

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/28/2022

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" 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 checked="" type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final
<input checked="" 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#: 51820
ASSIGNED _____
INSPECTOR: Dom
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: St. Thomas Aquinas College

Street Address: 125 Route 340

Sparkill, New York 10976-1053

Tax Map Designation:

Section: 74.12 Block: 1 Lot(s): 29
Section: 74.16 Block: 1 Lot(s): 1

Directional Location:

On the north side of Route 340, approximately
1,850 +/- feet east of the intersection of Route 303, in the
Town of ORANGETOWN in the hamlet/village of Sparkill.

Acreage of Parcel 27.5 acs

School District South Orangetown

Ambulance District South Orangetown

Water District Sparkill - Palisades

Zoning District R-40, Group "H"

Postal District Sparkill

Fire District Sparkill - Palisades

Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)

Placement of signs on campus buildings (total area of proposed signs is 585.61 square feet).

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 3/2/22 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If **subdivision**: NA

- 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**: Placement of Signs Only (Sign Areas provided below)

- 1) Existing square footage 65.9 sq. ft.
- 2) Total square footage 652 sq. ft.
- 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. Tributary to Sparkill Creek

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

Yes, ACOE – Proposed signs has no impact

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. Previous ZBA Approvals below:

ZBA #19-46 – May 15, 2019: variances granted for 74 spaces, min. distance between dormitory and interior driveway, max. floor area ratio, max. building height.

ZBA #03-70 – June 18, 2003: variance granted for 624 total beds.

ZBA #08-19 – March 5, 2008: variance granted for 656 total beds.

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

74.11-2-13, 39 & 40

74.15-1-7



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: MARCH 24, 2022

Applicant: St Thomas Aquinas

Address: 125 Rte 340, Sparkill, NY

RE: Application Made at: same

Chapter 43, Table 3.11, Column 1 R-40 (refers R-80) District. Column 5 #12 allows 20 sf signage with 651.51 sf proposed
One variances required

Section: 74.16

Block: 1

Lot: 1

Dear Joe Donini:

Please be advised that the Building Permit Application, which you submitted on August 12, 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,

[Signature] 2/18/22
Richard Olyer
Deputy Building Inspector

Signature of Director

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

Date

CC: Rosanna Siraga
Liz Decort
Debbie Arbolino



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

February 28, 2022

St. Thomas Aquinas College

Narrative Summary

The project site is identified on the Town of Orangetown Tax Map as Section 74.12 Block 1 Lot 29 and Section 74.16 Block 1 Lot 1. The premises are in a R-40 Low-Density Residence District. It is located at 125 Route 340 in Sparkill.

The existing site is 27.5 acres. There is currently a college campus with dormitories and parking. Access to the site is from Kings Highway and NYS Route 340 (Orangeburg Road).

The Applicant is seeking Site Plan approval for the placement of signs on campus buildings. The total sign area would be approximately 652 square feet. This action requires a variance from the Zoning Board of Appeals for sign area.

<u>VariANCES NEEDED</u>	<u>PERMITTED</u>	<u>TOTAL AREA EXISTING SIGNS</u>	<u>TOTAL AREA PROPOSED SIGNS</u>
Sign Area	20 SQ. FT.	65.9 SQ. FT.	585.61 SQ. FT.

The installation of signs will not involve ground disturbance, and therefore no adverse impacts are anticipated.

St. Thomas Aquinas College

**200 FT Radius of
TL 74.12-1-29 and TL 74.16-1-1**

(Information provided by the Town)

<u>Tax Lot #</u>	<u>Name and Address</u>
74.11-2-5	Uovo Kings Hwy LLC 26 West 17th St Ste 801 New York, NY 10011
74.11-2-6	County of Rockland 18 New Hempstead Rd New City, NY 10956
74.11-2-7	Peter Shine 6 Deer Park Rd Orangeburg, NY 10962
74.11-2-8	Michael Donovan 5 Deer Park Rd Orangeburg, NY 10962
74.11-2-9	Hank Wang 4 Deer Park Rd Orangeburg, NY 10962
74.11-2-10	Miroslav Valentik 3 Deer Park Rd Orangeburg, NY 10962
74.11-2-11	John Cusack 2 Deer Park Rd Orangburg, NY 10962
74.11-2-12	Lourdes Abdullah 1 Deer Park Rd Orangeburg, NY 10962
74.11-2-13	St Thomas Aquinas College 125 Rte 340

Sparkill, NY 10976

74.11-2-14 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-15 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-16 Daniel Nolan
68 Kings Hwy
Orangeburg, NY 10962

74.11-2-17 Alexander Petersen
64 Kings Hwy
Orangeburg, NY 10962

74.11-2-18 George & Ann Marie Schlinck
60 Kings Hwy
Orangeburg, NY 10962

74.11-2-19 Robert Romano
54 Kings Hwy
Orangeburg, NY 10962

74.11-2-20 Thomas Caputo
50 Kings Hwy
Orangeburg, NY 10962

74.11-2-21 Cynthia Mc Phaul
46 Kings Hwy
Orangeburg, NY 10962

74.11-2-22 Thomas Taylor
40 Kings Hwy
Orangeburg, NY 10962

74.11-2-23 Rose Ann Dugan
36 Kings Hwy
Orangeburg, NY 10962

74.11-2-24 Metropole LLC
2571 E 17th St Fl 3

Brooklyn, NY 11235

74.11-2-28 Frank Scala
5 Rte 340
Orangeburg, NY 10962

74.11-2-29 Lenin Vega
7 Rte 340
Orangeburg, NY 10962

74.11-2-30 Flora Hernandez
9 Rte 340
Orangeburg, NY 10962

74.11-2-31 Menachem M Polter
11 Rte 340
Orangeburg, NY 10962

74.11-2-32 Elaine Rizzo
13 Rte 340
Orangeburg, NY 10962

74.11-2-33 Tadeusz Szeliga
15 Rte 340
Orangeburg, NY 10962

74.11-2-34 Thomas Clifford
17 Rte 340
Orangeburg, NY 10962

74.11-2-35 William Tobin
19 Rte 340
Orangeburg, NY 10962

74.11-2-36 Rebecca Seeman
21 Rte 340
Orangeburg, NY 10962

74.11-2-37 Walter Ostrom
23 Rte 340
Orangeburg, NY 10962

74.11-2-38 Kirk Vega
25 Rte 340

Orangeburg, NY 10962

74.11-2-39 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-40 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-41 Fermin Garcia
28 Rte 340
Orangeburg, NY 10962

