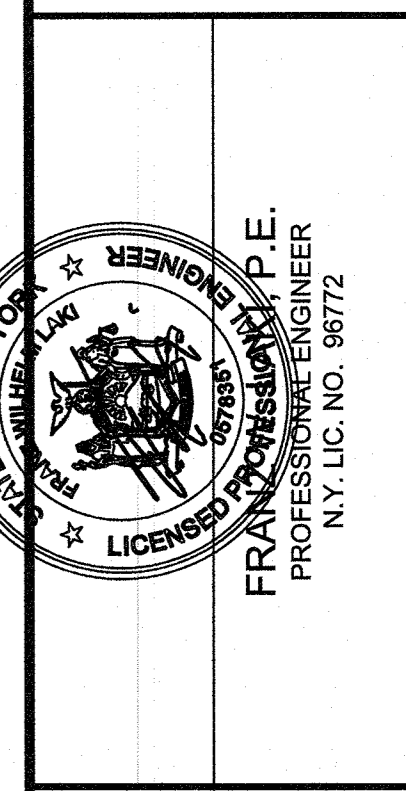


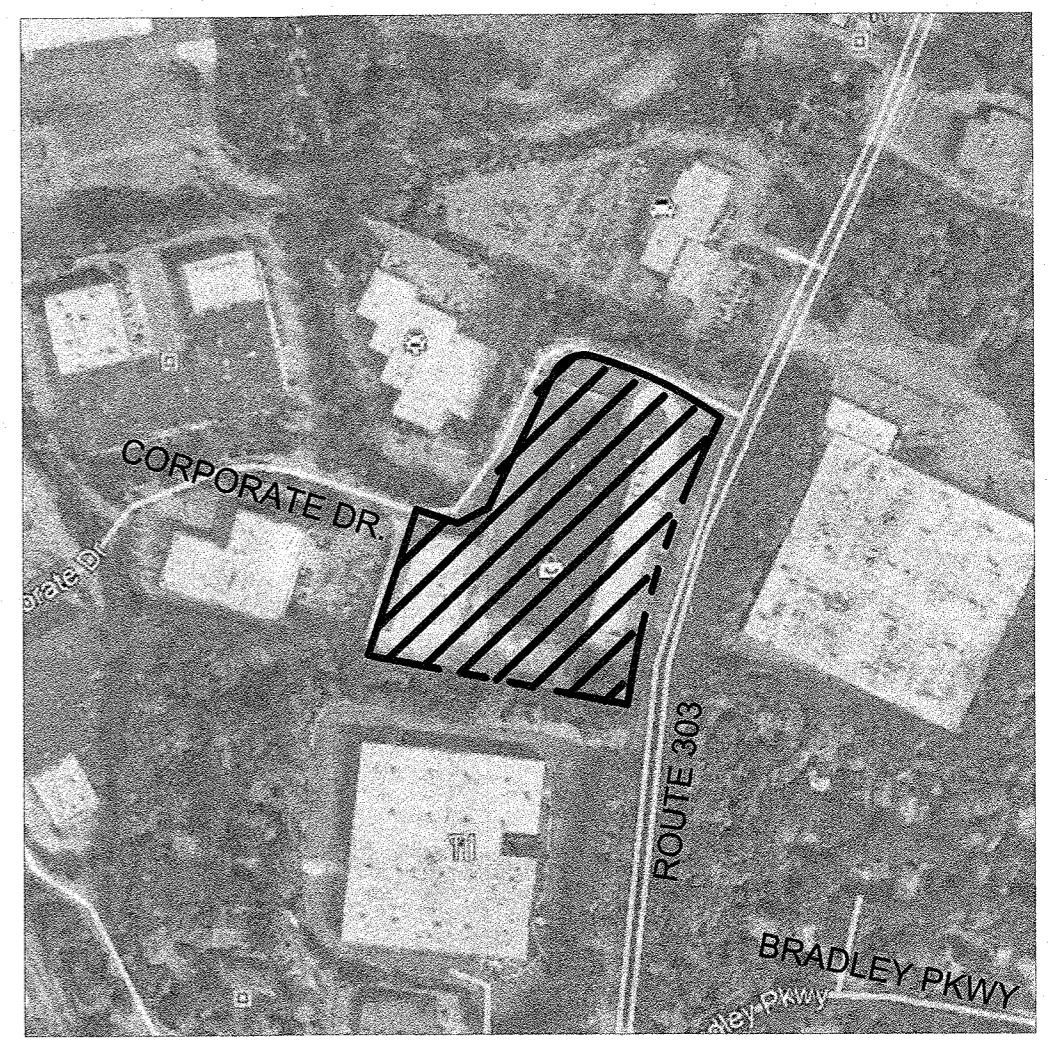
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2	07/14/2021	UPDATE ZONING TABLE	
3	07/14/2021	UPDATE ZONING TABLE	
4	07/14/2021	UPDATE ZONING TABLE	
5	07/14/2021	UPDATE ZONING TABLE	
6	07/14/2021	UPDATE ZONING TABLE	
7	07/14/2021	UPDATE ZONING TABLE	
8	07/14/2021	UPDATE ZONING TABLE	
9	07/14/2021	UPDATE ZONING TABLE	
10	07/14/2021	UPDATE ZONING TABLE	

SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL
SESI
 CONSULTING ENGINEERS
 172A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050



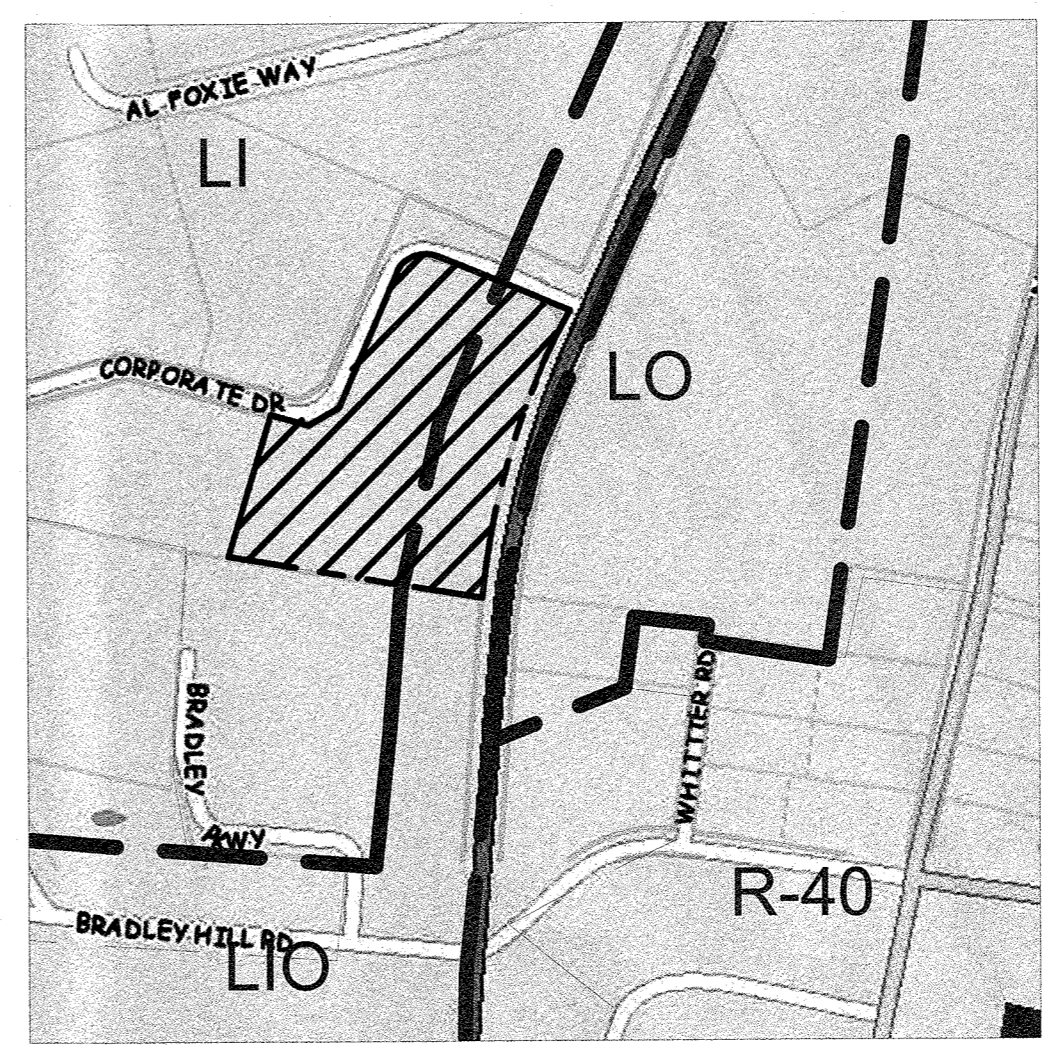
DISTRICT 96
 100 CORPORATE DRIVE - BUILDING #87
 SECTION 65.18, BLOCK 1, LOT 16
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.
SITE PLAN

