

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 15, 2022

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Fire Prevention (Performance Standards)

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway

Permit sign - 1477-22
ZBA # 22-53
glenr

Review of Plans: Momentive Performance, 401 N. Middletown Road, Pearl River NY
Section 68.08 Block 1 Lot 1 LO zone

This matter is scheduled for:

Chapter 43, LO District, Section 3.11, LI District, Column 5, Paragraph 7 (Signage: 60 sf permitted, 203 sf proposed)

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 7, 2022

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 7, 2022**. **Kindly forward your completed review to this office by September 7, 2022.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7-12-2022

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 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: _____

Project Name: Project Oyster - Momentive Performance Materials USA LLC

Street Address: 401 North Middletown Road, Pearl River New York 10965

Tax Map Designation:

Section: 68 .08 Block: ~~08~~ 1 Lot(s): ~~#~~ 1
 Section: _____ Block: _____ Lot(s): _____

Directional Location: Building 180

On the south side of campus, approximately
200 feet north of the intersection of Route 304, in the
 Town of Pearl River in the hamlet/village of _____

Acreage of Parcel <u>180</u>	Zoning District <u>LI LI</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

Interior renovation of the existing 1st and 2nd floor office and lab space Bldg 180
Appr. 63,000 square feet.

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

Date: 7-12-2022 Applicant's Signature: 

APPLICATION REVIEW FORM

Applicant: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Property Owner: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

SEE PREVIOUS PAGE *

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 type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input 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 type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |



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 30, 2022

Applicant: Momentive Performance

Address: 401 N Middletown Rd, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.11, Column 1 LI District, Column 5, paragraph 7, 60 sf max sign area allowed with 203 sf proposed

Section: 68.08

Block: 1

Lot: 1

Dear Momentive Performance :

Please be advised that the Building Permit Application, which you submitted on June 21, 2022, 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,


Richard Oliver
Deputy Building Inspector

Signature of Director

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

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



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

20 Greenbush Road
Orangeburg, N.Y. 10962

Attachment 1 (Pg 2 of 4)

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

Referral to ARCHITECTURAL BOARD OF REVIEW

Date: June 30, 2022 Section: 68.08 Block: 1 Lot: 1

Applicant: Momentive Performance

Address: 401 N Middletown Rd, Pearl River, NY

RE: Application Made at: same

Referred For: **Chapter 2 § 2-4 To review applications for building permits.**

A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

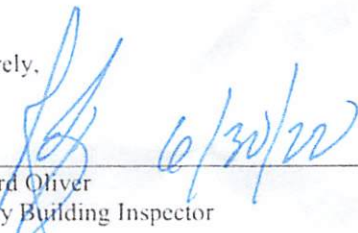
Comments: 3 new signs


also see Chapter 2, Section 2-5B(5)

Dear Momentive Performance :

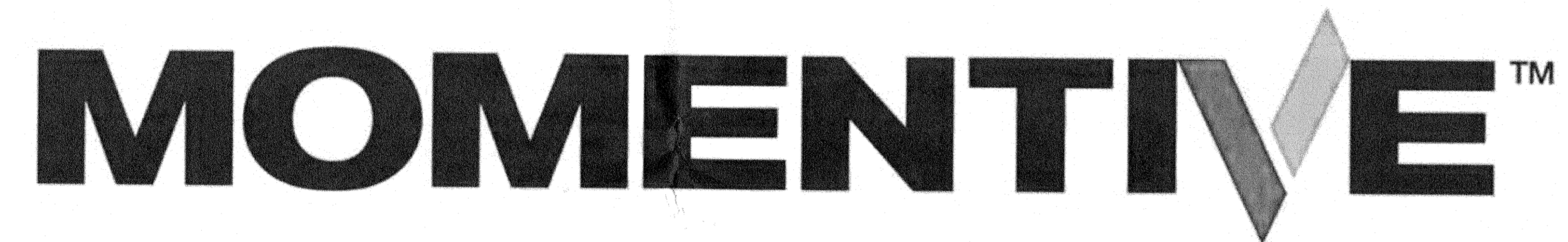
Please be advised that the Building Permit Application, which you submitted on June 21, 2022, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC

