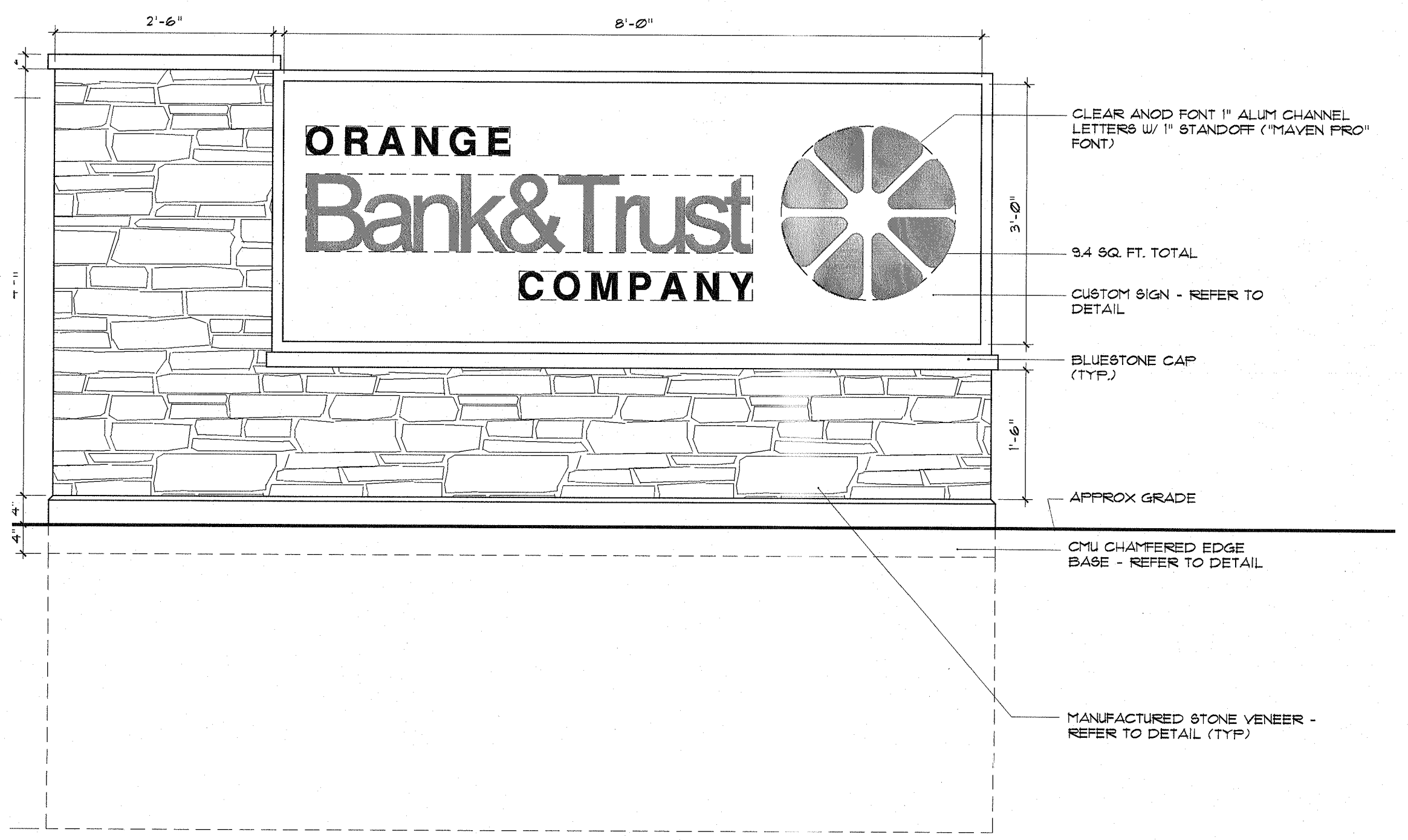
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 A5.02 Scale: 1-1/2" = 1'-0"



