

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

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: May 12, 2021

Project Name: Hudson Crossing Industrial Park Monument & Directional Sign

Street Address: 100 Corporate Drive, Blauvelt NY, 10913

Tax Map Designation:
Section: 65.18 Block: 1 Lot(s): 16
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of Route 303, approximately 0 feet Southwest of the intersection of Corporate Drive, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

| | |
|--------------------------------------|--------------------------------------|
| Acreage of Parcel <u>6.92</u> | Zoning District <u>LI/LIO</u> |
| School District _____ | Postal District _____ |
| Ambulance District _____ | Fire District _____ |
| Water District _____ | Sewer District _____ |

Project Description: *(If additional space required, please attach a narrative summary.)*
Monument and Directional signage update
Install one 53.24 sf single-face, illuminated monument sign and one 60 sf double-sided (30 sf per side), non-illuminated di

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 5/14/21 Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Onyx Management Group LLC Phone # 732-850-5689

Address: 900 Route 9 North, Suite 400 Woodbridge NJ 07095
Street Name & Number (Post Office) City State Zip Code

Property Owner: PG-OE 100 Corporate Drive Owner LLC Phone # 732-850-5689

Address: 900 Route 9 North, Suite 400 Woodbridge NJ 07095
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Forman Sign Co. - Sharon Brandt Phone # 215-827-6500

Address: 10447 Drummond Road Philadelphia PA 19154
Street Name & Number (Post Office) City State Zip Code

Attorney: Seth M. Mandelbaum Phone # 914-949-6400

Address: 1311 Mamaroneck Ave., Suite 340 White Plains NY 10605
Street Name & Number (Post Office) City State Zip Code

Contact Person: Nicole Vasquez Phone # 732-850-5689

Address: 900 Route 9 North, Suite 400 Woodbridge NJ 07095
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"/> Long Path <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> State or County Park <input type="checkbox"/> County Stream <input type="checkbox"/> County Facility |
|---|---|

List name(s) of facility checked above:
State Route 303

Referral Agencies:

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

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? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? ^{Yes} _____

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.

Planning Board - PB #21-21, Final Site Plan approved with conditions.

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

65.18-1-6, 65.18-1-27, 65.18-1-17



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962**

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: March 29, 2021

**To: Cheryl Coopersmith, Chief Clerk
Planning Board**

**From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.**

**Subject: Hudson Crossing Monument Sign
Prepreliminary/ Preliminary/ Final Sign/Site and
SEQRA Review
100 Corporate Park, Blauvelt
65.18/1/16; LI/LIO zoning district**



Submission Reviewed:

Site Plan for signage as prepared by SESI Engineering last revised 2/11/2021.

- 1) A Vicinity map must be provided at 1"=400' maximum scale.
- 2) The subject lot is dissected by two zoning districts, the zoning district line and designations shall be shown on the plan.
- 3) S-1 drawing indicates the Entrance Monument Sign at 147 square feet, however the letter submitted by Seth M. Mandelbaum states that the proposed sign is 163.6 square feet. Applicant must advise as to which is the correct proposed square footage.
- 4) Chapter 43, Table 3.11, Column 5, one sign 30 square feet per side is permitted in the LIO zoning district. Two signs are proposed, the entrance monument sign located on the east side of the property facing route 303 is proposed at 163.6 square feet and the double-sided directional monument located on the north side of the property at 60 square feet. The required setback to the directional sign is 20'-0" with 5'-0" proposed. Variances required.
- 5) Is site lighting proposed for the signage?
- 6) ACABOR review and approval is required.
- 7) Number 2 of the SEAF should be "YES" and agencies listed, number 10 and 11 should be "NO". Please revise and resubmit SEAF.

JS - 3-29-2021



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 2, 2021
Applicant: Hudsons Crossing
Address: 100 Corporate Dr. Blauvelt, NY
RE: Application Made at: same

Chapter 43, Table 3.11, Column 1 LIO District, column 5 refers to LO District, Column 5, Line 11...allows 1 Illuminated sign 30 sf one side with 53.24 sf proposed; and 60 sf Total SF with 113.24 sf proposed; and 20' from lot line with 5' proposed.

3 Variances required

13.10 B (4) No signs within 25'
of Right of way
(10' of entryway)

Section: 65/118 Block: 1 Lot: 16

Dear Hudsons Crossing:

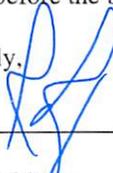
Please be advised that the Building Permit Application, which you submitted on

January 26, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

 6.2.21

Richard Oliver
Deputy Building Inspector

 Deputy 6.2.21

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK

FRANK S. McCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

AMANDA L. BROSY
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
MORGAN H. STANLEY
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
COUNSEL

10605

(914) 949-6400

FAX (914) 949-2510

WWW.McCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

May 28, 2021

Honorable Chairman Dan Sullivan
and Members of the Zoning Board of Appeals
Town of Orangetown
26 W. Orangeburg Rd.,
Orangeburg, NY 10962



Re: Application for Area Variances
Proposed Monument and Directional Signs
100 Corporate Drive

Dear Hon. Chairman Sullivan and Members of the Zoning Board of Appeals:

This firm represents Onyx Management Group, LLC¹ (the "Applicant"), the manager of the properties identified as Section 65.18, Block 1, Lot 16 (owned by PG-OE 100 Corporate Drive Owner, LLC) on the Town of Orangetown Tax Map and commonly known as 100 Corporate Drive (the "Property"). The Property is located within the LI and LIO Zoning Districts and is improved by a three-story commercial building. The Applicant is proposing to erect two signs at the Property, including a monument sign advertising the Hudson Crossing Industrial Park ("Hudson Crossing" or the "Park"), and a directional sign advertising the tenants therein. On May 12, 2021, the Town Planning Board granted Final Site Plan approval for this sign application, on the condition that the signs receive approval of the Town ACABOR and Zoning Board of Appeals.