74.11-2-42 An H Nguyen
26 Rte 340
Orangeburg, NY 10962

74.11-2-43 Jaimie T Garcia Jr
24 Rte 340
Orangeburg, NY 10962

74.11-2-44 Rockland County Sewer Dist #1
4 Rte 340
Orangeburg, NY 10962

74.11-2-45 Rockland County Sewer Dist #1
4 Rte 340
Orangeburg, NY 10962

74.12-1-2 David A Chilson
8 Kingswood Dr
Orangeburg, NY 10962

74.12-1-3 Janet Russo
6 Kingswood Dr
Orangeburg, NY 10962

74.12-1-4 Bogdan J Tabor
4 Kingswood Dr
Orangeburg, NY 10962

74.12-1-5 Gene Lennon
3 Kingswood Dr

Orangeburg, NY 10962

74.12-1-6 Benjamin Bedell
5 Kingswood Dr
Orangeburg, NY 10962

74.12-1-7 Ludovic Littee
7 Kingswood Dr
Orangeburg, NY 10962

74.12-1-8 Mario M Gonzalez
9 Kingswood Dr
Orangeburg, NY 10962

74.12-1-9 Robert Liebert
121 Kings Hwy
Orangeburg, NY 10962

74.12-1-10 Robert Liebert
121 Kings Hwy
Orangeburg, NY 10962

74.12-1-12.1 Angela Langston
80 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-12.2 Alan Raftery
43 Contempra Cir
Tappan, NY 10983

74.12-1-13.1 Michael Maratea
50 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-13.2 Jennifer Mc Kenna
60 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-15 James R Jones
30 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-16 Richard A Mc Quade
157A Kings Hwy

Orangeburg, NY 10962

74.12-1-17 Susan R Ferguson
157 Kings Hwy
Orangeburg, NY 10962

74.12-1-18 John P Bartolotta
148 Kings Hwy
Orangeburg, NY 10962

74.12-1-19 Mia C Pagnozzi
147 Kings Hwy
Orangeburg, NY 10962

74.12-1-20 Peter Gordon
141 Kings Hwy
Orangeburg, NY 10962

74.12-1-21.1 Lori Destefano
135 Kings Hwy
Orangeburg, NY 10962

74.12-1-21.2 Lawrence Lepore
21 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-22 Richard L Nelson
P.O. Box 34
Orangeburg, NY 10962

74.12-1-23.1 Henry Ostrom
129 Kings Hwy
Orangeburg, NY 10962

74.12-1-23.2 Michael Woulfe
131 Kings Hwy
Orangeburg, NY 10962

74.12-1-24 Paul Byrne
119 Kings Hwy
Orangeburg, NY 10962

74.12-1-25 Feliberto Germosen
117 Kings Hwy

Orangeburg, NY 10962

74.12-1-26 Denis Doyle
1 Kingswood Dr
Orangeburg, NY 10962

74.12-1-27 Jason A Bartlett
2 Kingswood Dr
Orangeburg, NY 10962

74.12-1-28 Masuo Ono
105 Kings Hwy
Orangeburg, NY 10962

74.12-1-29 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.15-1-13 Aron Streit Inc
171 Route 303
Orangeburg, NY 10962

74.15-1-15 Rockland County Sewer Dist 1
4 Route 340
Orangeburg, NY 10962

74.15-1-16.1 Kirk Vega
25 Rte 340
Orangeburg, NY 10962

74.15-1-16.2 Vienna Vega-Clarke
34 Rte 340
Orangeburg, NY 10962

74.15-1-17 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.15-1-18 Town Of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

74.16-1-1 St Thomas Aquinas College
125 Route 340

Sparkill, NY 10976

74.16-1-2.1 Dominican Convent
175 Rte 340
Sparkill, NY 10976

74.16-1-2.2 Dowling Housing Corp
P.O. Box 276
Sparkill, NY 10976-0276

74.16-1-4 Joseph Madden
159 Kings Hwy
Orangeburg, NY 10962

74.16-1-5 Joel J Rhodes
165 Kings Hwy
Orangeburg, NY 10962

74.16-1-6 Walter Aurell
171 Kings Hwy
Orangeburg, NY 10962

74.16-1-7 Regina Fogarty
175 Kings Hwy
Orangeburg, NY 10962

74.16-1-8 Camp Venture Inc
25 Smith St Ste 512
Nanuet, NY 10954

74.16-1-24.1 St Thomas Aquinas College
125 Rte 340
Sparkill, NY 10976

74.16-1-24.2 Camp Venture Inc
25 Smith St Ste 512, Nanuet, NY 10954

74.16-1-3.1 Mary Kate Dillon
150 Kings Hwy
Orangeburg, NY 10962

74.16-1-3.2 Kenneth L Doller
22 Trevor Lake Rd
Congers, NY 10920

74.16-1-3.3

Shawn Loram
154 Kings Hwy
Orangeburg, NY 10962

Short Environmental Assessment Form

Part 1 - Project Information

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.

