

ZONING BOARD OF APPEALS

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

Date: October 20, 2022

TO: OBAPAE

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

Review of Plans: Subaru, 582 Route 303, Blauvelt, NY

Section 70.14 Block 4 Lot 12 CC zone

This matter is scheduled for:

Chapter 43, CC District, Section 3.11, Column 5 #3 (Business signs with total sign area per establishment not to exceed 15% of the sign wall area; and in no event more than 40 square feet: 297.65 Sq. Ft. proposed) and #4 (D)) Sign not attached to a building shall be set back at least 35 feet from the front lot line: proposed setback on Route 303 is 1' and 7' from Erie Street) and from Article XIII, Route 303 Overlay District: Section 13.10 B (4) (Signage shall be permitted within the twenty -five vegetative buffer adjacent to such right-of-way line... 25; setback required with 1-foot setback proposed) for signs at the Subaru Service area. The premises are located at 582 Route 303, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.14, Block 4, Lot 12 in the CC zoning district.

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: December 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, December 7, 2022** . **Kindly forward your completed review to this office by December 7, 2022.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



**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: October 19, 2022

To: Debbie Arbolino, Administrative Aide

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

Subject: **Bill Kolb Jr. Subaru Sign Plans**
Zoning Board of Appeals Signage Application
582 Route 303, Blauvelt; 70.14/4/12; CC zoning district

Submission Reviewed:

Philadelphia Sign application package, last revised 10-12-22.

1) The following variances are required:

Chapter 43, Table 3.11, use regulations CC District, Column 5 General Accessory Uses:

- a) Number 3, "*Business signs with total sign area per establishment not to exceed 15% of the sign wall area, and in no event more than 40 square feet.*" Total sign area proposed is 297.65 square feet.
- b) Number 4 (D) "sign not attached to a building shall be set back at least 25 feet from the front lot line". Proposed setback on route 303 is 1 foot and 7 feet is proposed on Erie Street.

Chapter 43, Article XIII, Route 303 Overlay District, section 13.10, B (4), "Signage.... shall not be permitted.....within the twenty-five-foot vegetated buffer adjacent to such right-of-way line...25' setback required with 1-foot setback proposed.

2) Acabar review and approval is required.

JS
10-19-2022

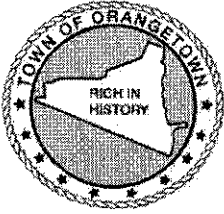
10-19-2022 Review notes for file-



Drawings number 4 and 5 (annotated photographs, dated 9-30-2022 have been eliminated from the set.)

The following drawings from 9-30-2022 submission have been renumbered – new date is last revised 10-12-2022=

- Dwg #6 is now #4
- Dwg #7 is now #5
- Dwg #8 is now #6
- Dwg #9 is now #7
- Dwg #10 is now #8



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

ZONING BOARD OF APPEALS

Date: October 18, 2022

Applicant: Subaru signs third submission for Director's review

Address: 455 South Broadway, Upper Grandview

Section: 70.14

Block: 4

Lot: 12

Permit# _____

Plans Submitted: Philadelphia Signs (8 pages) latest revision date 10/12/2022

RECEIVED

OCT 18 2022

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Project Name: _____

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

Sincerely

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

J 10/19/22

* APPROVED P. B. SITE
 PLAN SHALL BE PROVIDED
 AS PART OF ZBA PACKAGE.

DWIGHT D. JOYCE

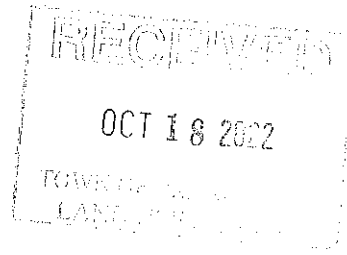
2 JOYCE PLAZA
STONY POINT, NEW YORK 10980

TELEPHONE 845-429-9323
FAX 845-205-4442 (SERVICE NOT ACCEPTED)
EMAIL: office@dwightjoycelaw.com

ADMITTED:
NEW YORK & NEW JERSEY

October 18, 2022

Ms. Jane Slavin, R.A.
Director
Office of Building, Zoning,
Planning, Administration and
Enforcement
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962



Re: Application of Subaru
582 Rt. 303
Orangeburg, NY 10962

Dear Director Slavin:

Attached please find my edits and changes in response to your review of Subaru's September 30, 2022 plan submission.