The Applicant is proposing to install a monument sign in front of the building at 100 Corporate Drive, facing Route 303. The proposed 53.24 square foot illuminated sign will be mounted to a curved brick 4' x 25' wall, and will feature silver painted lettering to advertise the Hudson Crossing Industrial Park. Additionally, the Applicant proposes to install a 30 square foot, double sided, non-illuminated directional sign near the intersection of Corporate Drive and Route 303. The proposed directional sign will list current tenants at 100 Corporate Drive and indicate the

¹ Onyx Management Group, LLC has been authorized by the owners of the property, to manage the properties, including leasing the properties and applying for any necessary permits and land use approvals. Therefore, Onyx Management Group, LLC is the Applicant for this application.

direction of each tenant's location, with extra space set aside on the sign for future tenants of the Property.

Pursuant to the Town Zoning Ordinance, properties within the LO and LIO districts may install 1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high. Zoning Ordinance § 3.11, Table of General Use Regulations, LO District, Column 5.² Accordingly, the Applicant requests three area variances from the Town or Orangetown Zoning Board of Appeals (the "ZBA"). First, an area variance is required to permit the two proposed signs in addition to the existing Restaurant Depot sign at the Property. For the proposed monument sign, a 23.24 square foot area variance will be required for the total 53.24 square foot sign area. Finally, the proposed directory sign is proposed to be set back 5 feet from the lot line (9 feet in total from the curb) to ensure the sign is legible to drivers entering Hudson Crossing, and will therefore require a 15-foot area variance from the setback requirement.

Statement of Law

The role of the Zoning Board of Appeals is to provide a safety valve and flexibility from the rigid enforcement of the zoning ordinance. Salkin, *New York Zoning Law and Practice* §§ 27:08 & 27:09 (4th ed. 2020). The New York Court of Appeals has held the standard for granting an area variance is a balancing test, weighing the benefit to the applicant against the detriment to the health, safety and welfare of the neighborhood or community. *Sasso v. Osgood*, 86 N.Y.2d 374 (1995); see also *Monroe Beach, Inc. v. Zoning Bd. of Appeals of Long Beach*, 898 N.Y.S.2d 194, 195 (2010).

Section 267-B of the New York Town Law sets forth the elements that a Zoning Board is to consider in determining whether an area variance should be granted, including specifically:

1. whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and,
5. whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

When the Board balances the benefit to the Applicants in this matter against any detriment to the surrounding neighborhood, it is clear that the benefits must prevail as there is no detriment to the community by the granting of the requested variances.

² Applicable to the LIO Zoning District. Zoning Ordinance § 3.11, Table of General Use Regulations, LIO District, Column 5

Analysis of Variance Request

1. *The Variance Will Render No Undesirable Change to the Character of the Neighborhood or Detriment to Nearby Properties.*

There will be no undesirable change in the character of the neighborhood as a result of granting the requested area variances. The Property is improved with a three-story, 65,624 square foot multi-tenant building and is merely being improved with enhanced signage advertising the rebranded Hudson Crossing Industrial Park and directing drivers entering the Park. The proposed monument sign will replace the existing billboard fronting on Route 303 and will accordingly improve the visual impact of the Property by incorporating a new sign that is mounted lower to the ground and matching the building façade behind it. The proposed non-illuminated directional sign, which is consistent in design to the other directional signs already in place throughout Hudson Crossing, will not create a significant visual impact upon the surrounding commercial and industrial properties. Additionally, the new directional signs assist first responders in locating specific properties within Hudson Crossing, thereby improving the safety of Hudson Crossing tenants and visitors.

2. *No Feasible Alternative is Available.*

The Applicants are seeking to install proposed signage that is ordinary to industrial and commercial parks, in keeping with the aesthetics of other properties throughout Hudson Crossing. The monument sign is necessary to advertise the greater Hudson Crossing campus and to signal the campus entrance to passing drivers. Likewise, the proposed directional sign is necessary to direct traffic entering the Park to their destinations. The total area of the monument sign has been minimized to the greatest extent possible while retaining adequate size to be legible to passing drivers and maintain a sense of scale with the larger 100 Corporate Drive building behind it. With respect to the directory sign, the proposed 5-foot setback from the lot line is necessary because the lot line is set 4 feet back from the curb of Corporate Drive, thereby placing the proposed sign 9 feet from the curb line. Accordingly, the 5-foot setback is necessary to ensure the text of the sign is legible to passing drivers, while maintaining a safe distance from the curb to avoid damage to the sign during snow removal.

3. *The Requested Variance is Not Substantial.*

The Board must consider the magnitude of a requested variance in light of the relative impact of the variance. When determining if a variance is substantial, the actual circumstances and effects of the proposed variances shall be considered, rather than reliance on general statistics or measurements. See *Niceforo v. Zoning Board of Appeals of Appeals of the Town of Huntington*, 537 N.Y.S.2d 579 (2d Dept. 1989); *Kleinhaus v. Zoning Board of Appeals of the Town of Cortlandt*, N.Y.L.J. March 26, 1996, p. 37, col. 7 (Sup Ct Westchester Co. 1996).

In this matter, the requested area variances will permit the installation of two new signs, a monument sign and directional sign, typical to most industrial and commercial parks. The

monument sign, requiring an area variance for 23.24 square feet of sign area, has been designed and revised per input of the Planning Board to minimize the proposed massing and visual disturbance with the surrounding community and Route 303 corridor. The directory sign, which is consistent with other signs approved throughout the park, will not generate a significant visual impact to traffic along Route 303. Further, although the directory sign requires an area variance for the 5-foot setback from the side lot line, the actual distance of the sign from the curb of Corporate Drive will be 9 feet. For these reasons, the requested variances are insubstantial in terms of dimensional impacts and impacts to the community.

4. *The Requested Variances Will Not Render an Adverse Impact on the Environmental Conditions of the Neighborhood.*

The proposed signs will not generate any substantial change in impervious surface area or otherwise impact drainage at the Property in any way, nor will the signs have any negative visual impacts. As a result, the proposed signs will not render an adverse environmental impact on the neighborhood.