job no. 11892A
 drawing no. S-1



LOCATION MAP
 SCALE 1" = 400'

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



ZONING MAP
 SCALE 1" = 400'

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

ZONING SUMMARY
100 CORPORATE DRIVE REDEVELOPMENT
100 CORPORATE DRIVE
LOT 16, BLOCK 1, SECTION 65.18
PROJECT NO. 10642A

Zone:	LIGHT INDUSTRIAL (LI)
Existing Use:	COMMERCIAL
Proposed Use:	BREWERY/MANUFACTURING/NIGHT CLUB
Permitted Use:	YES

ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MIN. LOT WIDTH (FT)	150	420.1	420.1	COMPLIES / NO CHANGES
MIN. LOT AREA (SF)	87,120	301,631	301,631	COMPLIES / NO CHANGES
MIN. LOT AREA (AC)	2	6.92	6.92	COMPLIES / NO CHANGES
MIN. STREET FRONTAGE (FT)	150	610.41	610.41	COMPLIES / NO CHANGES
MIN. FRONT YARD (FT)	50	126.5	126.5	COMPLIES / NO CHANGES
MIN. SIDE YARD (FT)	50	109.2	109.2	COMPLIES / NO CHANGES
TOTAL SIDE YARD (FT)	100	256.4	256.4	COMPLIES / NO CHANGES
MIN. REAR YARD (FT)**	50	72.40	72.4	COMPLIES / NO CHANGES
MAX. LOT COVERAGE (%)	80	72	72	COMPLIES / NO CHANGES
MAX. FLOOR AREA RATIO**	0.5	0.22	0.22	COMPLIES / NO CHANGES
MAX. HEIGHT (FT)*	1 FOOT PART BUILDING GREATER THAN 22 FEET 6 INCHES	68	68	COMPLIES / NO CHANGES
MIN. OFF-STREET PARKING***	690	249	391	PARKING RELIEF MAY BE REQUIRED

*Note 1: Required front yards and maximum building heights are subject to § 5.111, with the designated street line being used as lot line.
 **Note 2: Maximum lot coverage shall not exceed seventy-five percent (75%), including buildings, parking, road and road widening. The open area shall be a minimum of twenty-five percent (25%). Parking area within a building will not be charged against the floor area ratio. In OP Districts, the percentages shall be sixty-five percent (65%) and thirty-five percent (35%), respectively. In LO Districts, W Groups, and MFR District, U Group, the percentages shall be fifty percent (50%) and twenty percent (20%), respectively. In LI Districts, the percentages shall be eighty percent (80%) and twenty percent (20%), respectively.
 ***Note 3: Where the side or rear lot line of a lot in CS, CC, CO, LO, LI, or OP adjoins or lies within twenty-five (25) feet of any R District, the following buffers shall be required: LO, LI, or OP = 100 feet. The Planning Board may reduce by no more than fifty percent (50%) the side or rear yard requirement for the yard opposite the buffer for nonresidential uses in the LO, LI, LI, LI and OP Districts, except where the opposite yard abuts a residential district. All such uses shall conform to these buffer requirements. For the CS and CC Districts fifty (50) and twenty-five (25) feet, respectively, will be required for a conditional or special permit use. The buffer area shall only be used for planting, landscaping and screening to provide environmental compatibility of dissimilar uses.