I am submitting with this letter an amended page 1 and page 6 of the ZBA application. This amends the project description to reflect the total square footage of 297.65 sq. ft. in total for the eight (8) signs proposed. The square footage reflected on September 17, 2021 submission review letter may be partially explained as the eighth sign appears to have not been included in the original total.

In addition, I have caused the Philadelphia sign documents, two copies attached, to be amended making them consistent with the material submitted to your Planning Board.

If you have any questions please do not hesitate to call.

Very truly yours,


Dwight D. Joyce



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

Jane Slavin, RA
Director

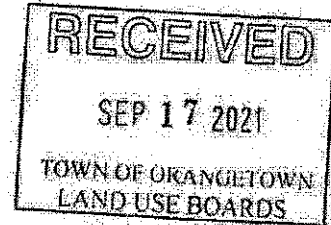
(845) 359-8410

Fax: (845) 359-8526

Date: September 17, 2021

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **Bill Kolb Jr. Subaru Sign Plans**
Prepreliminary/ Preliminary/ Final Sign Location Plan.
582 Route 303, Blauvelt; 70.14/4/12; CC zoning district

PB #19-48

Submission Reviewed:

Sign Plan as prepared by Atzl, Nasher & Zigler, PC, last revised 3-12-2021.

1) The following variances are required:

Chapter 43, Table 3.11, use regulations CC District, Column 5 General Accessory Uses:

- a) Number 3, "Business signs with total sign area per establishment not to exceed 15% of the sign wall area, and in no event more than 40 square feet." Total sign area proposed is 1051 square feet.
- b) Number 4 (D) "sign not attached to a building shall be set back at least 25 feet from the front lot line". Proposed setback on route 303 is 1 foot and 7 feet is proposed on Erie Street.

297,65 \$
PER REVISED
PLANS
DATE 9/30/22

Chapter 43, Article XIII, Route 303 Overlay District, section 13.10, B (4), "Signage.... shall not be permitted.....within the twenty-five-foot vegetated buffer adjacent to such right-of-way line...25' setback required with 1-foot setback proposed.

2) Acabor review and approval is required.

3) The following items must be completed on the SEAF: Number 3, a,b,c; Number 5, b; Number 13, b; Number 14.

JS
9-17-2021



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

ZONING BOARD OF APPEALS

Date: October 6, 2022

Applicant: Subarau signs second submission for Director's review

Address: 582 Route 303 Blauvelt, NY

Section: 70.14

Block: 4

Lot: 12

Permit# _____

Plans Submitted: Philadelphia Signs dated 02/15/18 (10 pages)

Survey dated 2/10/21 revised 3/12/21 signed sealed John R. Atzl PLS

Project Name: Signs Subaru Service Facility

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

RECEIVED

OCT 6 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: _____



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

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ZONING BOARD OF APPEALS

Date: October 6, 2022

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Address: 582 Route 303 Blauvelt, NY

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Block: 4

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Survey dated 2/10/21 revised 3/12/21 signed sealed John R. Atzl PLS

Project Name: Signs Subaru Service Facility

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

RECEIVED

OCT 6 2022

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: _____

Comments on
8/10/6/22 BACK →
Revise & Resubmit

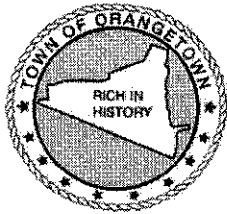
1) SIGN DRAWING #1 DATED 9/30/22 SIGNS
NO 6 & NO 8 ARE NOW IN A DIFFERENT
LOCATION & DOES NOT MATCH PLAN
REVIEWED BY PLANNING BOARD

2) SHEET 4 SHOWS SIGN #6 & #7 IN
DIFF. LOCATION ALSO (SEE #1 ABOVE).