5. *The Difficulty is Not Self-Created.*

The Applicant is seeking to install ordinary signage for the greater Hudson Crossing Industrial Park, which will not render a substantial change to the Property. The monument sign poses to replace a larger, more visually impactful billboard fronting the Property, and the directory sign is intended to improve navigation throughout the Park, which previously lacked comprehensive directory signage. To the extent the Property, and Hudson Crossing generally, lacked appropriate monument and directory signage typical to an industrial or corporate park, the difficulty the Applicant faces was not self-created.

Furthermore, even if the difficulty were deemed to be self-created, this factor alone is not enough to justify a denial of area variances. NY Town Law specifically provides that it “shall not necessarily preclude the granting of the area variance”. Town Law § 267-B; *see also, Quintana v Bd. of Zoning Appeals of Inc. Vil. of Muttontown*, 120 AD3d 1248, 1249 (2d Dept 2014) (finding that even though there was evidence that an applicant’s hardship was self-created and that the requested variance was significant, there was no evidence that granting the variance would result in a detriment to the neighborhood).

Conclusion

In consideration of the above, we respectfully submit that the requested area variances authorizing installation of the two proposed signs should be granted. The proposed signs are not anticipated to generate any negative impacts to the surrounding community or environmental conditions thereof. The extent of the proposed improvements is minimal, and represents the least disruptive massing, location, and aesthetic qualities to provide adequate signage at the Property. Therefore, the benefit to the Applicants outweighs any detriment to the surrounding area.

In support of this application, we are pleased to provide the following documents in support of this application, enclosed with checks for the required fees:

1. Signed, completed Part I and Part II of the Zoning Board of Appeals Application, dated May 14, 2021;
2. Deed to the Property;
3. Organizational chart;
4. Two (2) copies of the Site Plan, prepared by SESI Consulting Engineers, dated February 11, 2021, revised May 17, 2021;
5. Two (2) copies of the Sign Elevation set, prepared by Forman Sign Co. dated April 23, 2021; and,
6. Noticing list and envelopes.

The requisite 15 additional copies of the Site Plans and Sign Elevations will be submitted to the ZBA upon Town Staff's determination that the application is complete. We respectfully request that this matter be placed on the next available Zoning Board of Appeals agenda for review and consideration of granting Area Variance Approval. If you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,



Seth M. Mandelbaum

SMM:mhs

Enc.

cc: Onyx Equities, LLC

| <u>SWIS</u> | <u>PRINT KEY</u> | <u>NAME</u> | <u>ADDRESS</u> |
|-------------------|----------------------------------|--|--|
| 392489 | 65.18-1-6 | AG OE 200 Corporate Drive Onyx Management Group | 900 Route 9 North Ste 400,Woodbridge, NJ 07095 |
| 392489 | 65.18-1-7 | LIA Realty LLC | 1258 Central Ave,Albany, NY 12205 |
| 392489 | 65.18-1-9 | Advanced Manolta LLC | 614 Route 303,Blauvelt, NJ 10913 |
| 392489 | 65.18-1-13 | Steven Finn | 25 Whittier Rd,Blauvelt, NY 10913 |
| 392489 | 65.18-1-14 | Deanna Lamhut | 29 Whittier Rd,Blauvelt, NY 10913 |
| 392489 | 65.18-1-15 | Raffe Balabanian | 579 Rte 303,Blauvelt, NY 10913 |
| 392489 | 65.18-1-16 <i>ATP</i> | AG OE 100 Corporate Drive Onyx Management Group | 900 Route 9 North Ste 400,Woodbridge, NJ 07095 |
| 392489 | 65.18-1-17 | Bradley Pkwy Holding LLC | 26 West 17th St,New York, NY 10011 |
| 392489 | 65.18-1-27 | AG OE 400 Corporate Drive Onyx Management Group | 900 Route 9 North Ste 400,Woodbridge, NJ 07095 |

65.18-1-6
AG OE 200 Corporate Drive / Onyx Mngmt. Grp.
900 Route 9 North Ste 400
Woodbridge NJ 07095

65.18-1-7
LIA Realty LLC
1258 Central Ave.
Albany NY 12205

65.18-1-9
Advanced Manolta LLC
614 Route 303
Blauvelt NJ 10913

65.18;1-13
Steven Finn
25 Whittier Rd.
Blauvelt NJ 10913

65.18-1-14
Deanna Lamhut
29 Whittier Rd.
Blauvelt NJ 10913

65.18-1-15
Raffe Balabanian
579 Rte 303
Blauvelt NJ 10913

65.18-1-16
AG OE 100 Corporate Drive
900 Route 9 North Ste 400
Woodbridge NJ 07095

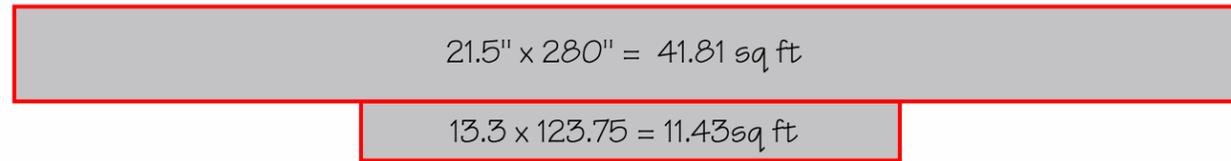
65.18-1-17
Onyx Management Group
Bradley Pkwy Holding LLC
26 West 17th St.
New York NY 10011

65.18-1-27
AG OE 400 Corporate Drive/Onyx Mngmt. Grp.
900 Route 9 North Ste 400
Woodbridge NJ 07095