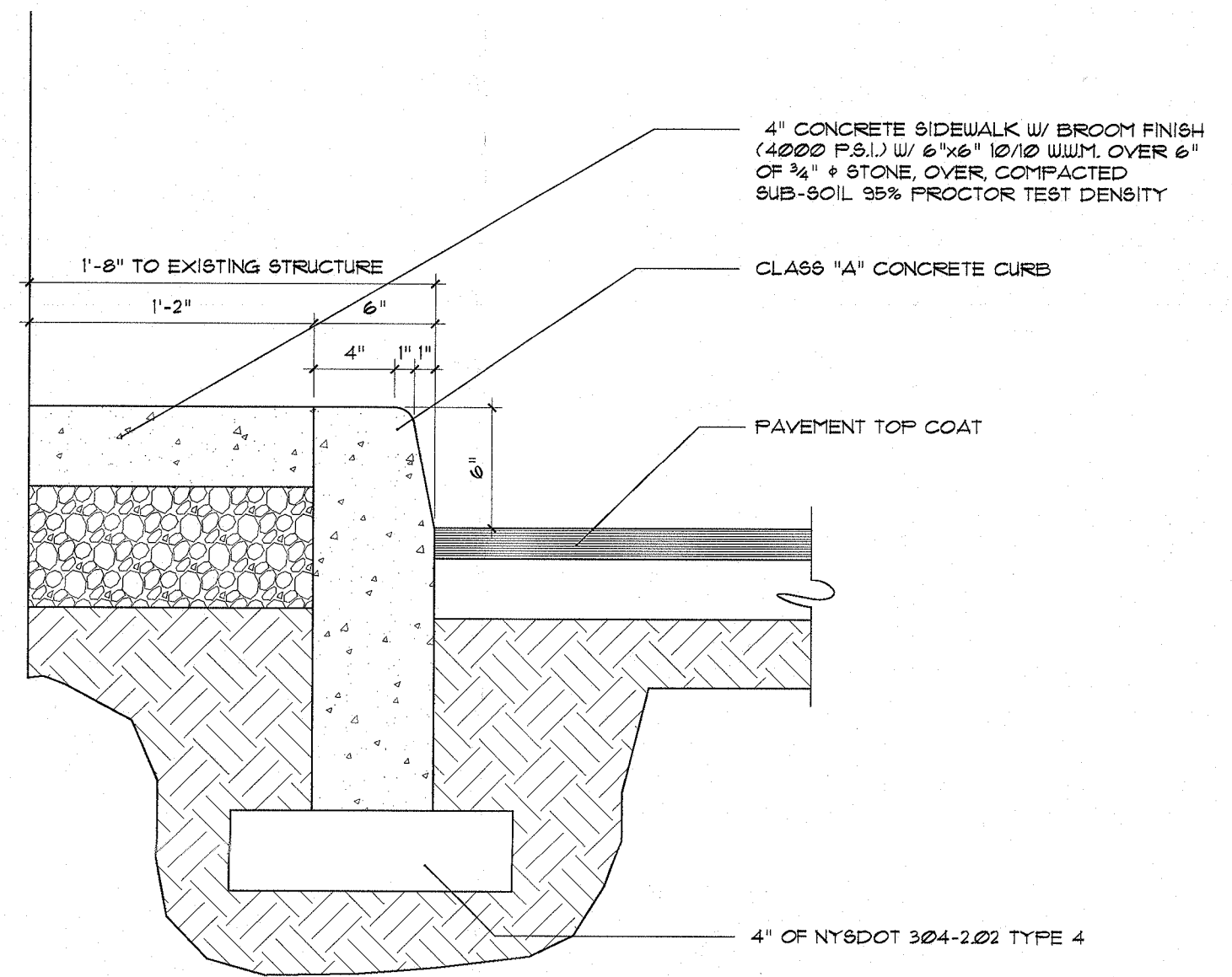
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 A5.02 Scale: 1" = 1'-0"