3) SHEET 5 SHOWS SIGN #8 IN
WRONG LOCATION

4) SHEET 10 HAS RED BOXES THAT
ARE BLOCKING THE DIMENSIONAL
INFORMATION.

emailed to [office@dmight](mailto:office@dmight.com)
office@voylelaw.com
11:45 AM
Oct 7, 2022



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangetown, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: Sept. 22, 2022

Applicant: Subaru Service Facility Signs

Address: 582 Route 303 Blauvlet, NY

Section: 70.14

Block: 4

Lot: 12

Permit# _____

Plans Submitted: Philadelphia Sign revised 03/02/21 (7pages)

Philadelphia Sign dated 11/7/14 revised 4/30/15 Directional (1 page)

Survey dated Nov. 11, 2020 Atzl Nasher & Zigler

Sign Plan dated Feb. 10, 2021 revised 3/12/21 John Atzl

Project Name: Signs- Subaru Service Facility

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

RECEIVED

SEP 22 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: 9/26/22 ADDITIONAL INFO REQ'D.

- 1) WHY IS OTHER RT 303 LOCATION - EXISTING SITE PLAN IN PACKAGE?
- 2) SIGN PLAN BY ATZL SHOWS (7') SETBACK TO SIGN NOT, HOWEVER SHEET 1 OF PHILADELPHIA SIGN SHOWS 10' SETBACK, WHICH IS CORRECT?
- 3) SHEET 4 SAYS OPTION 1, SHEET 5 SAYS OPTION 2 - WHICH ONE

DO THEY INTEND AS SQUARE FOOTAGE OF SIGNAGE IS DIFFERENT

- 4) DETAILED DRAWINGS FOR NO 6/8 AND NO 7 SHALL BE PROVIDED (SEE SIGNAGE SUBMITTED TO PLANNING BD)
- 5) FULL SIGNAGE AREA CALCULATION BREAKDOWN SHALL BE PROVIDED.
- 6) HOW ARE 6,7,8 TO BE ILLUMINATED?
- 7) DWG # B58013 - ENGINEERING SHOP DRAWING WHERE IS THIS SIGN GOING?
WHAT NUMBER IS IT?

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: SIGNS- SUBARU SERVICE FACILITY

Street Address: 582 RTE 303, BLAUVELT 10913

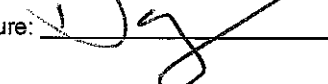
Tax Map Designation:
 Section: 70.14 Block: 4 Lot(s): 12
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the SOUTH side of ERIE STREET, approximately
500 feet WEST of the intersection of RTE 303, in the
 Town of ORANGETOWN in the hamlet/village of BLAUVELT.

Acreage of Parcel <u>2.02</u>	Zoning District <u>CC</u>
School District <u>S. ORANGETOWN</u>	Postal District <u>ORANGETOWN</u>
Ambulance District <u>S. ORANGETOWN</u>	Fire District <u>BLAUVELT</u>
Water District <u>VEOLIA NEW YORK</u>	Sewer District <u>ORANGETOWN</u>