SIGN #5 - NEW LOCATION - 4' x 25' CURVED WALL

FIELD SURVEY REQUIRED

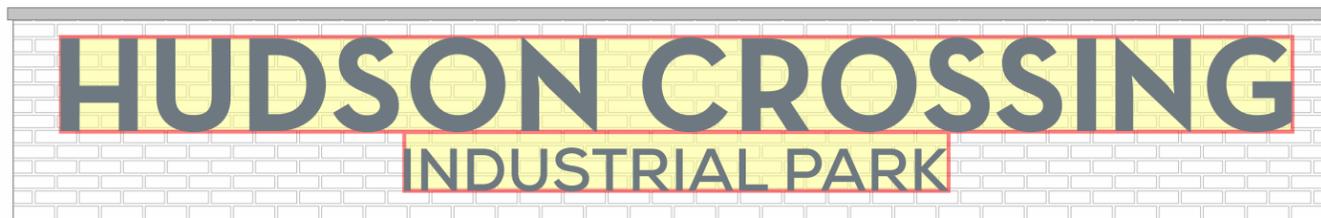
FACE VIEW:
"true area"
calculation



COPY TOTAL: 41.81 + 11.43 = 53.24 sq ft

4' X 25' WALL

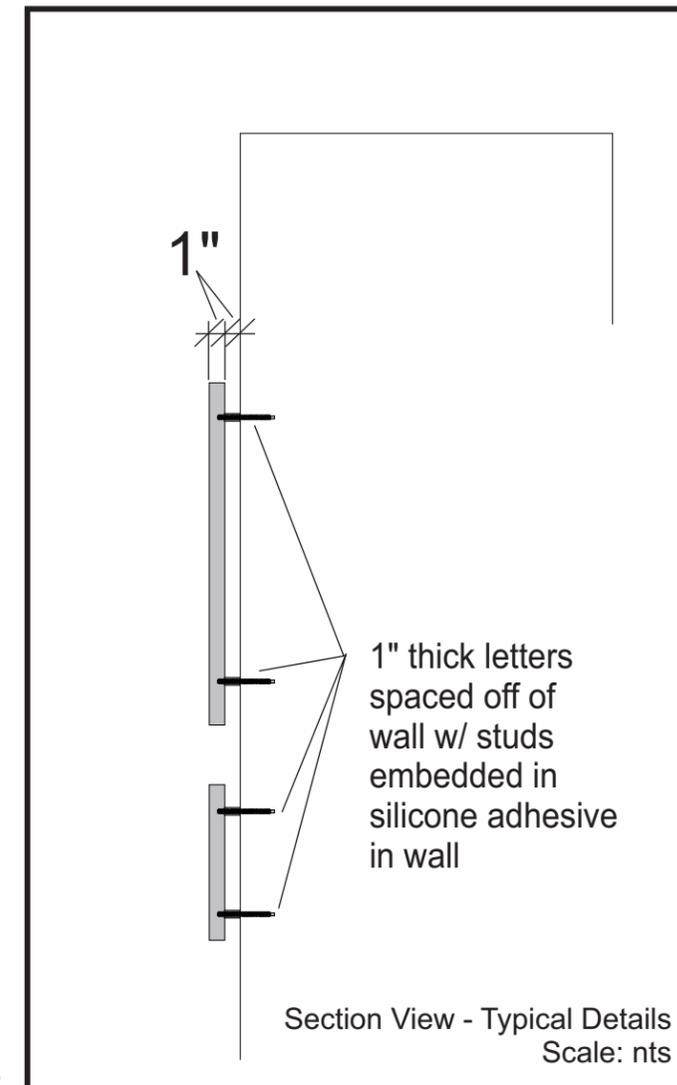
FACE VIEW:
"true area"



NOTE: sign to be externally lit with flood lights

SPECIFICATIONS

- 1" DEEP HUDSON CROSSING INDUSTRIAL PARK LETTERS W/ PAINTED SILVER FINISH. PIN MOUNTED OFF OF BRICK 1".
- NEW WALL TO BE FINISHED W/ BRICK & BLUESTONE CAP



nts

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135



DATE: 4-23-21

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
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| | |

FILE:
Hudson_Crossing_brickwall-sign#5
_new-location_4x25_curved-w-cap

SCALE: AS NOTED

DRAWN BY: ebf

SIGN #5 - NEW LOCATION - 4' x 25' CURVED WALL

FIELD SURVEY REQUIRED



HUDSON CROSSING
INDUSTRIAL PARK

SPECIFICATIONS

- 1" DEEP HUDSON CROSSING INDUSTRIAL PARK LETTERS W/ PAINTED SILVER FINISH. PIN MOUNTED OFF OF BRICK 1".
- NEW WALL TO BE FINISHED W/ BRICK & BLUESTONE CAP

NOTE: sign to be externally lit with flood lights

nts

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135


forman signs

10447 Drummond Rd, Philadelphia, PA 19154
215-827-6500 • 215-827-6501 fax

DATE: 4-23-21

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
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FILE:
Hudson_Crossing_brickwall-sign#5
_new-location_4x25_curved-w-cap