Date
CC: Liz Decort
Cheryl Coopersmith



PROJECT OYSTER

EXTERIOR SIGNAGE SUBMISSION

JUNE 10, 2022

401 N Middletown Road,
Pearl River, NY 10965

Gensler

Architect

1700 Broadway
Suite 400
New York NY 10019
United States
Phone: 212.492.1400
Fax: 212.492.1472

Gensler

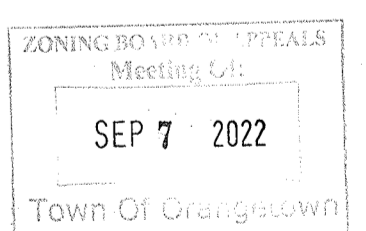
Architect

10 North Park Place
Suite 400
Morristown NJ 07960
United States
Phone: 973.290.8500
Fax: 973.290.8585



Project Engineer

20 South Middlesex Avenue,
Suite B
Monroe Township, NJ 08831
United States
Phone: 732.438.1600
Fax: 609.642.6947



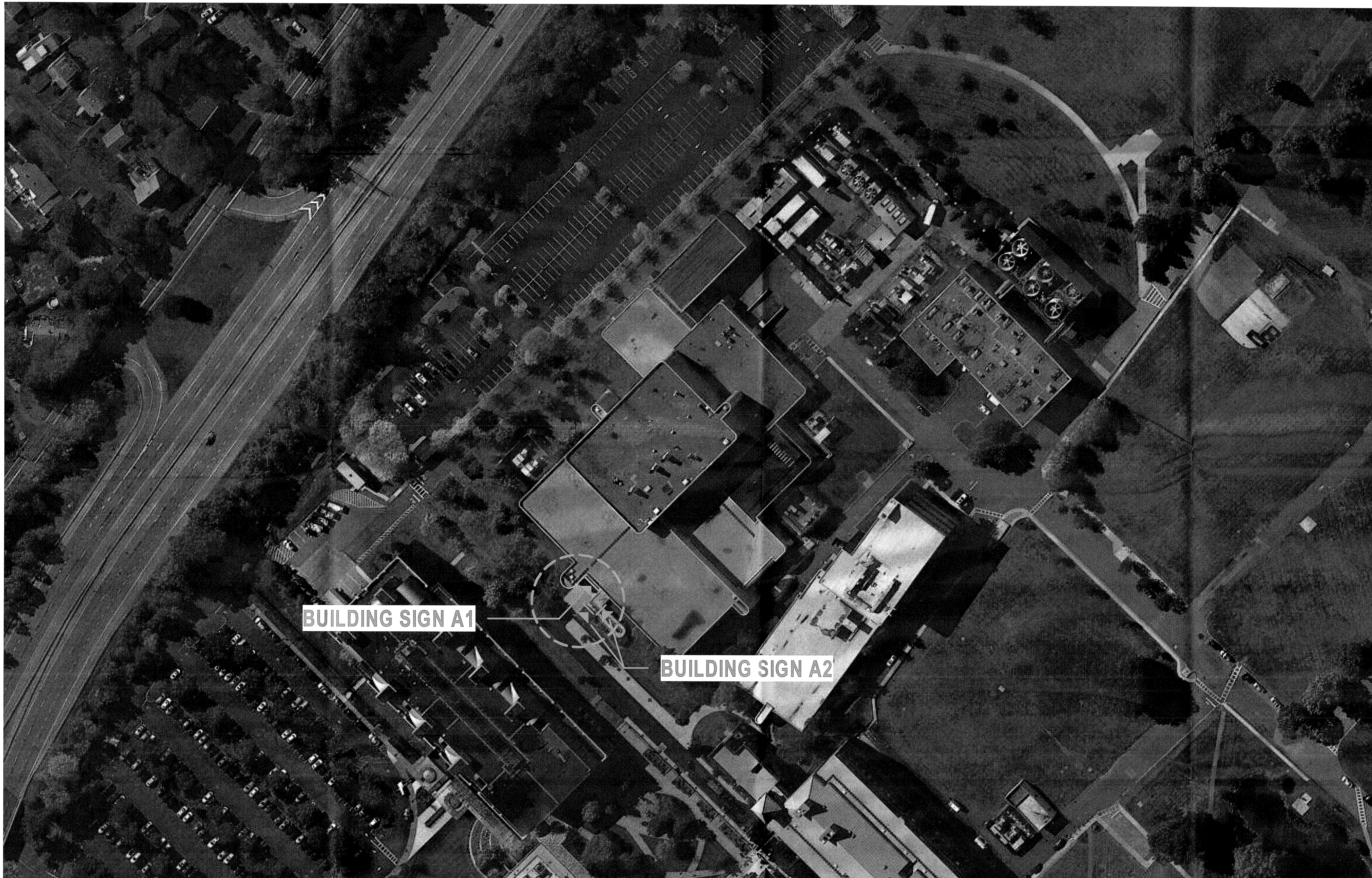
401 N Middletown Road,
Pearl River, NY 10965