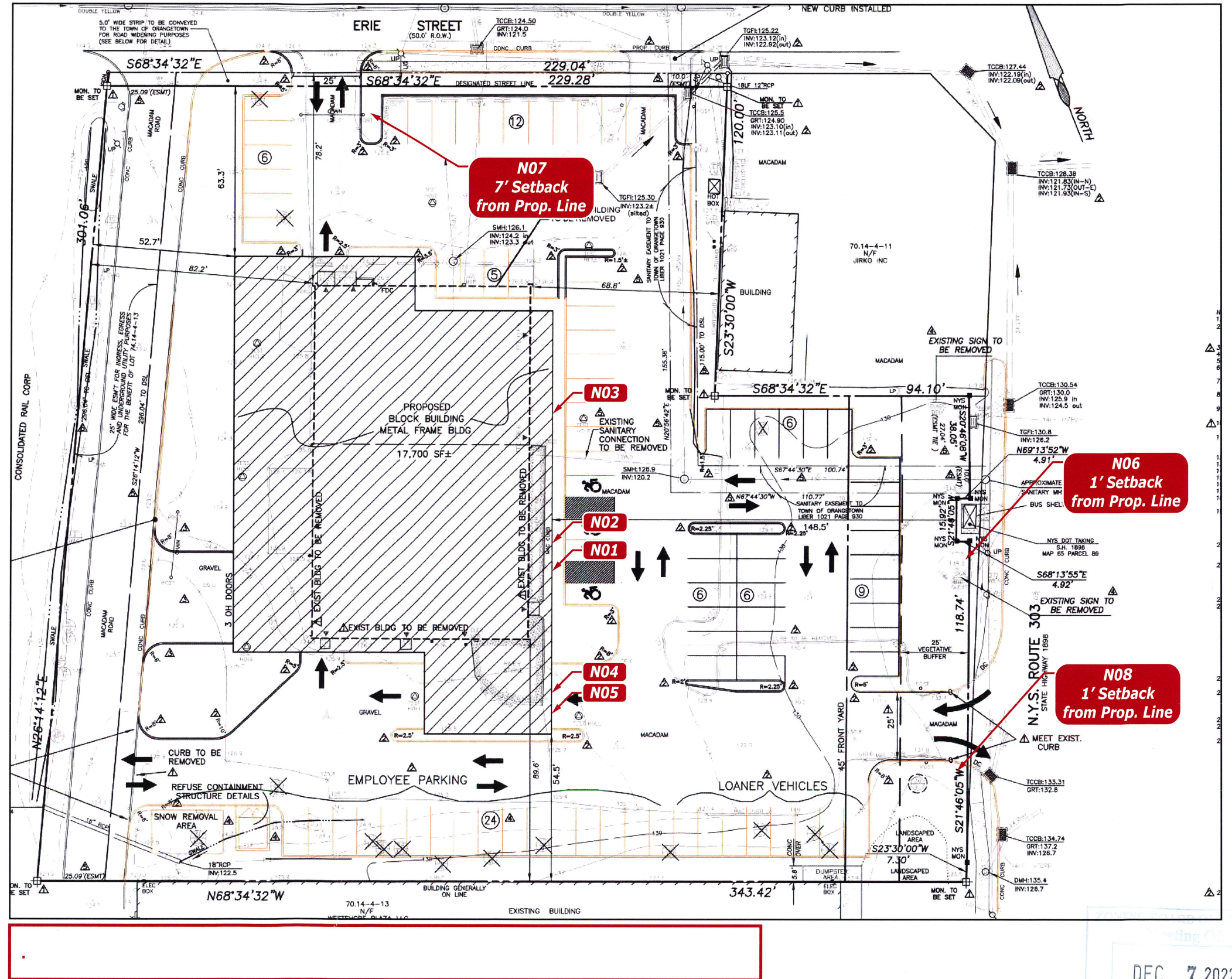
Project Description: *(If additional space required, please attach a narrative summary.)*
INSTALLATION OF EIGHT (8) SIGNS AT FACILITY , BOTH GROUND AND BUILDING

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

Date: 9/15/2022 Applicant's Signature: 

SIGN INVENTORY

SITE:	SUB0217S Bill Kolb Jr Subaru	
SIGN	PAGE	PROPOSED SIGN
N01	4	53”h 2019 Chrome Logo - 39.8SF
N02	4	36”h 2019 “SUBARU” Chnl Ltrs - 69.4SF
N03	4	24”h “BILL KOLB JR” Chnl Ltrs - 43.67SF
N04	4	18”h “SERVICE” Chnl Ltrs - 15.5SF
N05	4	12”h “EXPRESS” Chnl Ltrs - 6.66SF
N06	2	P48 Pylon - 16’ 4” OAH - 50.9SF
N07	3	M24 2019 Monument - 7’ 4-7/8” OAH - 35.86SF
N08	3	M24 2019 Monument - 7’ 4-7/8” OAH - 35.86SF
GRAND TOTAL AREA OF SIGNS - 297.65 SF		
NOTE: ALL SIGNS ARE INTERNALLY LED LIT		