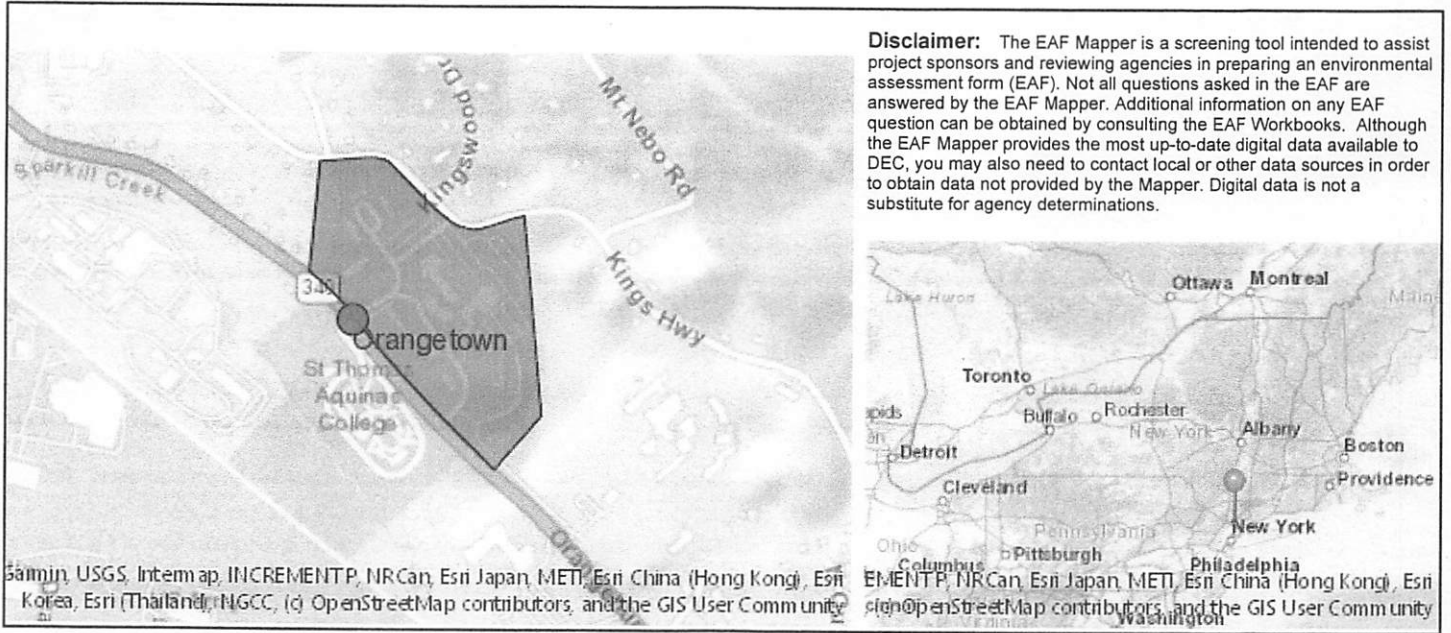
Part 1 – Project and Sponsor Information			
Name of Action or Project: St. Thomas Aquinas College			
Project Location (describe, and attach a location map): 125 Route 340, Sparkill in the Town of Orangetown			
Brief Description of Proposed Action: Placement of signs on campus buildings (total area of proposed signs is 585.61 square feet). See attached narrative.			
Name of Applicant or Sponsor: St. Thomas Aquinas College- Joseph Donini		Telephone: 845-398-4040 E-Mail: jdonini@stac.edu	
Address: 125 Route 340			
City/PO: Sparkill		State: NY	Zip Code: 10976-1053
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Orangetown ZBA -variance approval Town of Orangetown Building Dept - building permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 27.5 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 28.84 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? NA If the proposed action will exceed requirements, describe design features and technologies: <u>PROPOSED ACTION IS THE INSTALLATION OF SIGNS ONLY</u>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? NA If No, describe method for providing potable water: _____ <u>PROPOSED ACTION IS THE INSTALLATION OF SIGNS ONLY</u>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? NA If No, describe method for providing wastewater treatment: _____ <u>PROPOSED ACTION IS THE INSTALLATION OF SIGNS ONLY</u>	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ ACOE – Proposed signs has no impact			

