



VICINITY MAP:  
SCALE 1"=200'

**GENERAL NOTES**

- THIS CONCEPT IS FOR LOT 38
- TOTAL AREA OF THE PARCEL IS +/- 1.52 ACRES ( 66,132 S.F.)
  - ZONE - LIGHT INDUSTRIAL (LI) & LABORATORY OFFICE (LO)  
PROPOSED USE:  
OFFICE SPACE / WAREHOUSE  
BUSINESS AND PROFESSIONAL OFFICES ARE PERMITTED BY RIGHT WITHIN BOTH THE LI AND LO DISTRICTS  
WAREHOUSE ARE PERMITTED BY RIGHT WITHIN THE LI DISTRICT BUT NOT THE LO DISTRICT. (ENC)
  - ENGINEER: COLLIER ENGINEERING & DESIGN C.T. P.C.  
50 CHESTNUT RIDGE ROAD  
SUITE 101  
MONTVALE, NJ 07645
  - BOUNDARY BASED ON A PLAN TITLED "COMMERCIAL SUBDIVISION & SITE PLAN" PREPARED BY ATZL NASHER & ZIGLER P.C.
  - THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

**ZONING TABLE**

TABLE OF BULK REQUIREMENTS ZONE: LI & LO (LIGHT INDUSTRIAL & LABORATORY OFFICE DISTRICTS)				
ITEM	REQUIRED LO (USE GROUP X)	REQUIRED LI (USE GROUP QQ)	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2 ACRES	± 66,132 SF (± 1.52 ACRES)	NO CHANGE (ENC)
MAX. FAR	0.40	0.50	0.28	0.37
MAX LOT COVERAGE	75%	80%	65.07%	79.74% (V)
MIN. LOT WIDTH	300'	150'	178'	NO CHANGE (ENC)
MIN. STREET FRONTAGE	150'	150'	175'	NO CHANGE
REQUIRED FRONT YARD	100'	50'	75.5'	94.36' (V)
MIN. REQUIRED SIDE YARD	100"	50'	35.1'	19.79' (V)
MIN. REQUIRED TOTAL SIDE YARD	200"	100'	120.22'	68.11' (V)
MIN. REQUIRED REAR YARD	100"	50'	21.5'	NO CHANGE (ENC)
MAX. BUILDING HEIGHT	3" PER FOOT OF DISTANCE FROM DESIGNATED STREET LINE (24.13')	6" PER FOOT OF DISTANCE FROM DESIGNATED STREET LINE (48.25')	± 20'	ONE STORY / ± 20'

(ENC) = EXISTING NON CONFORMITY  
(V) = VARIANCE REQUIRED  
\* WHERE A LOT LINE IN AN LO, LI OR LO DISTRICT ABUTS A RAILROAD RIGHT-OF-WAY, THE NORMALLY REQUIRED REAR OR SIDE YARD MAY BE REDUCED TO 25', AND THE MAXIMUM BUILDING SHALL APPLY FOR THAT PORTION OF BUILDING OVER 25' IN HEIGHT

**PARKING REQUIREMENTS**

REQUIRED:

FOR WAREHOUSE:  
1 PARKING SPACE IS REQUIRED PER EACH 300 SF OF GROSS FLOOR AREA  
EXISTING TO REMAIN 7,931 SF / 300 = 26.4 SPACES REQUIRED  
PROPOSED 5,000 SF / 300 = 16.7 SPACES REQUIRED

FOR OFFICE:  
1 PARKING SPACE IS REQUIRED FOR EACH 200 SF OF GROSS FLOOR AREA  
EXISTING TO REMAIN 7,974 SF / 200 = 39.87 SPACES REQUIRED  
PROPOSED 5,000 SF / 200 = 25 SPACES REQUIRED

TOTAL = 26.4 + 16.7 + 39.87 + 25 = 108.07 OR 99 SPACES REQUIRED

PROPOSED:  
33 SPACES (VARIANCE)

**DISTRICTS**

SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT I  
FIRE DISTRICT - TAPPAN  
WATER DISTRICT - PEARL RIVER  
SEWER DISTRICT - ORANGETOWN SEWER DISTRICT  
LIGHTING DISTRICT - TOWN OF ORANGETOWN

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REV	DATE	DESCRIPTION	BY	CHK
1	5/31/22	REV. PER PRC COMMENTS	JW	

PRE-PRELIMINARY  
SITE PLAN  
FOR  
WESTERN HIGHWAY  
ENTERPRISES LLC

SECTION 74.14  
BLOCK 2  
LOT 38  
TAPPAN  
ROCKLAND COUNTY  
NEW YORK

**Colliers**  
Engineering & Design  
MONTVALE  
50 Chestnut Ridge Road,  
Suite 101  
Montvale, NJ 07645  
Phone: 845.352.0411  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/19/22	JAG	MR
PROJECT NUMBER:	DRAWING NAME:		
21006649A	C-CNPT		

SHEET TITLE:  
PRE-PRELIMINARY  
SITE PLAN  
SHEET NUMBER:  
1 of 1