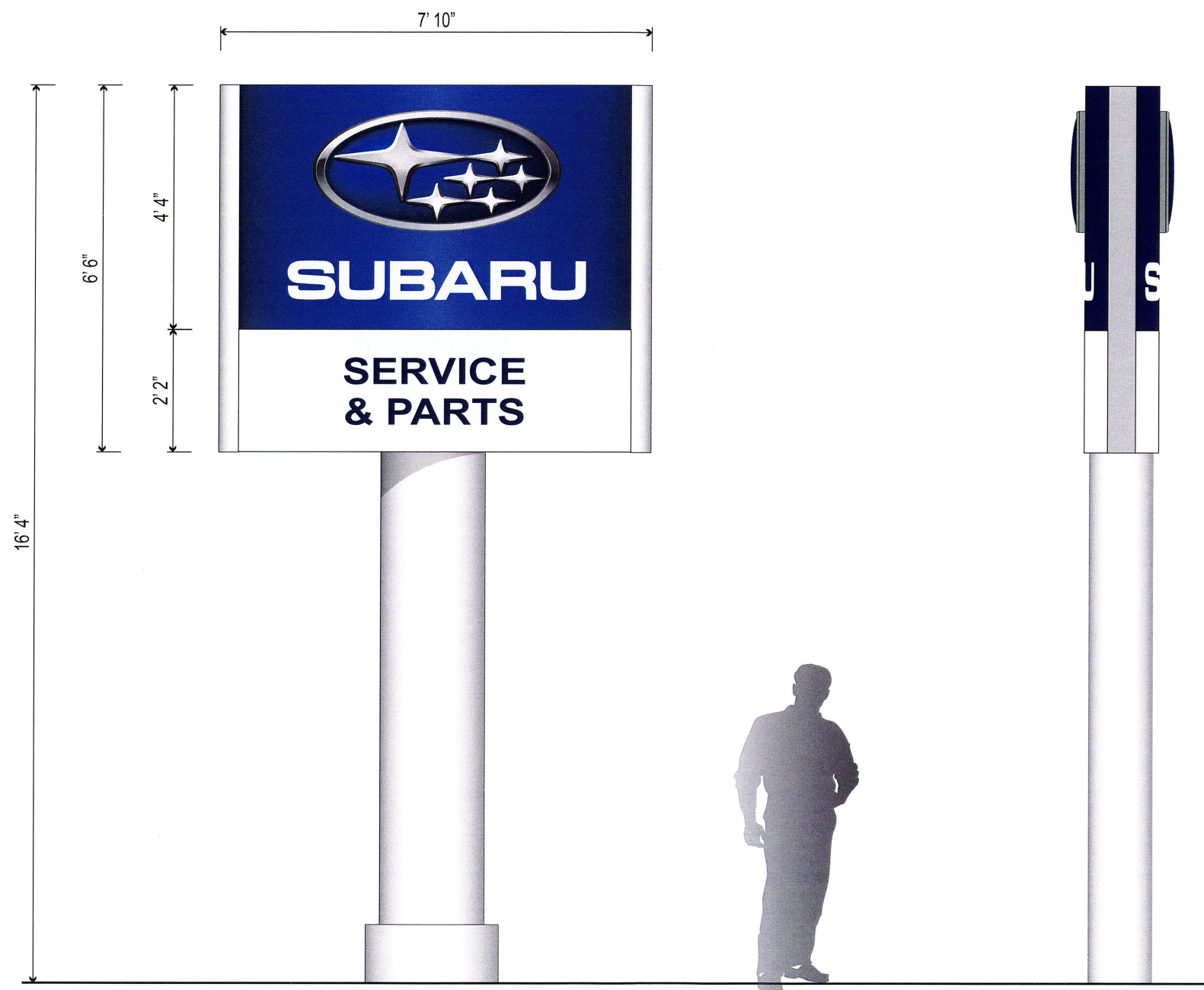


DEC 7 2022




TITLE	Subaru	DWG BY	JHH	DATE	02.15.18	DATE	03.06.18	REVISION	Added N06	BY	JHH
ADDRESS	SUB02171S Bill Kolb Jr Subaru 582 Rt. 303 Orangeburg, NY 10962	DWG NUM	B77325	DATE	03.14.18	DATE	03.14.18	REVISION	Revised N01-N05 & Added N07	BY	AFR