Gensler

10 North Park Place
Suite 400
Morristown, NJ 07960
United States
Tel 973.290.8500
Fax 973.290.8585

Rock Brook

20 South Middlesex Avenue
Suite B
Monroe Township, NJ 08831
United States
Tel 732.438.1600
Fax 609.642.6947



Date	Description
6/10/2022	EXTERIOR SIGNAGE SUBMISSION

Seal / Signature

Project Name
PROJECT OYSTER

Project Number
12.0328.000

Description
SITE PLAN

Scale

Gensler

10 North Park Place
Suite 400
Morristown, NJ 07960
United States
Tel 973.290.8500
Fax 973.290.8585

Rock Brook

20 South Middlesex Avenue
Suite B
Monroe Township, NJ 08831
United States
Tel 732.438.1600
Fax 609.642.6947



BUILDING SIGN A1

BUILDING SIGN A2

RENDERING BY OTHERS. INCLUDED TO SHOW
DESIGN INTENT

Date	Description
6/10/2022	EXTERIOR SIGNAGE SUBMISSION

Seal / Signature

Project Name

PROJECT OYSTER

Project Number

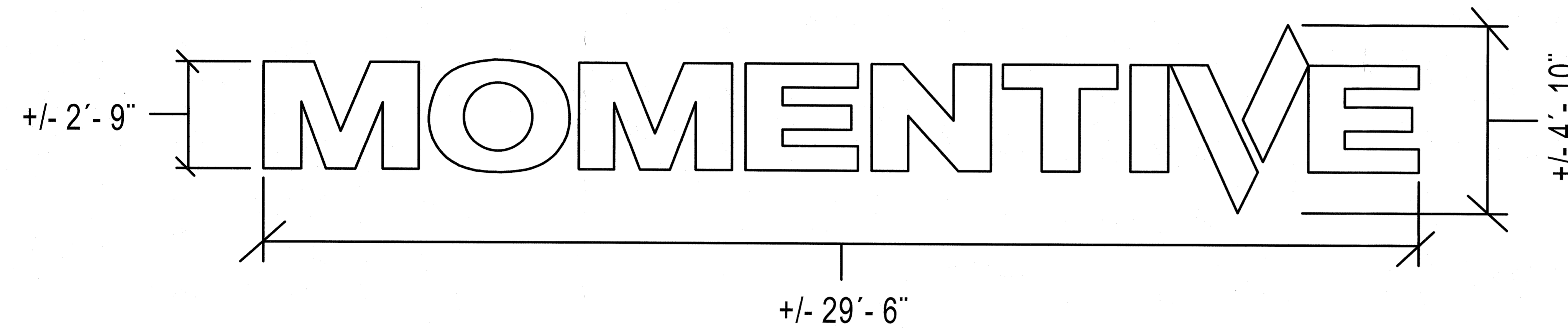
12.0328.000

Description

RENDERING

Scale

BUILDING SIGN A1



FACE: WHITE*
 RETURNS: WHITE*
 ILLUMINATED: YES (WHITE LED)*