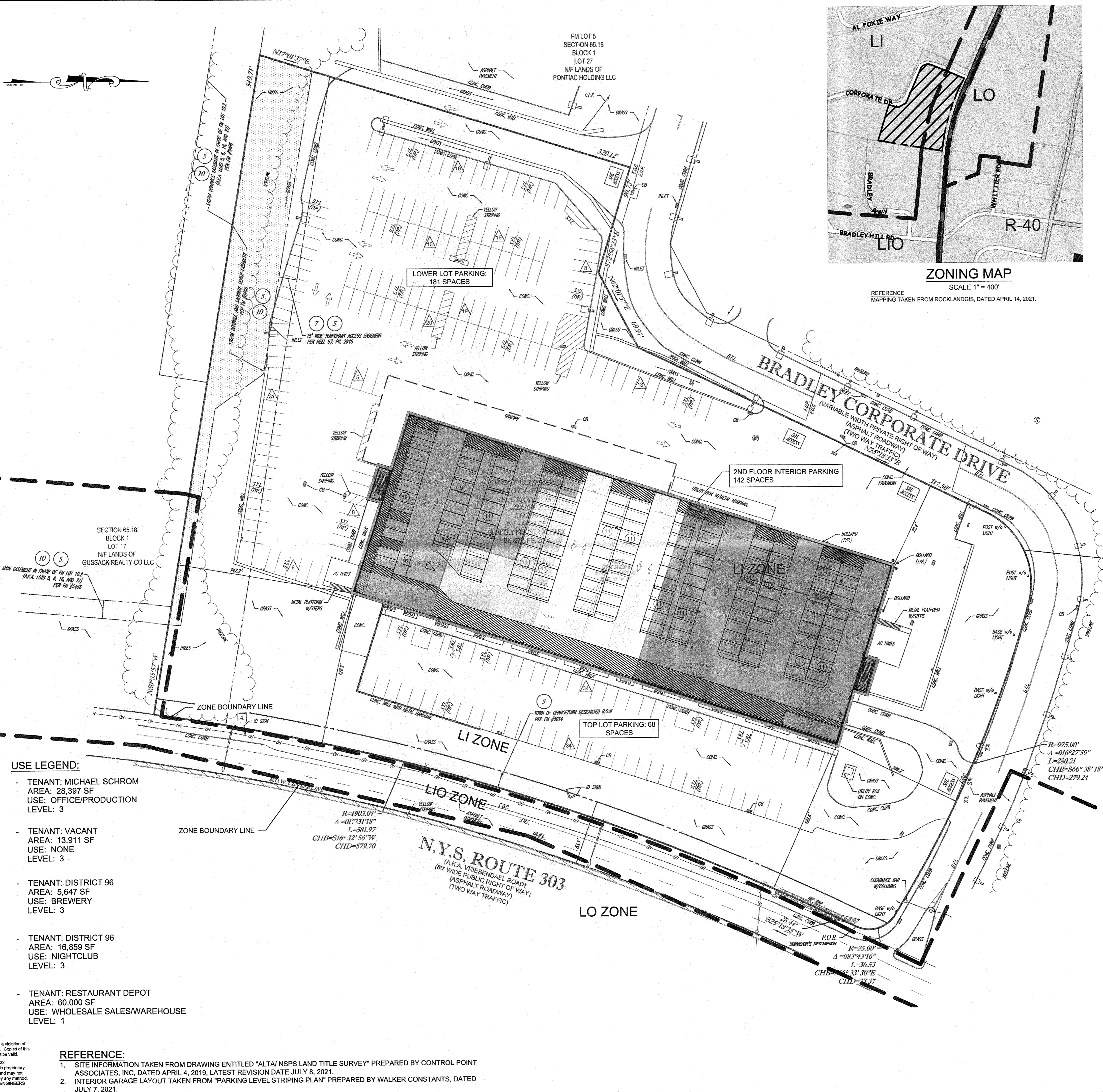
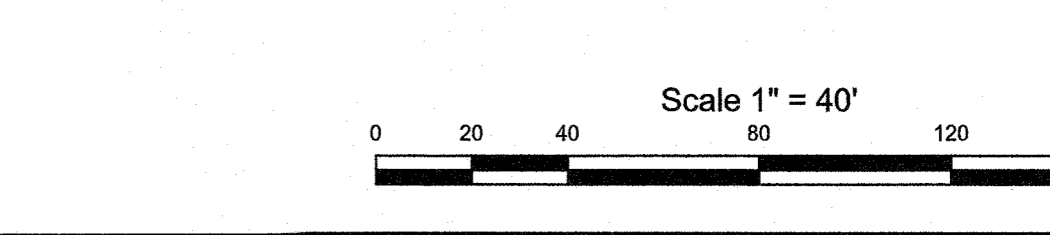
****Required Parking
 Wholesale/Warehouse - 1 space for every 2 employees
 Restaurant/Depot: 58 employees / 2 employees = 29 spaces
 Manufacturing - 1 space for every 2 employees or 1 space for every 300 SF
 SC-FRCM: 32 employees / 2 employees = 16 spaces
 District 96: 14 employees / 2 employees = 7 spaces
 Office - 1 space for every 200 SF
 SC-FRCM: 1000 SF / 200 SF = 5 spaces
 Vacant Space: 13, 911 SF / 200 SF = 70 Spaces
 Nightclub - 1 space for every 100 SF of gross floor area from 6:00AM to 9:00PM & 1 space for every 1.5 occupants from 9:00PM to 6:00AM
 Maximum number of occupants is based on seven to 15 square feet of actual floor area of the assembly space per person (43-11.2).
 District 96 - 9:00PM to 6:00AM: 12,666 SF / 15 SF = 844; 844 / 1.5 = 563 Spaces