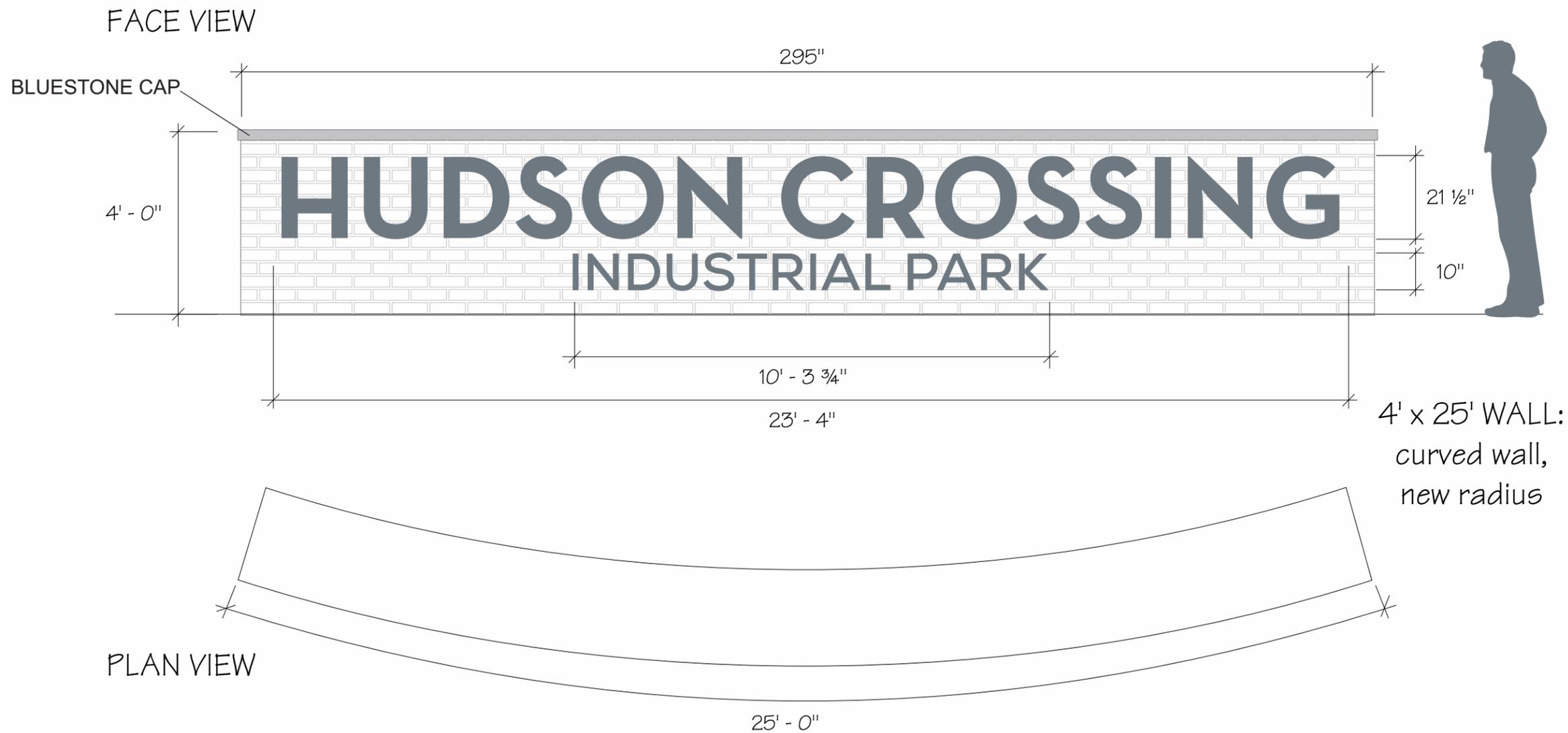
SCALE: AS NOTED

DRAWN BY: ebf

SIGN #5 - NEW LOCATION - 4' x 25' CURVED WALL

FIELD SURVEY REQUIRED

NOTE: sign to be externally lit with flood lights



SPECIFICATIONS

- 1" DEEP HUDSON CROSSING INDUSTRIAL PARK LETTERS W/ PAINTED SILVER FINISH. PIN MOUNTED OFF OF BRICK 1".
- NEW WALL TO BE FINISHED W/ BRICK & BLUESTONE CAP

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

forman signs
10447 Drummond Rd, Philadelphia, PA 19154
215-827-6500 • 215-827-6501 fax

DATE: 4-23-21

REVISIONS

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FILE:
Hudson_Crossing_brickwall-sign#5
_new-location_4x25_curved-w-cap

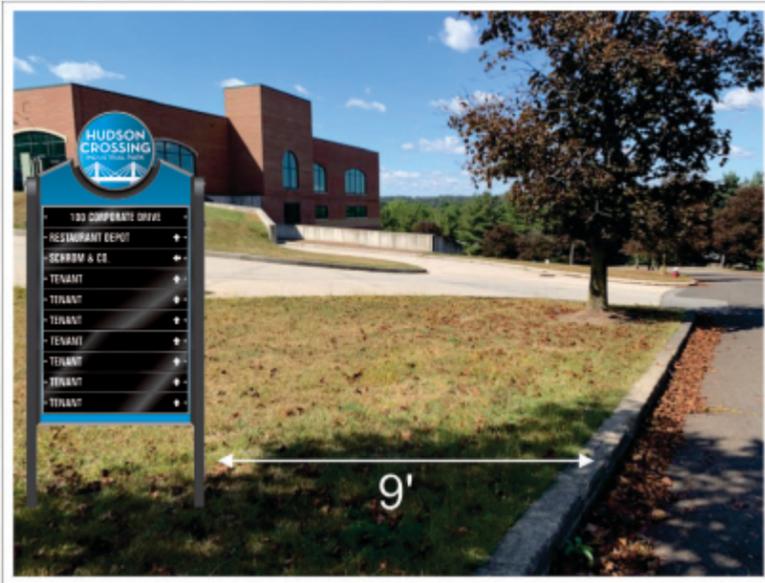
SCALE: AS NOTED

DRAWN BY: ebf

SCALE: 3/8" = 1' - 0"

SIGN #26 (SF DIRECTIONAL) - LARGE

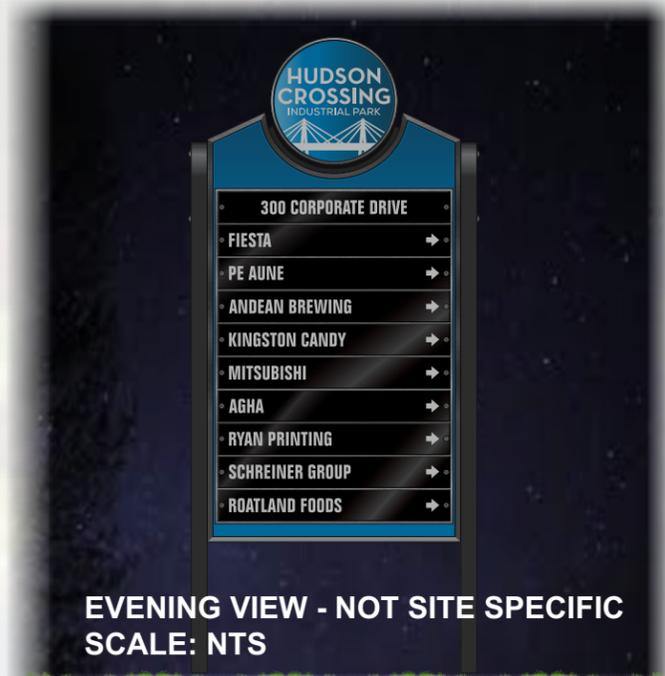
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 30 SQ. FT



SIGN LOCATION
SCALE: NTS

SPECIFICATIONS

- SIGN POSTS W/ PAINTED DARK GRAY FINISH.
- PAINTED BLUE SIGN PANEL W/ PAINTED SILVER EDGE.
- PAINTED BLACK TENANT PANELS W/ WHITE REFLECTIVE VINYL COPY APPLIED 1ST SURFACE. BRUSHED SILVER DECORATIVE MOUNTING HARDWARE
- CIRCULAR LOGO MOUNTED TO TOP OF SIGN. VINYL GRAPHICS W/ PAINTED SILVER FRAME.