 SIGN HEIGHT: SEE DIMENSIONS*
 SIGN WIDTH: SEE DIMENSIONS*
 DESCRIPTION: INDIVIDUALLY ILLUMINATED PLEX FACE
 CHANNEL LETTERS MOUNTED FLUSH ON FACADE*

*INFORMATION SHOWN IS ASSUMED. TO BE
 CONFIRMED BY SIGNAGE VENDOR



RENDERING BY OTHERS. INCLUDED TO SHOW
 DESIGN INTENT

MOMENTIVE™

401 N Middletown Road,
 Pearl River, NY 10965

Gensler

10 North Park Place
 Suite 400
 Morristown, NJ 07960
 United States
 Tel 973.290.8500
 Fax 973.290.8585

Rock Brook

20 South Middlesex Avenue
 Suite B
 Monroe Township, NJ 08831
 United States
 Tel 732.438.1600
 Fax 609.642.6947

Date	Description
6/10/2022	EXTERIOR SIGNAGE SUBMISSION

Seal / Signature

Project Name

PROJECT OYSTER

Project Number

12.0328.000

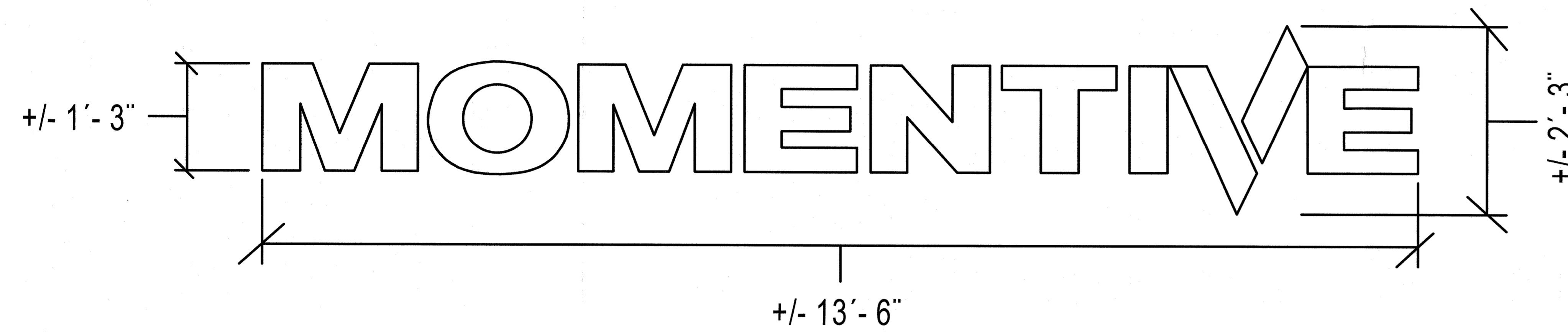
Description

BUILDING SIGN A1

Scale

04

BUILDING SIGN A2



FACE: SEE IMAGE FOR COLOR*
 RETURNS: SEE IMAGE FOR COLOR*
 ILLUMINATED: NO*
 SIGN HEIGHT: SEE DIMENSIONS*
 SIGN WIDTH: SEE DIMENSIONS*
 DESCRIPTION: INDIVIDUAL 1/2" THICK PAINTED ALUMINUM LETTERS MOUNTED FLUSH*