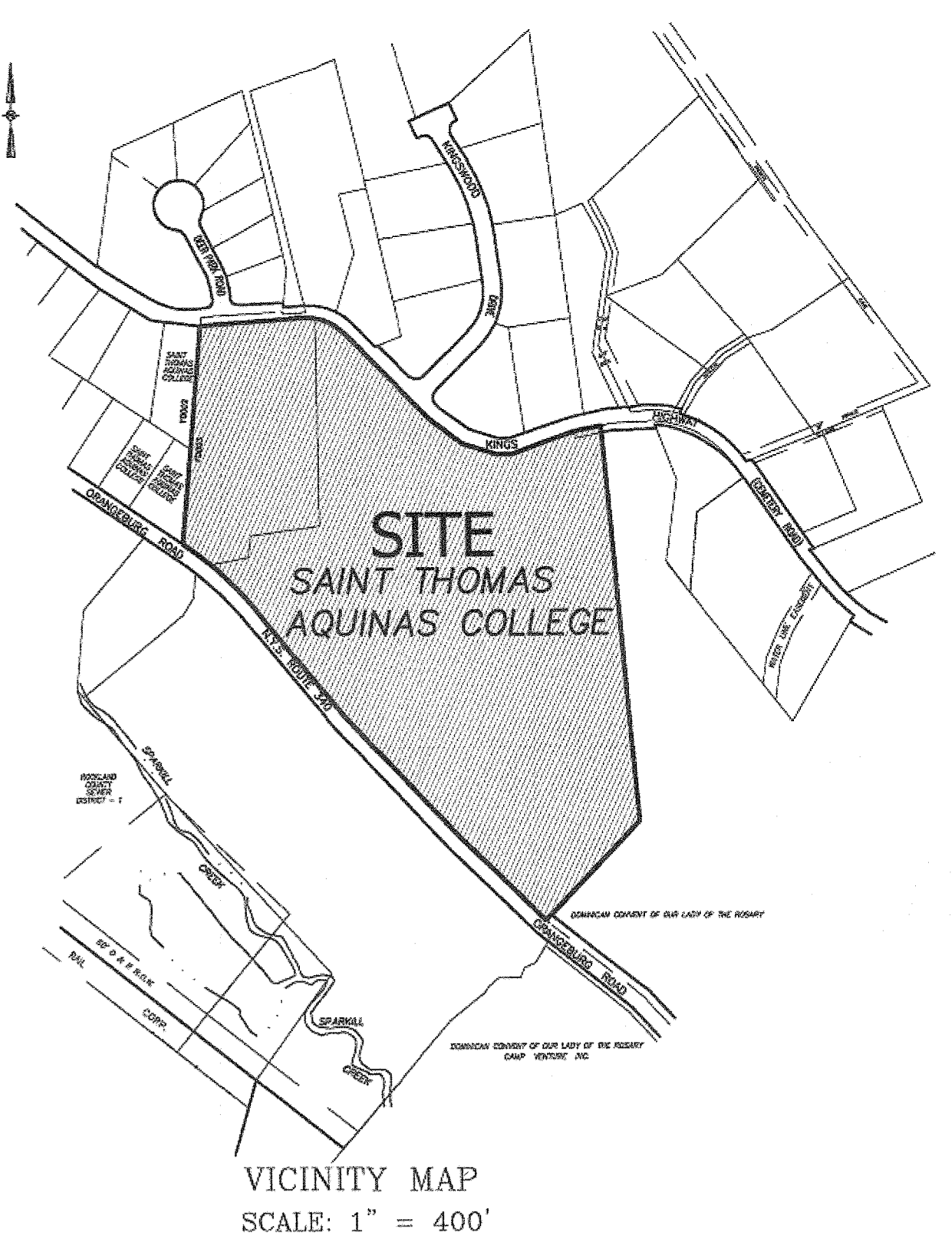
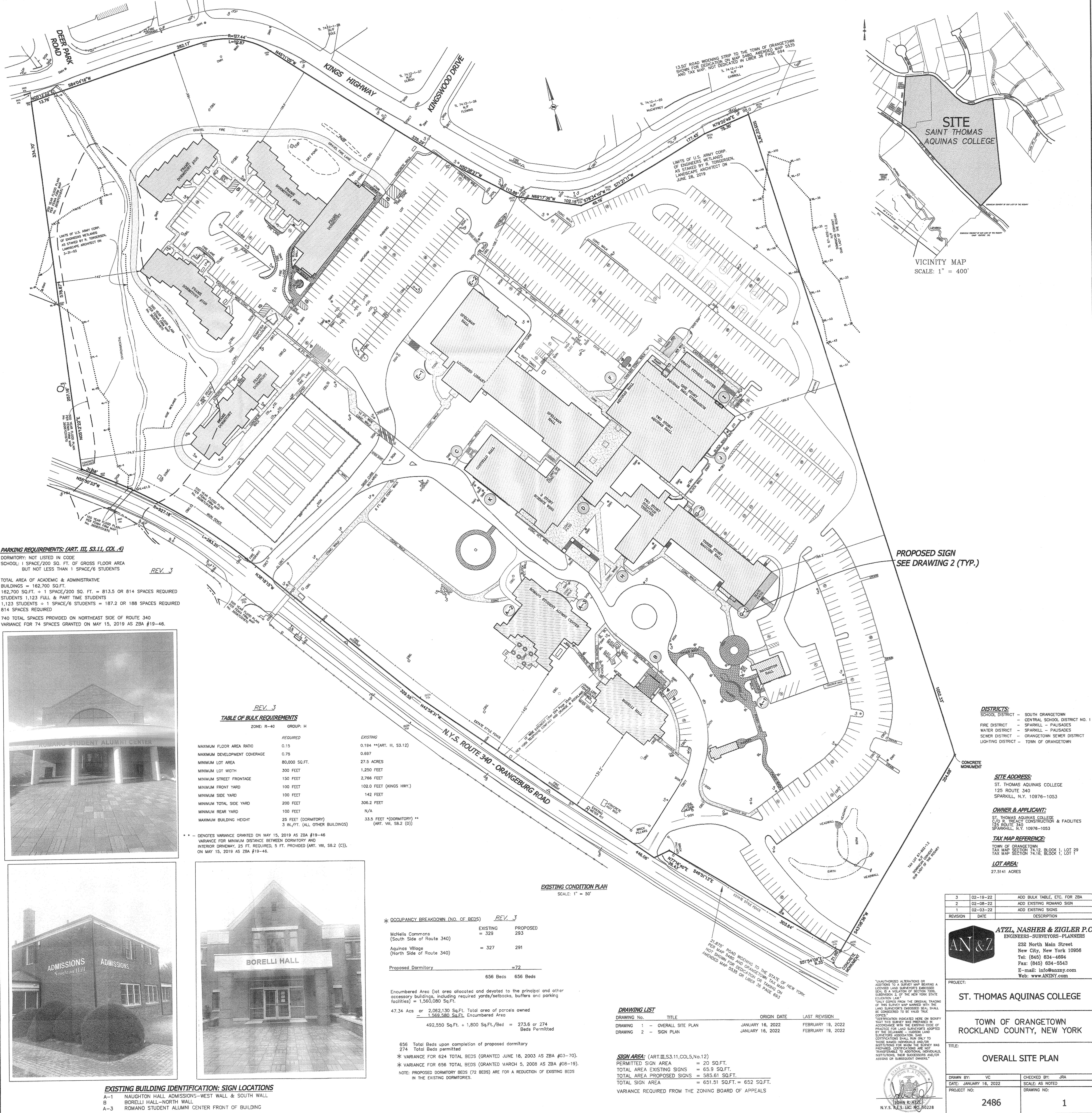
* THE EAF MAPPER HAS FLAGGED THIS SITE FOR ARCHAEOLOGICAL SITES ON PREVIOUS PROJECTS AND SHPO HAS ALWAYS DETERMINED THERE WILL BE NO IMPACT ON ARCHEOLOGICAL SITES. THE PROPOSED ACTION IS ONLY FOR THE PLACEMENT OF SIGNS ON CAMPUS BUILDINGS. THERE WILL BE NO GROUND DISTURBANCE.

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>DEC ID V00579: Remediation at the site is complete. The site located at 206 Route 303 (The Former Orangeburg Pipe Manufacturing Facility). This site is not on or adjoining the project site.</p>		
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor/name: <u>Ramya Ramanathan, AICP</u> Date: <u>2-28-22</u></p>		
<p>Signature: <u><i>Ramya Ramanathan</i></u> Title: <u>Planning Analyst</u></p>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