Total Spaces: 29 + 16 + 7 + 5 + 70 + 563 = 690 Spaces
 Proposed Parking
 Low or Level + 2nd Interior Level + Top Level
 181 + 142 + 68 = 391 Spaces

ON-SITE PARKING SUMMARY:

LOWER LEVEL (EXTERIOR)	181 SPACES
SECOND LEVEL (INTERIOR)	142 SPACES
UPPER LEVEL (EXTERIOR)	68 SPACES
TOTAL:	391 SPACES

Scale 1" = 40'



- USE LEGEND:**
- TENANT: MICHAEL SCHROM
 AREA: 28,397 SF
 USE: OFFICE/PRODUCTION
 LEVEL: 3
 - TENANT: VACANT
 AREA: 13,911 SF
 USE: NONE
 LEVEL: 3
 - TENANT: DISTRICT 96
 AREA: 5,647 SF
 USE: BREWERY
 LEVEL: 3
 - TENANT: DISTRICT 96
 AREA: 16,859 SF
 USE: NIGHTCLUB
 LEVEL: 3
 - TENANT: RESTAURANT DEPOT
 AREA: 60,000 SF
 USE: WHOLESALE SALES/WAREHOUSE
 LEVEL: 1

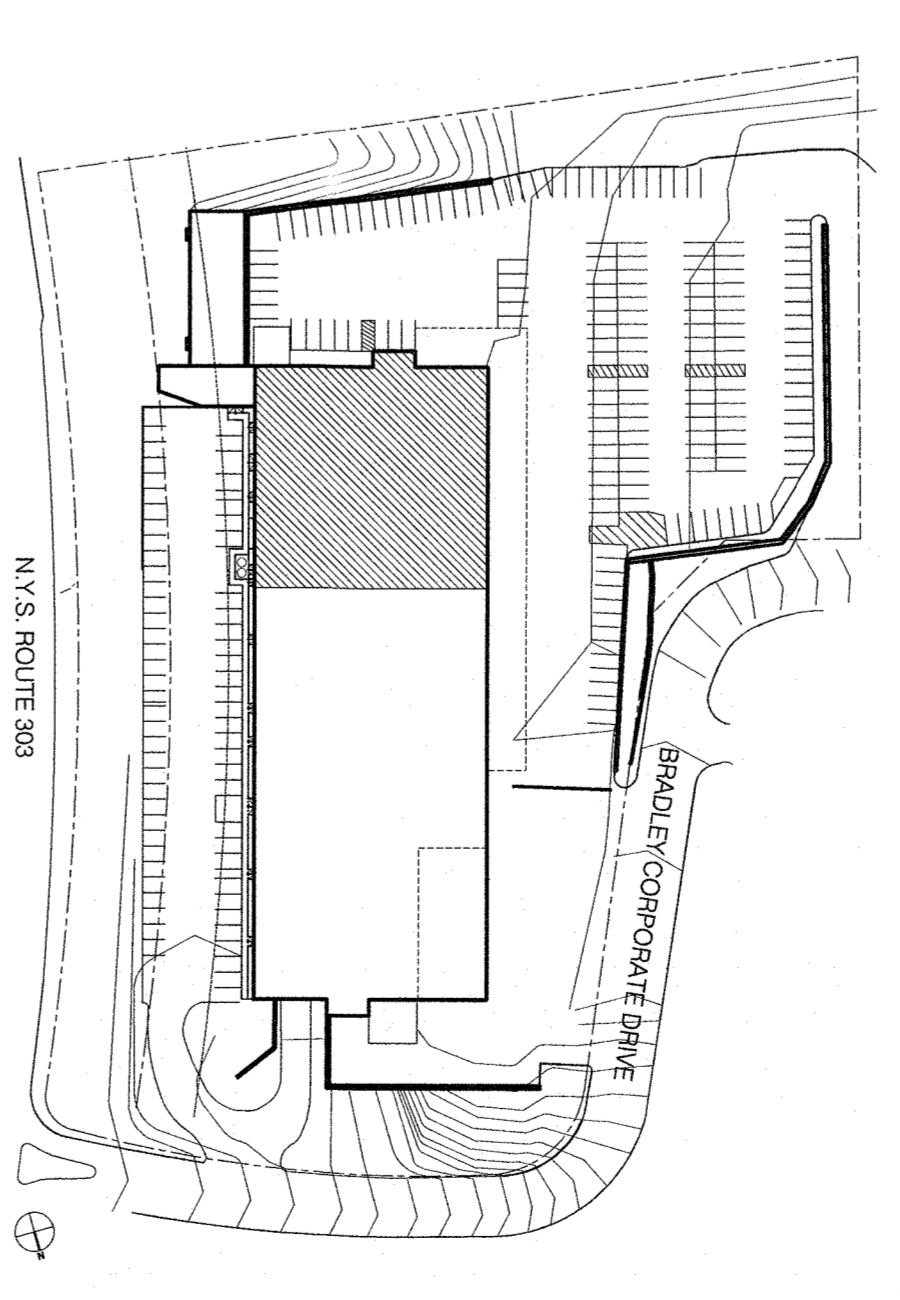
REFERENCE:

- SITE INFORMATION TAKEN FROM DRAWING ENTITLED "ALTA/ NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED APRIL 4, 2019, LATEST REVISION DATE JULY 8, 2021.
- INTERIOR GARAGE LAYOUT TAKEN FROM "PARKING LEVEL STRIPING PLAN" PREPARED BY WALKER CONSTANTS, DATED JULY 7, 2021.