*INFORMATION SHOWN IS ASSUMED. TO BE CONFIRMED BY SIGNAGE VENDOR



RENDERING BY OTHERS. INCLUDED TO SHOW DESIGN INTENT

MOMENTIVE™

401 N Middletown Road,
 Pearl River, NY 10965

Gensler

10 North Park Place
 Suite 400
 Morristown, NJ 07960
 United States
 Tel 973.290.8500
 Fax 973.290.8585

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20 South Middlesex Avenue
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Date	Description
6/10/2022	EXTERIOR SIGNAGE SUBMISSION

Seal / Signature

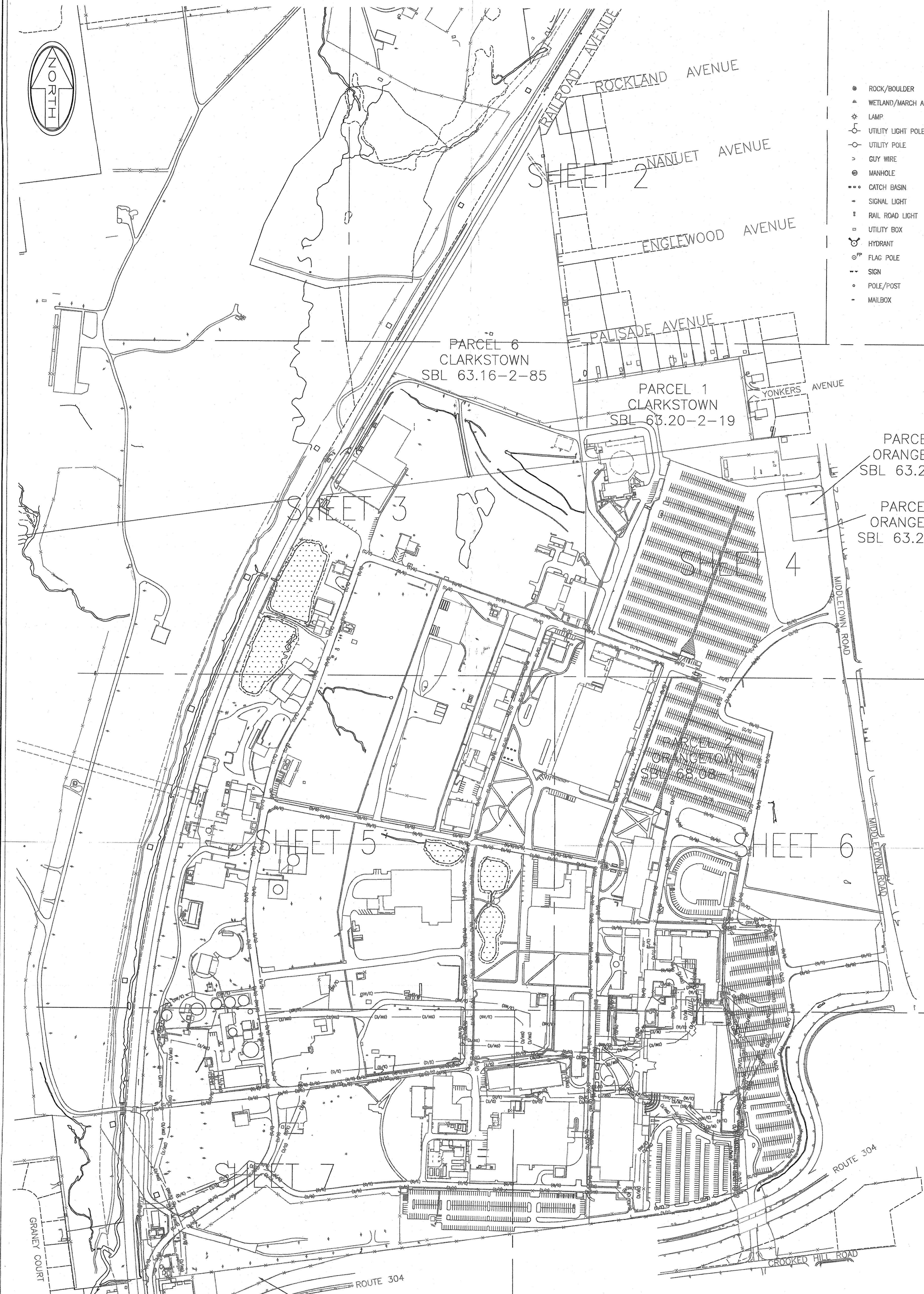
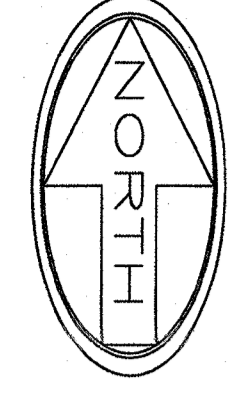
Project Name
 PROJECT OYSTER