EVENING VIEW - NOT SITE SPECIFIC
SCALE: NTS



HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

forman signs
10447 Drummond Rd, Philadelphia, PA 19154
215-827-6500 • 215-827-6501 fax

4-26-21

REVISIONS

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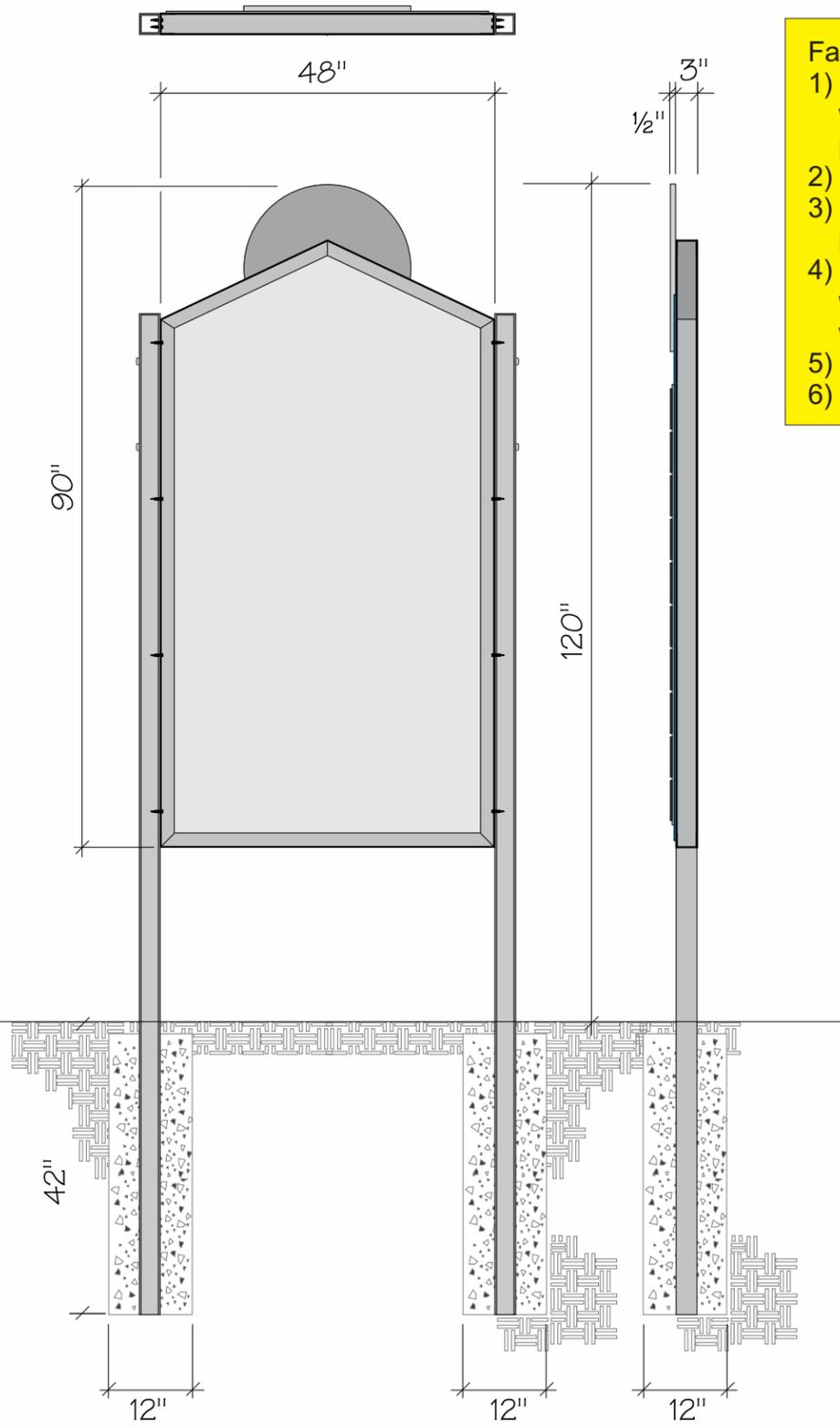
FILE: HUDSON CROSSING EXTERIOR SIGNAGE

SCALE: AS NOTED

DRAWN BY: JM

SF DIRECTIONAL - LARGE

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 30 SQ. FT



- Fabricated aluminum directional sign:
- 1) fabricated alum. cabinet - .080" alum. faces w/ alum. "C" channel frame attached to sq. tube posts w/ 1/4" Quick Bolts
 - 2) 1/4" ACM overlay - blue adhered to alum. cabinet
 - 3) 1/2" thick logo applique decorated w/ digitally printed logo - adhered to sign face
 - 4) tenant panels attached to sign face w/ decorative fasteners & decorated w/ white reflective vinyl graphics
 - 5) 3" sq. aluminum posts w/ alum. caps
 - 6) footings - 3000 psi

Scale: 1/2" = 1' - 0"

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

forman signs
10447 Drummond Rd, Philadelphia, PA 19154
215-827-6500 • 215-827-6501 fax