		SHEET	1	DATE	03.02.21	DATE	11.11.21	REVISION	Revised as Noted	BY	ZAS
				DATE	09.30.22	DATE	10.12.22	REVISION	Revised as Noted	BY	AW
				DATE	10.12.22	DATE	10.12.22	REVISION	Revised as Noted	BY	AW

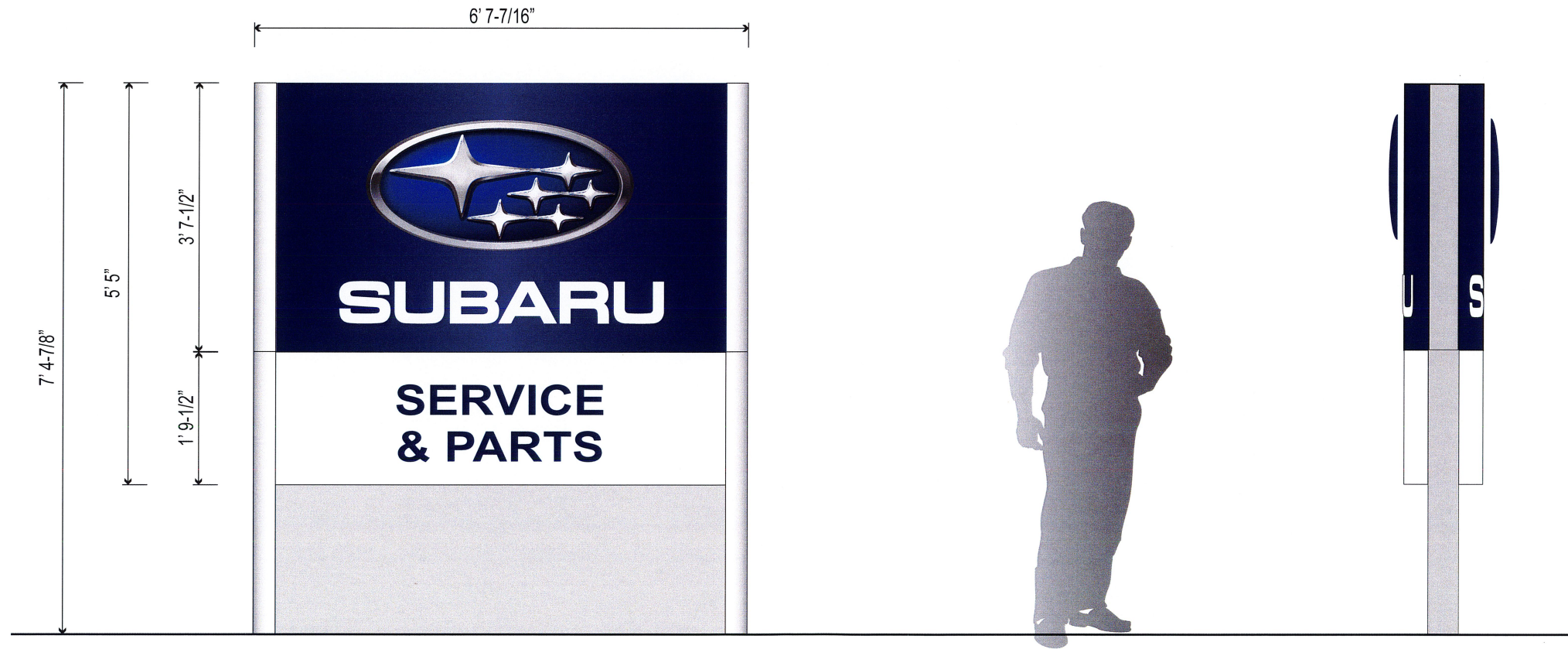
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.