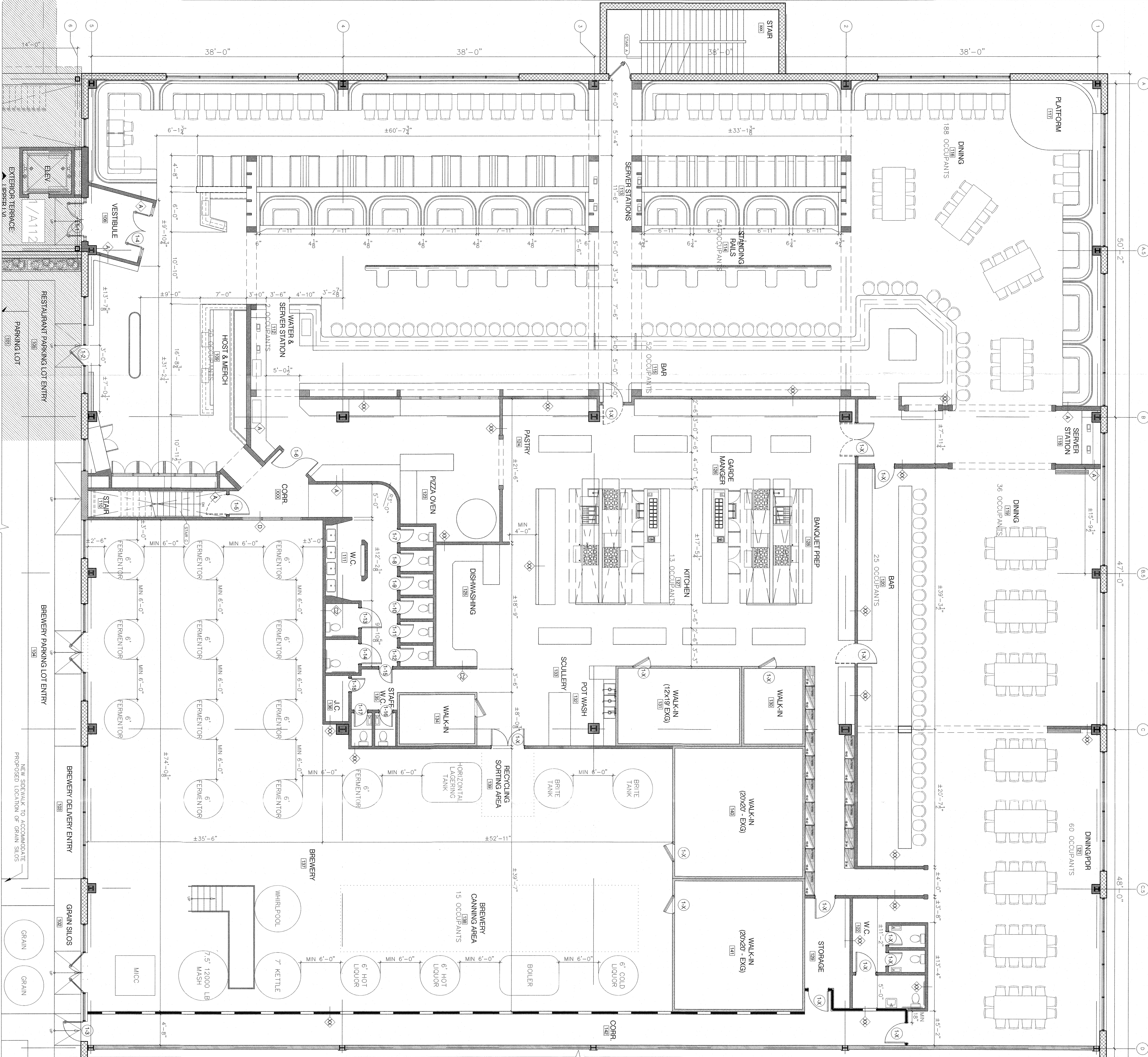
NYS Education Law
 Unauthorized alteration or additions to this plan are a violation of section 2209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.
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LEGEND