DATE: 4-26-21

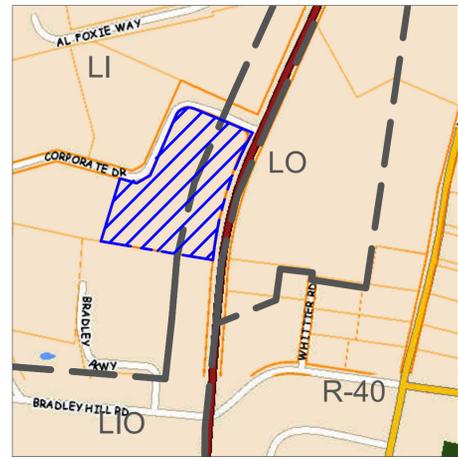
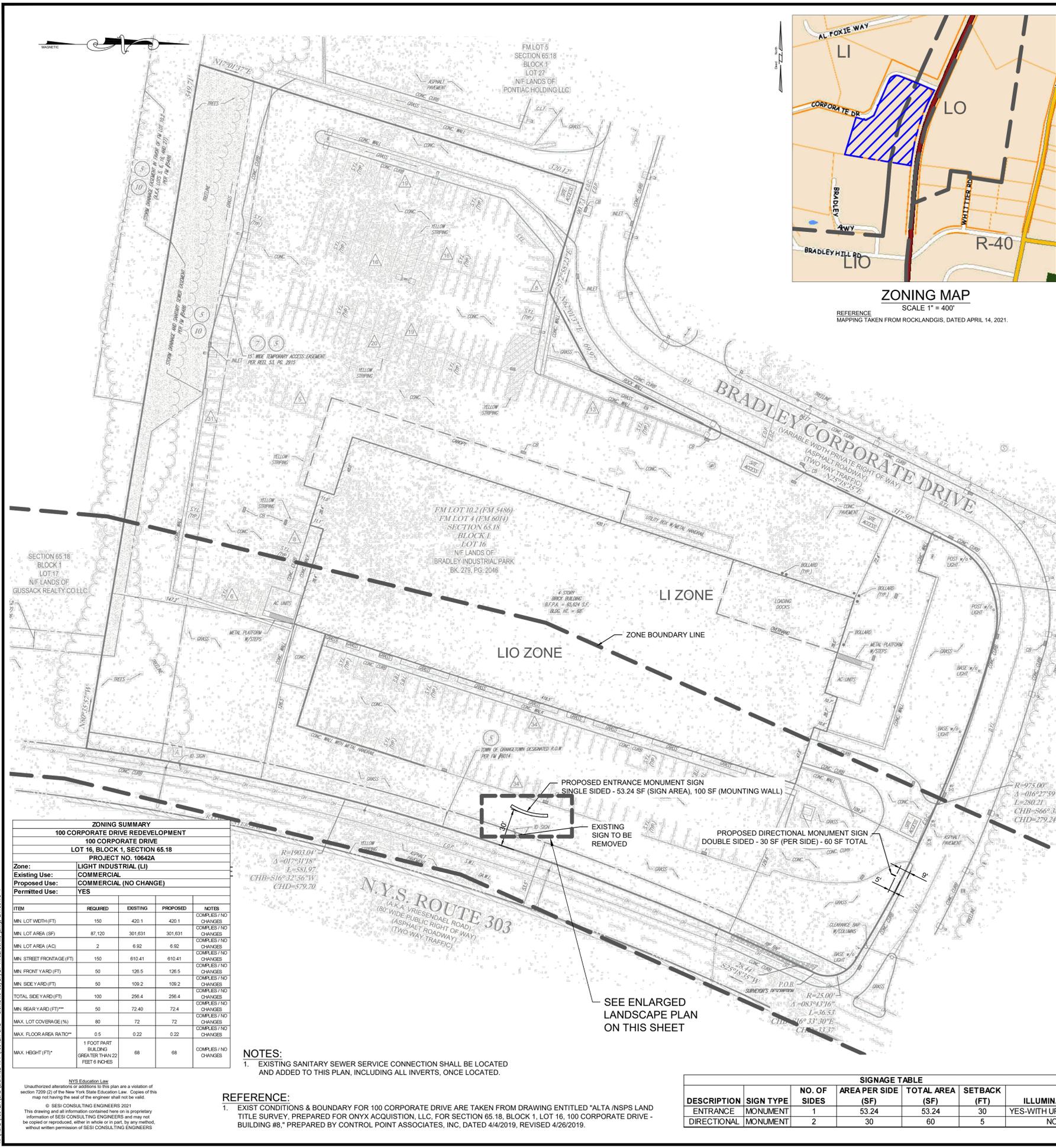
REVISIONS

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FILE: HUDSON CROSSING EXTERIOR SIGNAGE

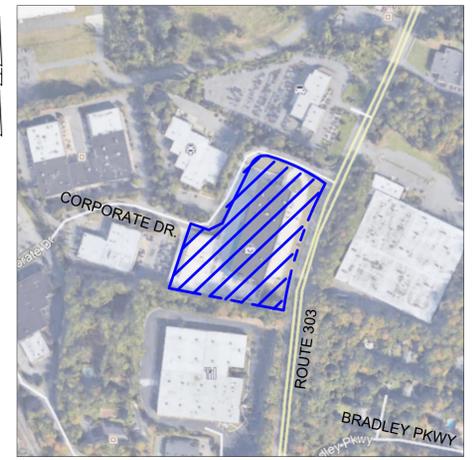
SCALE: AS NOTED

DRAWN BY:



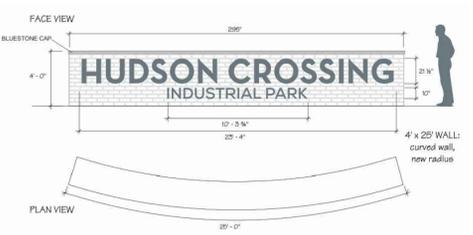
ZONING MAP
SCALE 1" = 400'

REFERENCE: MAPPING TAKEN FROM ROCKLANDGIS, DATED APRIL 14, 2021.