Project Number
 12.0328.000

Description
 BUILDING SIGN A2

Scale

05



LEGEND

- ROCK/BOULDER
- ▲ WETLAND/MARCH AREA
- LAMP
- UTILITY LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MANHOLE
- CATCH BASIN
- SIGNAL LIGHT
- RAIL ROAD LIGHT
- UTILITY BOX
- HYDRANT
- FLAG POLE
- SIGN
- POLE/POST
- MAILBOX

- GUIDE RAIL
- WETLAND/MARCH AREA
- WATER
- Federal Wetlands
- CIRCULATION EASEMENT
- DRAINAGE EASEMENT
- SEWER AND WATER EASEMENT
- WATER EASEMENT

OVERALL MAP (1" = 200')

LEGAL DESCRIPTION

PARCEL 1 (S63.20 B2 L19)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point; said point lies SOUTH 07°23'54" EAST a distance of 150.13' from the Southerly side of Palisades Avenue at the North West corner of TAX LOT 63.2-2-1;
 thence NORTH 80°38'45" EAST a distance of 723.33';
 thence SOUTH 08°44'21" EAST a distance of 362.24';
 thence SOUTH 82°17'01" WEST a distance of 731.40';
 thence NORTH 07°23'54" WEST a distance of 341.51' which is the point of BEGINNING.
 Having an area of 255,890.68 square feet or 5.874 acres.
 Subject to any easements or rights of way that may or may not be on record.

PARCEL 2 (S68.08 B1 L01)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point on the westerly side of South Middletown Road at the South East corner of TAX LOT 63.20-1-1;
 thence SOUTH 08°18'44" EAST a distance of 147.00';
 thence SOUTH 82°27'12" WEST a distance of 150.00';
 thence SOUTH 08°15'28" EAST a distance of 100.00';
 thence SOUTH 08°50'10" EAST a distance of 100.00';
 thence NORTH 82°27'12" EAST a distance of 150.00';
 thence SOUTH 08°50'10" WEST a distance of 80.62';
 thence SOUTH 82°35'42" WEST a distance of 6.56';
 thence SOUTH 07°28'13" EAST a distance of 595.54';
 thence NORTH 83°03'34" EAST a distance of 5.18';
 thence SOUTH 07°53'27" EAST a distance of 383.83';
 thence SOUTH 09°44'05" EAST a distance of 183.81';
 thence SOUTH 07°41'38" EAST a distance of 233.23';
 thence SOUTH 08°45'12" EAST a distance of 64.30';
 thence SOUTH 10°40'21" EAST a distance of 109.45';
 thence NORTH 88°58'17" WEST a distance of 664.42';
 thence NORTH 01°20'37" WEST a distance of 77.28';
 thence NORTH 88°58'25" WEST a distance of 68.80';
 thence NORTH 00°44'28" WEST a distance of 39.55';
 thence NORTH 89°15'32" WEST a distance of 87.71';
 thence NORTH 01°18'37" EAST a distance of 87.71';
 thence NORTH 89°28'10" WEST a distance of 94.56';
 thence SOUTH 02°23'21" WEST a distance of 29.96';
 thence NORTH 89°19'41" WEST a distance of 118.43';
 thence SOUTH 02°01'50" WEST a distance of 118.27';
 thence NORTH 88°30'56" WEST a distance of 198.06';
 thence SOUTH 01°19'24" WEST a distance of 974.70';
 thence SOUTH 82°21'23" WEST a distance of 1009.44';
 thence SOUTH 82°24'56" WEST a distance of 593.30';
 thence SOUTH 82°24'56" WEST a distance of 249.88';
 thence SOUTH 05°31'03" EAST a distance of 50.00';
 thence SOUTH 08°01'28" EAST a distance of 50.00';
 thence SOUTH 83°42'02" WEST a distance of 50.00';
 thence with a curve turning to the right with a radius of 5703.15' and an arc length of 3584.94';
 thence NORTH 82°17'01" EAST a distance of 185.127';
 thence NORTH 82°36'02" EAST a distance of 104.87';
 thence SOUTH 08°18'44" EAST a distance of 99.91';
 thence NORTH 82°36'02" EAST a distance of 154.85' which is the point of BEGINNING.
 Having an area of 7,867,653.27 square feet or 180.616 acres.
 Subject to any easements or rights of way that may or may not be on record.