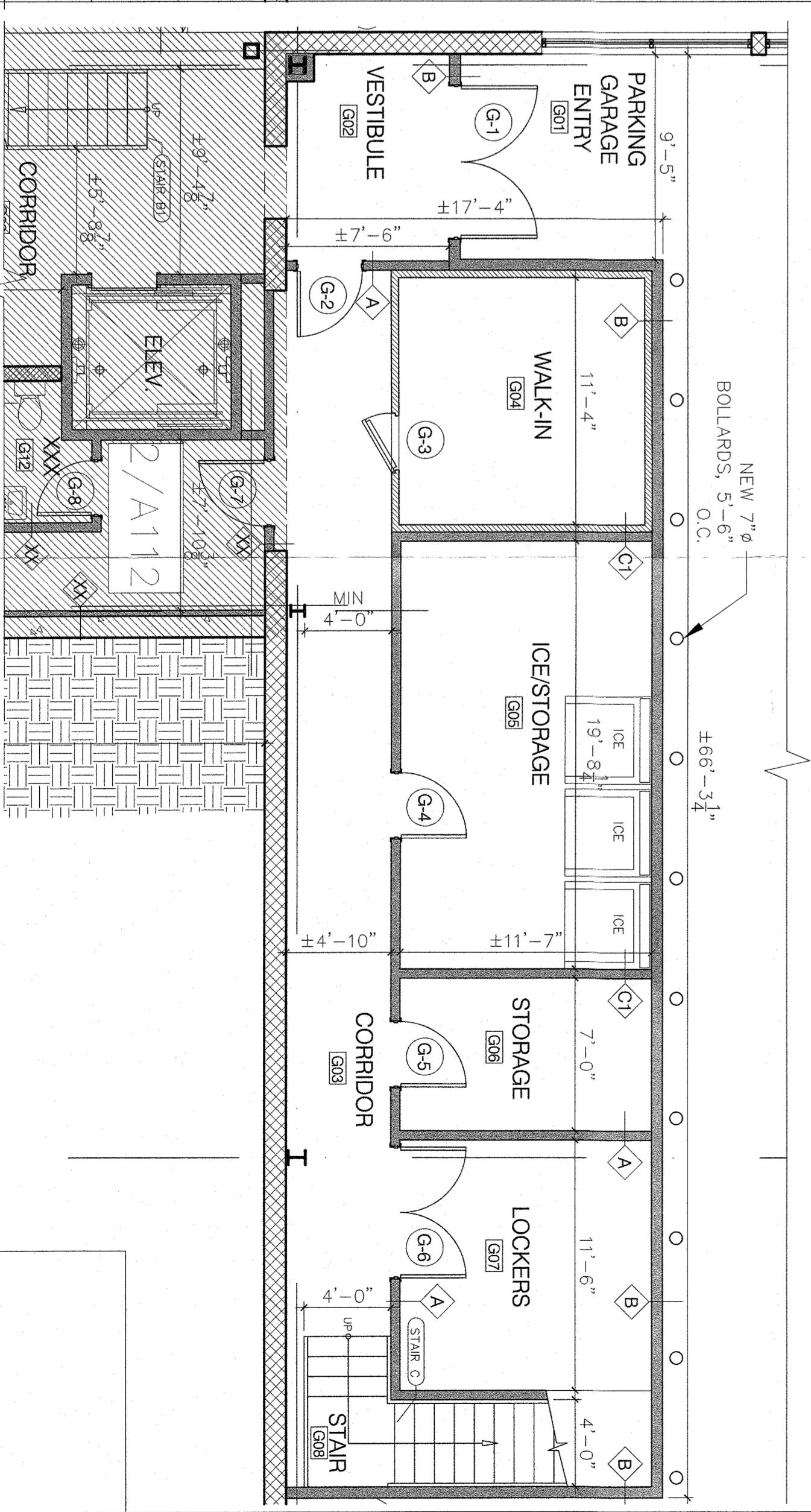
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[Symbol]	NEW MASONRY WALL
[Symbol]	EXISTING PARTITION
[Symbol]	NEW PARTITION
[Symbol]	NEW PARTITION - NON-RATED ASSEMBLY
[Symbol]	NEW PARTITION - RATED ASSEMBLY
[Symbol]	NEW INSULATED REFRIGERATION PANELS
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING DOOR
[Symbol]	THRESHOLD
[Symbol]	NEW DOOR
[Symbol]	DOOR TAG
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[Symbol]	WALKWAY TAG
[Symbol]	STAIR TAG
[Symbol]	EQUIPMENT TAG
[Symbol]	FLOOR FINISH TAG
[Symbol]	WINDOW TAG
[Symbol]	GREEN TAG (GREEN TO ANNO UNES)



3 1/128" = 1'-0" KEYPLAN



1 3/16" = 1'-0" BREWERY & RESTAURANT PLAN



2 3/16" = 1'-0" BOH GARAGE LEVEL PARTIAL PLAN

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ISSUE/REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE:
ANTHONY BREWERY PLANS
BREWERY & RESTAURANT PLAN
BOH GARAGE LEVEL PLAN

SHEET NUMBER:
A-111.00