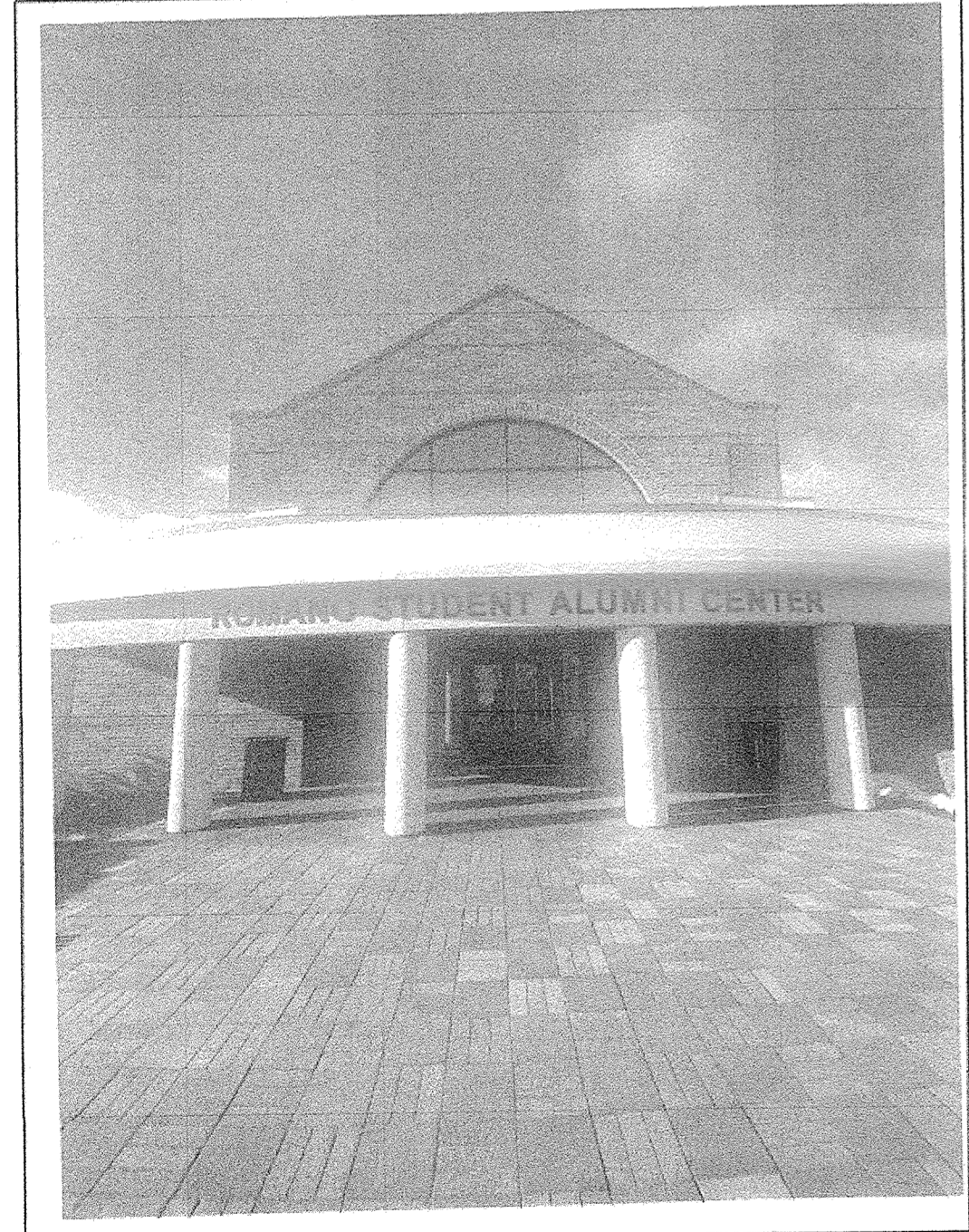


PARKING REQUIREMENTS: (ART. III, S3.11, COL. 4)
 DORMITORY: NOT LISTED IN CODE
 SCHOOL: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA
 BUT NOT LESS THAN 1 SPACE/6 STUDENTS

REV. 3

TOTAL AREA OF ACADEMIC & ADMINISTRATIVE BUILDINGS = 162,700 SQ.FT.
 162,700 SQ.FT. ÷ 1 SPACE/200 SQ. FT. = 813.5 OR 814 SPACES REQUIRED
 STUDENTS 1,123 FULL & PART TIME STUDENTS
 1,123 STUDENTS ÷ 1 SPACE/6 STUDENTS = 187.2 OR 188 SPACES REQUIRED
 814 SPACES REQUIRED

740 TOTAL SPACES PROVIDED ON NORTHEAST SIDE OF ROUTE 340
 VARIANCE FOR 74 SPACES GRANTED ON MAY 15, 2019 AS ZBA #19-46.



REV. 3
TABLE OF BULK REQUIREMENTS

REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.15
MAXIMUM DEVELOPMENT COVERAGE	0.75
MINIMUM LOT AREA	80,000 SQ.FT.
MINIMUM LOT WIDTH	300 FEET
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM SIDE YARD	100 FEET
MINIMUM TOTAL SIDE YARD	200 FEET
MINIMUM REAR YARD	100 FEET
MAXIMUM BUILDING HEIGHT	25 FEET (DORMITORY) 3 IN./FT. (ALL OTHER BUILDINGS)

--- DENOTES VARIANCE GRANTED ON MAY 15, 2019 AS ZBA #19-46
 VARIANCE FOR MINIMUM DISTANCE BETWEEN DORMITORY AND
 INTERIOR DRIVEWAY, 25 FT. REQUIRED, 5 FT. PROVIDED (ART. VIII, SB.2 (C)).
 ON MAY 15, 2019 AS ZBA #19-46.

*** OCCUPANCY BREAKDOWN (NO. OF BEDS)**

	EXISTING	PROPOSED
McNells Commons (South Side of Route 340)	= 329	293
Aquinas Village (North Side of Route 340)	= 327	291
Proposed Dormitory	= 72	
	656 Beds	656 Beds

Encumbered Area (lot area allocated and devoted to the principal and other accessory buildings, including required yards/setbacks, buffers and parking facilities) = 1,560,080 Sq.Ft.

47.34 Acs or 2,062,130 Sq.Ft. Total area of parcels owned = 1,560,080 Sq.Ft. Encumbered Area

492,550 Sq.Ft. ÷ 1,800 Sq.Ft./Bed = 273.6 or 274 Beds Permitted

656 Total Beds upon completion of proposed dormitory
 274 Total Beds permitted
 * VARIANCE FOR 624 TOTAL BEDS (GRANTED JUNE 18, 2003 AS ZBA #03-70).
 * VARIANCE FOR 656 TOTAL BEDS (GRANTED MARCH 5, 2008 AS ZBA #08-19).
 NOTE: PROPOSED DORMITORY BEDS (72 BEDS) ARE FOR A REDUCTION OF EXISTING BEDS IN THE EXISTING DORMITORIES.

EXISTING CONDITION PLAN
 SCALE: 1" = 30'

DRAWING LIST

DRAWING No.	TITLE	ORIGIN DATE	LAST REVISION
DRAWING 1	OVERALL SITE PLAN	JANUARY 16, 2022	FEBRUARY 19, 2022
DRAWING 2	SIGN PLAN	JANUARY 16, 2022	FEBRUARY 19, 2022

SIGN AREA: (ART. III, S3.11, COL. 5, No. 12)
 PERMITTED SIGN AREA = 20 SQ.FT.
 TOTAL AREA EXISTING SIGNS = 65.9 SQ.FT.
 TOTAL AREA PROPOSED SIGNS = 583.61 SQ.FT.
 TOTAL SIGN AREA = 651.51 SQ.FT. = 652 SQ.FT.
 VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS

PROPOSED SIGN
 SEE DRAWING 2 (TYP.)