PARCEL 3 (S68.12 B1 L2)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point on the northerly side of New York State Route 304 at the South East corner of TAX LOT 68.12-1-1;
 thence NORTH 07°22'18" WEST a distance of 124.82';
 thence NORTH 82°24'56" EAST a distance of 593.30';
 thence SOUTH 74°39'25" WEST a distance of 321.52';
 thence SOUTH 65°56'18" WEST a distance of 287.02' which is the point of BEGINNING.
 Having an area of 30,037.18 square feet or 0.689 acres.
 Subject to any easements or rights of way that may or may not be on record.

PARCEL 4 (S63.20 B1 L3)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point, said point lies SOUTH 08°18'44" EAST a distance of 243.27' and thence SOUTH 06°50'10" EAST a distance of 3.73' from the westerly side of South Middletown Road at the South East corner of TAX LOT 63.20-1-1;
 thence SOUTH 08°18'44" EAST a distance of 100.00';
 thence SOUTH 82°27'12" WEST a distance of 150.00';
 thence NORTH 06°50'10" WEST a distance of 100.00';
 thence NORTH 82°27'12" EAST a distance of 150.00' which is the point of BEGINNING.
 Having an area of 14,998.85 square feet or 0.34 acres.
 Subject to any easements or rights of way that may or may not be on record.

PARCEL 5 (S63.20 B1 L2)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point, said point lies SOUTH 08°18'44" EAST a distance of 147.00' from the westerly side of South Middletown Road at the South East corner of TAX LOT 63.20-1-1;
 thence SOUTH 08°18'44" EAST a distance of 96.27';
 thence SOUTH 08°50'10" EAST a distance of 3.73';
 thence SOUTH 82°27'12" WEST a distance of 150.00';
 thence NORTH 08°15'28" WEST a distance of 100.00';
 thence NORTH 82°27'12" EAST a distance of 150.00' which is the point of BEGINNING.
 Having an area of 15,003.29 square feet or 0.34 acres.
 Subject to any easements or rights of way that may or may not be on record.

PARCEL 6 (S63.16 B2 L85)
 All that certain piece or parcel of land lying and being in the Town of Clarkstown, County of Rockland and State of New York and being more particularly bounded and described as follows:
 BEGINNING at point; said point lies NORTH 07°23'54" WEST a distance of 10.56' from the Southerly side of Palisades Avenue at the North West corner of TAX LOT 63.2-2-1;
 thence SOUTH 07°23'54" EAST a distance of 502.20';
 thence SOUTH 82°17'01" WEST a distance of 1119.87';
 thence with a curve turning to the right with a radius of 5703.15', and an arc length of 55.89';
 thence NORTH 30°17'57" EAST a distance of 1774.37';
 thence SOUTH 07°23'54" WEST a distance of 290.44';
 thence SOUTH 07°23'54" EAST a distance of 689.50' which is the point of BEGINNING.
 Having an area of 808,265.35 square feet or 18.55 acres.
 Subject to any easements or rights of way that may or may not be on record.