LOCATION MAP
SCALE 1" = 400'

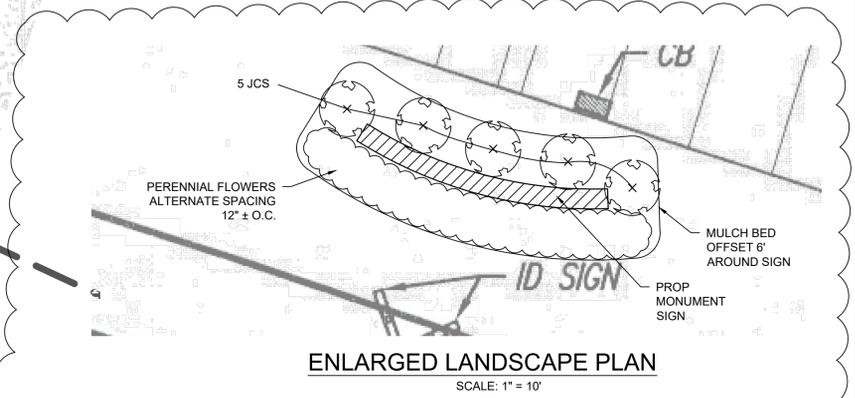
REFERENCE: MAPPING TAKEN FROM GOOGLE EARTH, DATED APRIL 14, 2021.



PROPOSED ENTRANCE MONUMENT SIGN
SCALE: N.T.S.



PROPOSED DIRECTIONAL MONUMENT SIGN
SCALE: N.T.S.



ENLARGED LANDSCAPE PLAN
SCALE: 1" = 10'

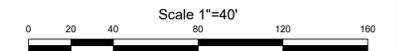
| PLANT LIST | | | | | | |
|--------------------------|---------------------------------|-------------------------------|----------|--------------|-------------|--|
| Key | Botanical Name | Common Name | Quantity | Planted Size | Mature Size | Comments |
| PERENNIAL FLOWERS | | | | | | |
| 1 | Gaillardia | Blanket Flowers - Arizona Red | 6" | 6" | 12" | Brilliant red color, plant 12" on center alternating |
| EVERGREEN SHRUBS | | | | | | |
| JCS | Juniperus chinensis 'Sargentii' | Sargent Juniper | 5 | 15'-18" | 1'-2' 4'-6' | broad spreading prostrate habit |

| ZONING SUMMARY | | | | |
|-----------------------------------|--|------------------------|------------------------|----------------------|
| 100 CORPORATE DRIVE REDEVELOPMENT | | | | |
| PROJECT NO. 10642A | | | | |
| LOT 16, BLOCK 1, SECTION 65.18 | | | | |
| Zone: | REQUIRED | EXISTING | PROPOSED | NOTES |
| Existing Use: | LIGHT INDUSTRIAL (LI) | COMMERCIAL | COMMERCIAL (NO CHANGE) | COMPLET / NO CHANGES |
| Proposed Use: | COMMERCIAL (NO CHANGE) | COMMERCIAL (NO CHANGE) | COMMERCIAL (NO CHANGE) | COMPLET / NO CHANGES |
| Permitted Use: | YES | YES | YES | COMPLET / NO CHANGES |
| MIN. LOT WIDTH (FT) | 150 | 420.1 | 420.1 | COMPLET / NO CHANGES |
| MIN. LOT AREA (SF) | 87,120 | 301,631 | 301,631 | COMPLET / NO CHANGES |
| MIN. LOT AREA (AC) | 2 | 6.92 | 6.92 | COMPLET / NO CHANGES |
| MIN. STREET FRONTAGE (FT) | 150 | 610.41 | 610.41 | COMPLET / NO CHANGES |
| MIN. FRONT YARD (FT) | 50 | 126.5 | 126.5 | COMPLET / NO CHANGES |
| MIN. SIDE YARD (FT) | 50 | 109.2 | 109.2 | COMPLET / NO CHANGES |
| TOTAL SIDE YARD (FT) | 100 | 256.4 | 256.4 | COMPLET / NO CHANGES |
| MIN. REAR YARD (FT) | 50 | 72.40 | 72.4 | COMPLET / NO CHANGES |
| MAX. LOT COVERAGE (%) | 80 | 72 | 72 | COMPLET / NO CHANGES |
| MAX. FLOOR AREA RATIO | 0.5 | 0.22 | 0.22 | COMPLET / NO CHANGES |
| MAX. HEIGHT (FT) | 1 FOOT PART BUILDING GREATER THAN 22 FEET 6 INCHES | 68 | 68 | COMPLET / NO CHANGES |

NOTES:
1. EXISTING SANITARY SEWER SERVICE CONNECTION SHALL BE LOCATED AND ADDED TO THIS PLAN, INCLUDING ALL INVERTS, ONCE LOCATED.

REFERENCE:
1. EXIST CONDITIONS & BOUNDARY FOR 100 CORPORATE DRIVE ARE TAKEN FROM DRAWING ENTITLED "ALTA / NSPS LAND TITLE SURVEY, PREPARED FOR ONYX ACQUISITION, LLC, FOR SECTION 65.18, BLOCK 1, LOT 16, 100 CORPORATE DRIVE - BUILDING #8," PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 4/4/2019, REVISED 4/26/2019.

| SIGNAGE TABLE | | | | | | |
|---------------|-----------|--------------|--------------------|-----------------|--------------|----------------------|
| DESCRIPTION | SIGN TYPE | NO. OF SIDES | AREA PER SIDE (SF) | TOTAL AREA (SF) | SETBACK (FT) | ILLUMINATED? |
| ENTRANCE | MONUMENT | 1 | 53.24 | 53.24 | 30 | YES-WITH UP LIGHTING |
| DIRECTIONAL | MONUMENT | 2 | 30 | 60 | 5 | NO |



dwg by: YY

chk by: FL

scale: AS NOTED

date: 2/11/2021

ADD ENLARGED LANDSCAPE PLAN

REV SIGN SF, ADD NET MAP

1 4/23/2021

2 5/17/2021

rev

date

SESI

CONSULTING ENGINEERS

ENVIRONMENTAL SITE DESIGN

SOILS / FOUNDATIONS

12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

100 CORPORATE DRIVE - BUILDING #8 - SECTION 65.18, BLOCK 1, LOT 16 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

SESI

CONSULTING ENGINEERS

ENVIRONMENTAL

10642A

drawing no.

FRANK P. E.

PROFESSIONAL ENGINEER

N.Y. LIC. NO. 96712

job no.

10642A

10642A

drawing no.

10642A

drawing no.

10642A

drawing no.

10642A

drawing no.

S-1