DISTRICTS:
 SCHOOL DISTRICT - SOUTH ORANGETOWN
 CENTRAL SCHOOL DISTRICT NO. 1
 FIRE DISTRICT - SPARKKILL - PAUSADES
 WATER DISTRICT - SPARKKILL - PAUSADES
 SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
 LIGHTING DISTRICT - TOWN OF ORANGETOWN

SITE ADDRESS:
 ST. THOMAS AQUINAS COLLEGE
 125 ROUTE 340
 SPARKKILL, N.Y. 10976-1053

OWNER & APPLICANT:
 ST. THOMAS AQUINAS COLLEGE
 C/O R. TRACY CONSTRUCTION & FACILITIES
 125 ROUTE 340
 SPARKKILL, N.Y. 10976-1053

TAX MAP REFERENCE:
 TOWN OF ORANGETOWN
 TAX MAP SECTION 74.12, BLOCK 1, LOT 29
 TAX MAP SECTION 74.16, BLOCK 1, LOT 1

LOT AREA:
 27.5141 ACRES

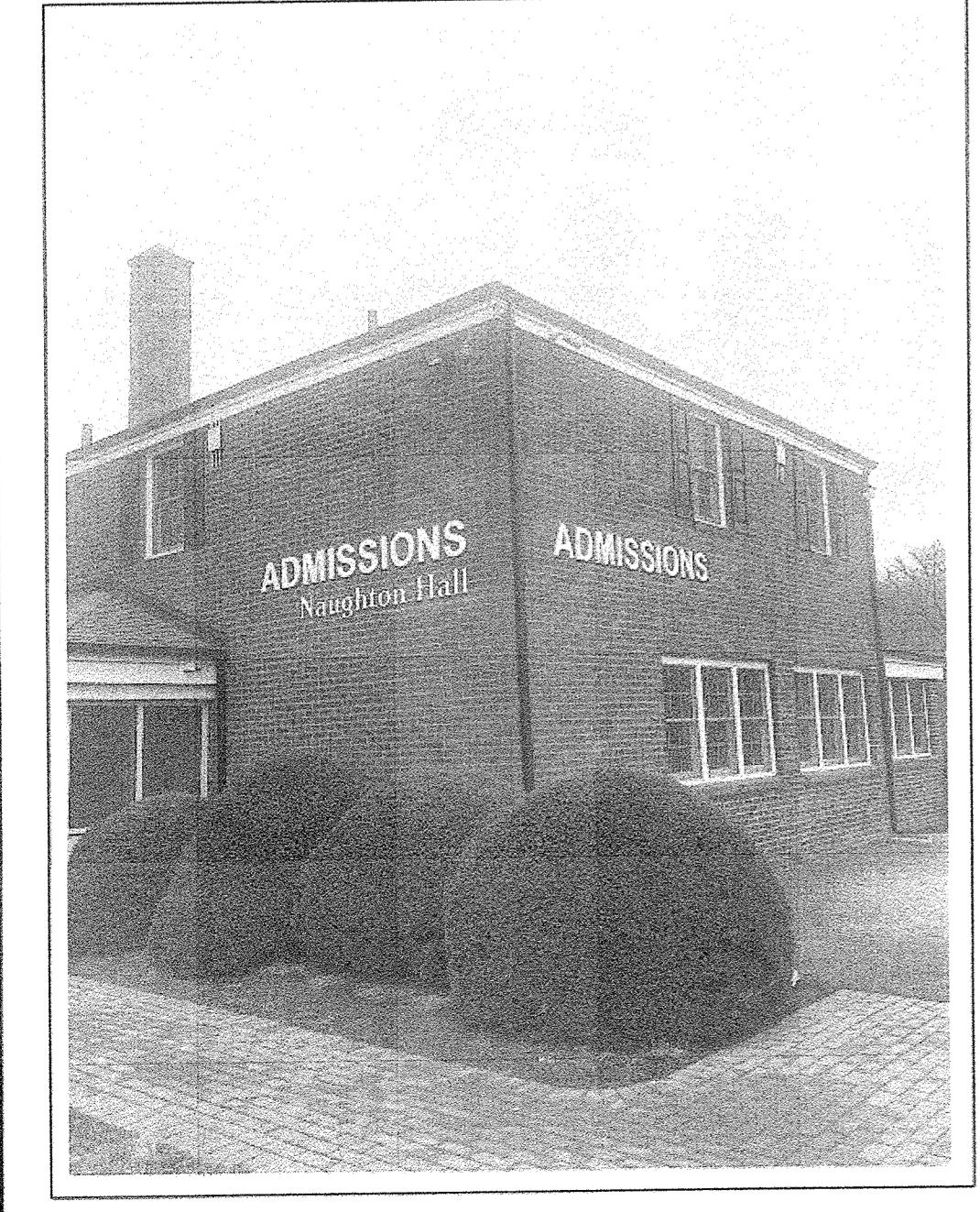
REVISION	DATE	DESCRIPTION
3	02-19-22	ADD BULK TABLE, ETC. FOR ZBA
2	02-08-22	ADD EXISTING ROMANO SIGN
1	02-03-22	ADD EXISTING SIGNS

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.anzny.com

PROJECT:
ST. THOMAS AQUINAS COLLEGE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