SCHEDULE B-11 (EXCEPTIONS)

1. N/A
2. N/A
3. N/A
4. N/A
5. PLOTTED (DEVELOPMENT RESTRICTIONS)
6. N/A
7. NOT PLOTTABLE
8. PLOTTED (YONKERS AVENUE ROW)
9. PLOTTED (100' WIDE ELECTRIC TRANSMISSION EASEMENT)
10. PLOTTED (COLLECTOR PIPE AND CATCH BASIN EASEMENT)
11. PLOTTED (2 DRAINAGE EASEMENTS)
12. NOT PLOTTABLE
13. PLOTTED (GAS PIPELINE EASEMENT)
14. PLOTTED (CONTAMINATED AREA)
15. PLOTTED (DRAINAGE EASEMENT)
16. NOT PLOTTABLE
17. PLOTTED (RETENTION POND FOR TOWN OF CLARKSTOWN)
18. NOT PLOTTABLE
19. NOT PLOTTABLE
20. NOT PLOTTABLE

ALTA/ACSM CERTIFICATIONS

To INDUSTRIAL REALTY GROUP, LLC, First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(c), 13, 14, 15, 17, 18, and 19 of Table A thereof. The field work was completed on 2015-07-09.
 Date of Plat or Map: 2015-07-12

TABLE A REQUIREMENTS

1. To be set as requested
2. 401 N Middletown Road, Pearl River, New York
3. Flood Zone: Property being mainly in other area zone x (areas determined to be outside the 0.2% annual chance floodplain) except for a section being in special flood hazard areas subject to inundation by the 1% annual chance flood zone AE (base flood elevations determined) as shown on flood insurance rate maps 360870159g with effective dates being march 3, 2014
4. Shown on survey
5. Not provided by insurer
- 6.a. Shown on survey
- 7.a. Shown on survey
- 7.b. Shown on survey
- 7.c. Shown on survey
8. Shown on survey
9. Parking Spaces 2542 total
10. 2518 Regular
11. Handicap
12. 5 Motorcycle
13. None present
14. Shown on survey
15. Shown on survey
16. At intersection
17. None at time of survey
18. Not Applicable
19. None visible

As shown on survey as determined from Federal Wetlands - US Department of the Interior, Fish & Wildlife Service, National Wetlands Inventory, 2014 prepared by the Rockland County Planning Department - GIS January 2015

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY TITLE #NCS-731370-0C72 DATED 04/03/2015

SURVEY NOTE

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
 SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD
 UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION
 UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES
 SURVEY DATA IS COMPILED FROM GROUND SURVEY, PZIFER RECORD PLANS AND AERIAL SURVEY DATA

BUILDING DIMENSIONS/INFORMATION WERE DERIVED FROM FIELD DATA, PZIFER RECORD PLANS AND AERIAL SURVEY DATA
 AERIAL SURVEY DATA PROVIDED BY:
 GOLDEN AERIAL SURVEYS, INC.
 NEWTON, CT 06470
 DATE OF PHOTOGRAPHY 12-12-2013
 SCALE OF PHOTOGRAPHY 3CM GSD

THIS MAPPING MEETS NATIONAL MAP ACCURACY STANDARDS FOR CLASS II 20 SCALE MAPPING.
 ALL MAPPING WAS COMPLETED IN NORTH AMERICAN DATUM 1983.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SUBDIVISION 2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE INKED OR IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



ALTA/ACSM SURVEY PREPARED FOR INDUSTRIAL REALTY GROUP, LLC
 TOWN OF CLARKSTOWN AND TOWN OF ORANGETOWN
 COUNTY OF ROCKLAND, STATE OF NEW YORK

SCALE: 1" = 50'
 SURVEY DATE: 2015-07-09

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