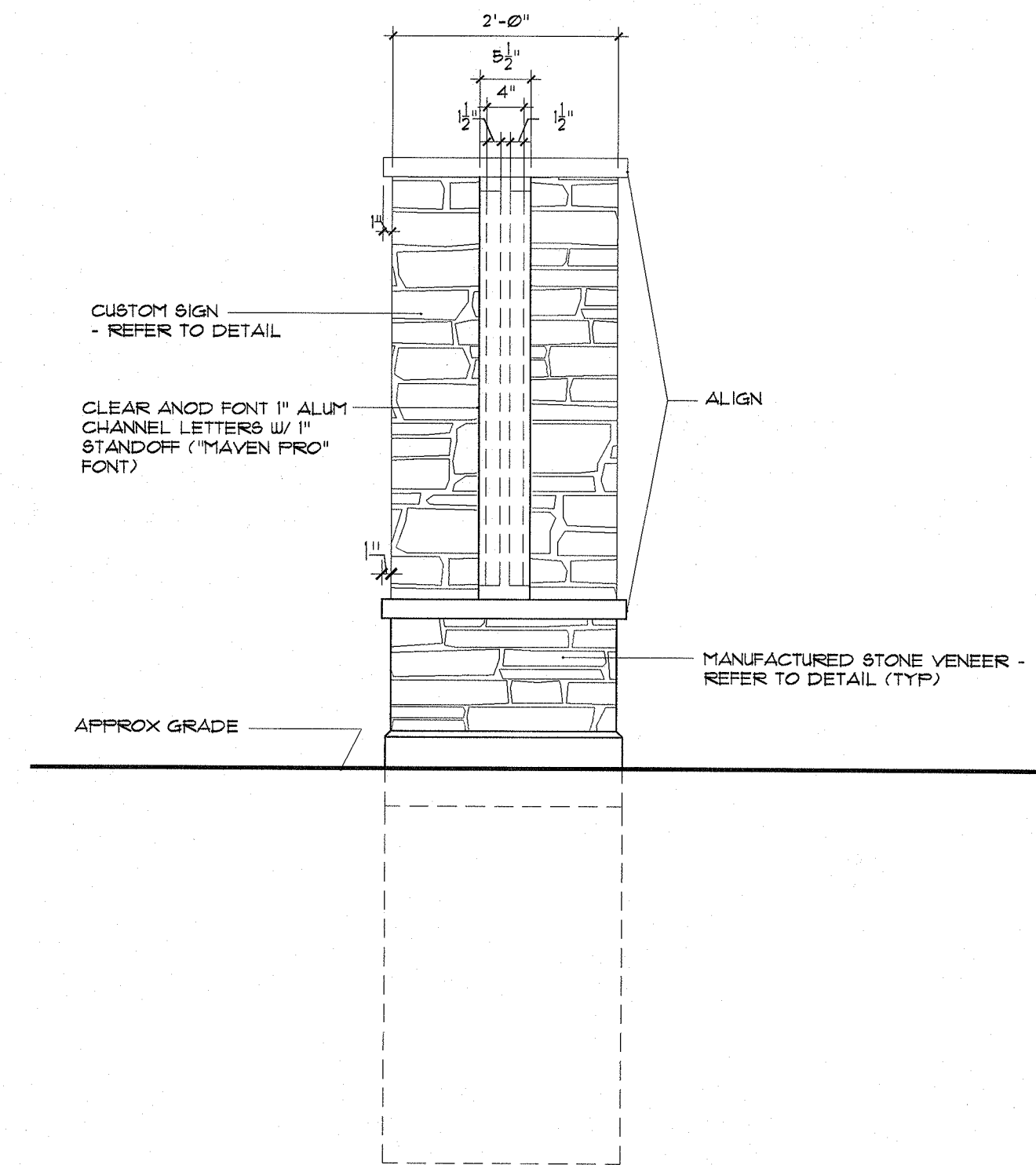
3 Monument Signage Plan
 A5.02 Scale: 3/4" = 1'-0"



4 Monument Signage Side Elevation
 A5.02 Scale: 3/4" = 1'-0"



5 New Exterior Curb Detail
 A5.02 Scale: 1-1/2" = 1'-0"



6 Monument Signage Front Elevation
 A5.02 Scale: 3/4" = 1'-0"

Signage Table	
TOTAL SQUARE FOOTAGE	DESCRIPTION
9.4 SQ. FT.	PROPOSED FREE STANDING MONUMENT SIGN
21.0 SQ. FT.	PROPOSED FRONT FACADE SIGNAGE

NOTES: TABLE BASED ON "TOWN OF ORANGE TOWN: TABLE OF GENERAL USE REGULATIONS (CO DISTRICT)"

Consultants:
 DATE: January 16th, 2019
 Prior dated documents voided by this issue
FOR PERMIT

Revisions:	Date	Description	Drawn	Check
1	01/07/2020	Bldg. Dep Comments	BGD	TJD

Drawings on this page:
 New Signage

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orangetown
 Section 04.17, Block 1, Lot 78

DEGRAW & DEHAAN ARCHITECTS
 FIFTY-FIVE NORTH STREET
 SUITE 101
 MIDDLETOWN NEW YORK 10940
 PHONE 845-343-8510
 FAX 845-356-9513

Project
Nanuet Branch
 374 N. Middletown Rd
 New Signage

Seal: REGISTERED ARCHITECT
 THOMAS JEFFREY DEGRAW
 019882-1
 STATE OF NEW YORK

Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. **A5.02**