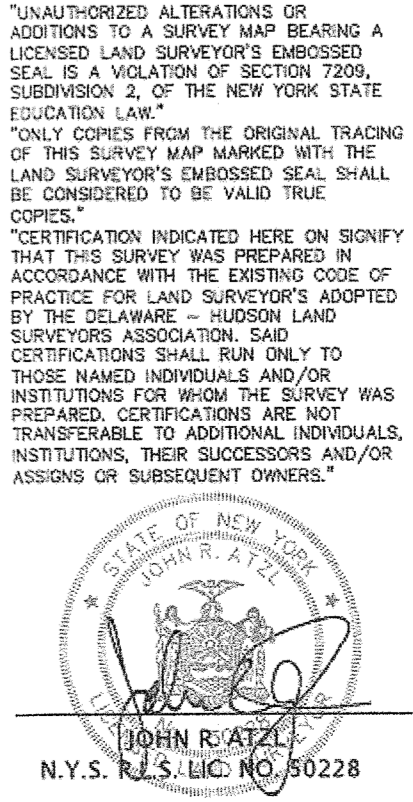
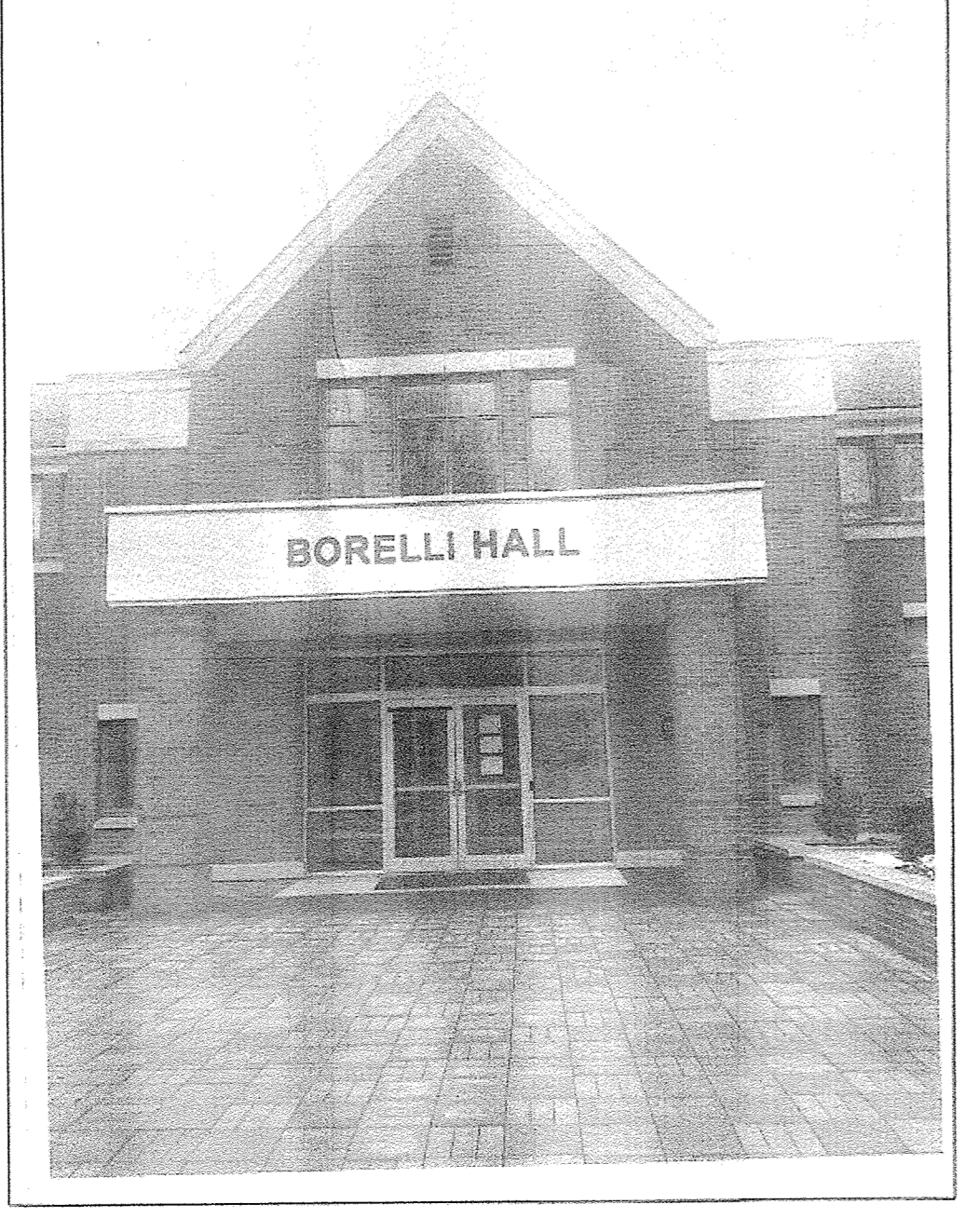
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OVERALL SITE PLAN

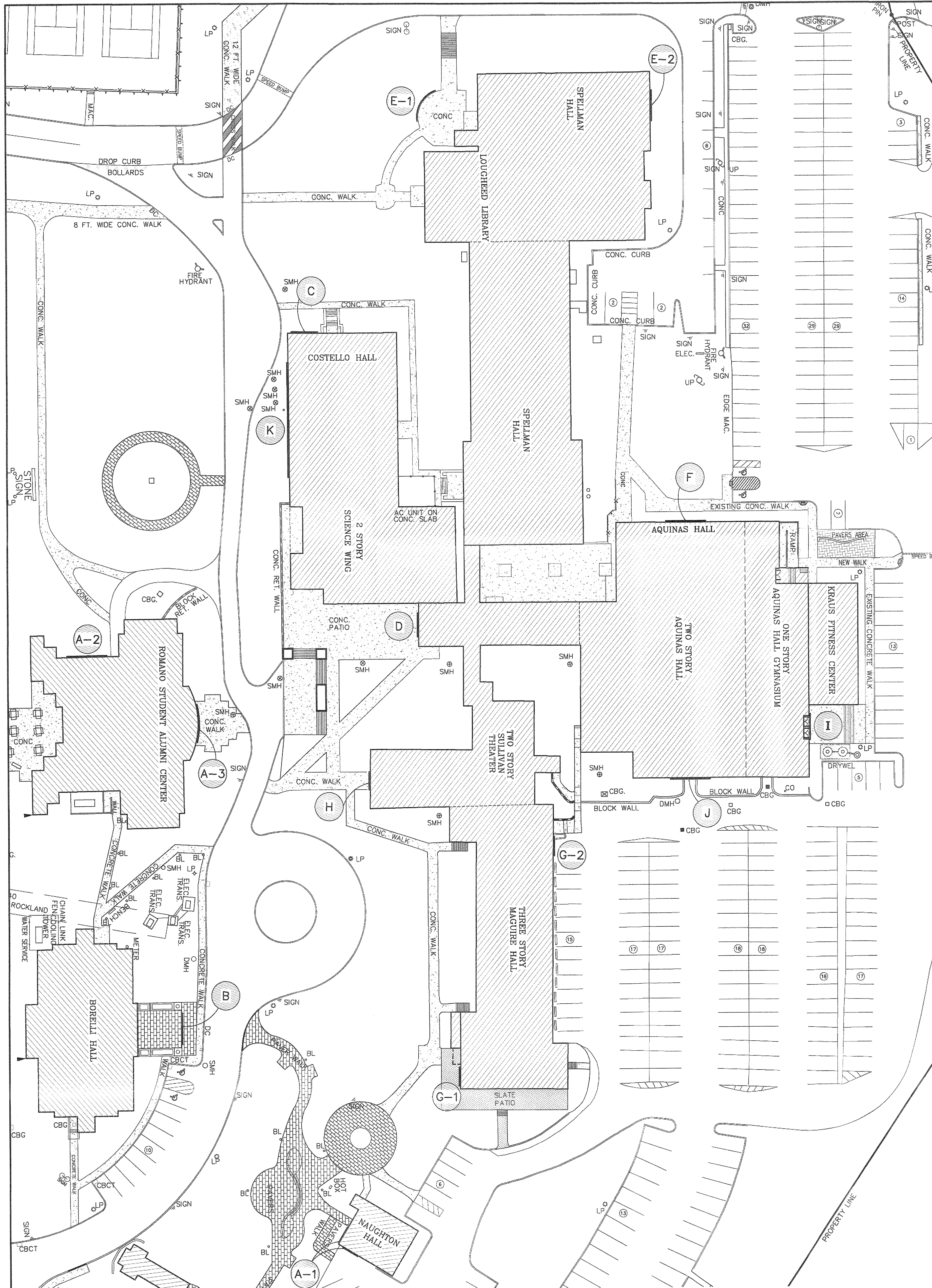
DRAWN BY: VC	CHECKED BY: JRA
DATE: JANUARY 16, 2022	SCALE: AS NOTED
PROJECT NO: 2486	DRAWING NO: 1



EXISTING BUILDING IDENTIFICATION: SIGN LOCATIONS

- A-1 NAUGHTON HALL ADMISSIONS-WEST WALL & SOUTH WALL
- B BORELLI HALL-NORTH WALL
- A-3 ROMANO STUDENT ALUMNI CENTER FRONT OF BUILDING





- EXISTING CONDITION PLAN**
SCALE: 1" = 30'
- BUILDING IDENTIFICATION: SIGN LOCATIONS**
- A-2 ROMANO STUDENT ALUMNI CENTER - WEST SIDE
 - C COSTELLO - WEST WALL
 - D AQUINAS HALL - SOUTH ENTRANCE
 - E-1 SPELLMAN - SOUTH ENTRANCE
 - E-2 SPELLMAN - NORTH ENTRANCE
 - F AQUINAS - WEST ENTRANCE
 - G-1 MAGUIRE HALL - SOUTH ENTRANCE
 - G-2 MAGUIRE HALL - NORTH ENTRANCE
 - H SULLIVAN THEATRE
 - I AQUINAS GYMNASIUM
 - J AQUINAS ATHLETICS
 - K COSTELLO - SOUTH - LARGE LOGO

- EXISTING BUILDING IDENTIFICATION: SIGN LOCATIONS**
- A-1 NAUGHTON HALL ADMISSIONS - WEST WALL & SOUTH WALL
 - B BORELLI HALL - NORTH WALL
 - A-3 ROMANO STUDENT ALUMNI CENTER FRONT OF BUILDING

CAST METAL LETTERS

ROMANO STUDENT ALUMNI CENTER
West side

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

ROMANO STUDENT ALUMNI CENTER

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL
South Entrance

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.82 sq. ft.

AQUINAS HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

COSTELLO
West Wall

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 12.31 sq. ft.

COSTELLO HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SPELLMAN
North Side

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

SPELLMAN HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SPELLMAN
South Entrance

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

SPELLMAN HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

MAGUIRE HALL - NORTH ENTRANCE

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.73 sq. ft.

MAGUIRE HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

MAGUIRE HALL - SOUTH ENTRANCE

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.73 sq. ft.

MAGUIRE HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SULLIVAN THEATRE

12" Cast Alum. letters 1" depth painted satin white
Font: Arial Bold 8.8 sq. ft.

SULLIVAN THEATRE

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL
West Entrance

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.82 sq. ft.

AQUINAS HALL

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL GYMNASIUM

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 21.2 sq. ft.

AQUINAS HALL GYMNASIUM

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS ATHLETICS

12" Cast Alum. letters 1" depth painted satin white
Font: Arial Bold 58.2 sq. ft.

**ATHLETICS
HOME OF THE SPARTANS**

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

FABRICATED ALUMINUM LETTERS AND LOGO

COSTELLO - Large Logo
South Wall

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.82 sq. ft.

ST. THOMAS AQUINAS COLLEGE

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

DISTRICTS:
SCHOOL DISTRICT - SOUTH ORANGETOWN
FIRE DISTRICT - SPARKILL - PAUSADES
SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
LIGHTING DISTRICT - TOWN OF ORANGETOWN

SITE ADDRESS:
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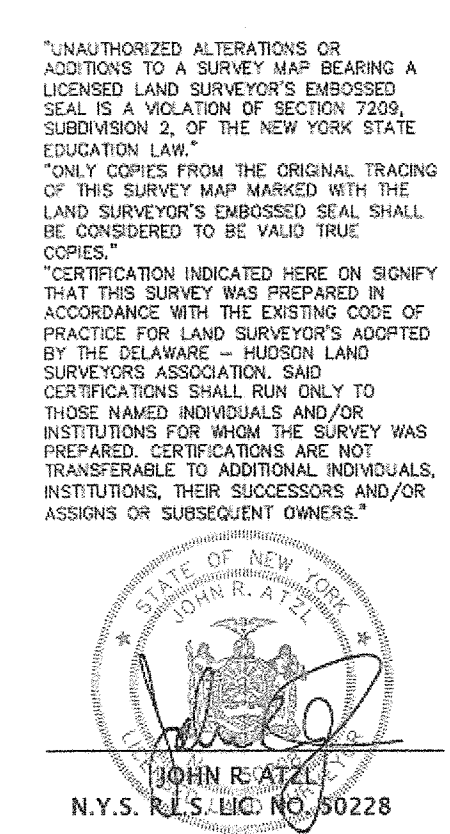
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TAX MAP REFERENCE:
TOWN OF ORANGETOWN
TAX MAP SECTION 74.12 BLOCK 1, LOT 29
TAX MAP SECTION 74.16, BLOCK 1, LOT 1

LOT AREA:
27,514 ACRES

SIGN AREA: (ART. III, S.3.11, COL.5, No.12)
PERMITTED SIGN AREA = 20 SQ.FT.
TOTAL AREA EXISTING SIGNS = 65.9 SQ.FT.
TOTAL AREA PROPOSED SIGNS = 585.61 SQ.FT.
TOTAL SIGN AREA = 651.51 SQ.FT. = 652 SQ.FT.

VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS



3	02-19-22	ADD BULK TABLE, ETC. FOR ZBA
2	02-08-22	ADD EXISTING ROMANO SIGN
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REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-6543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
ST. THOMAS AQUINAS COLLEGE

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

TITLE:
SIGN PLAN

DRAWN BY: VC
DATE: JANUARY 16, 2022
PROJECT NO: 2486

CHECKED BY: JRA
SCALE: AS NOTED
DRAWING NO: 2