N06 - P48 2019 PYLON SIGN
Scale: 3/8" = 1' 0"

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	JHH	DATE	02.15.18	DATE	03.06.18	REVISION	Added N06	BY	JHH	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02171S Bill Kolb Jr Subaru 582 Rt. 303 Orangeburg, NY 10962			DWG NUM	B77325	DATE	03.14.18	Revised N01-N05 & Added N07		AFR		
					SHEET	2	DATE	03.02.21	Revised as Noted		ZAS		
							DATE	11.11.21	Revised as Noted		ZAS		
						DATE	09.30.22	Revised as Noted		AW			
						DATE	10.12.22	Revised as Noted		AW			

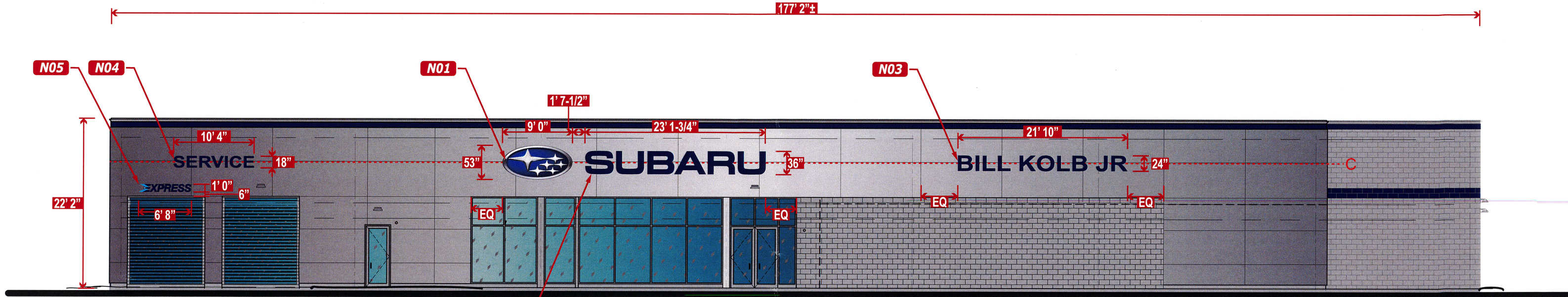
N07 M24 2019 Double Faced Monument - 7' 4-7/8"oah (35.86 Sq Ft)
 N08 M24 2019 Double Faced Monument - 7' 4-7/8"oah (35.86 Sq Ft)



N07 & N08 - M24 2019 MONUMENT SIGN
 Scale: 1/2" = 1'0"

 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE	Subaru	DWG BY	JHH	DATE	02.15.18	DATE	03.06.18	REVISION	Added N06	BY	JHH	<small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</small>
	ADDRESS	SUB02171S Bill Kolb Jr Subaru 582 Rt. 303 Orangeburg, NY 10962			DWG NUM	B77325	DATE	03.14.18	Revised N01-N05 & Added N07	BY	AFR		
			SHEET	3	DATE	03.02.21	Revised as Noted	BY	ZAS				
			DATE	11.11.21	Revised as Noted	BY	ZAS						
		DATE	09.30.22	Revised as Noted	BY	AW							
		DATE	10.12.22	Revised as Noted	BY	AW							


- N01 53" 2019 Illum Logo - 53"h x 9' 0"w (39.8 Sq Ft)
- N02 36" 2019 Illum Blue Channel Letters "SUBARU" - 23' 1-3/4" OAL (69.4 Sq Ft)
- N03 24" Illum Blue Channel Letters "BILL KOLB JR" - 21' 10" OAL (43.67 Sq Ft)
- N04 18" Illum Blue Channel Letters "SERVICE" - 10' 4" OAL (15.5 Sq Ft)
- N05 12" Illum Blue Channel Letters "EXPRESS" - 6' 8" OAL (6.66 Sq Ft)

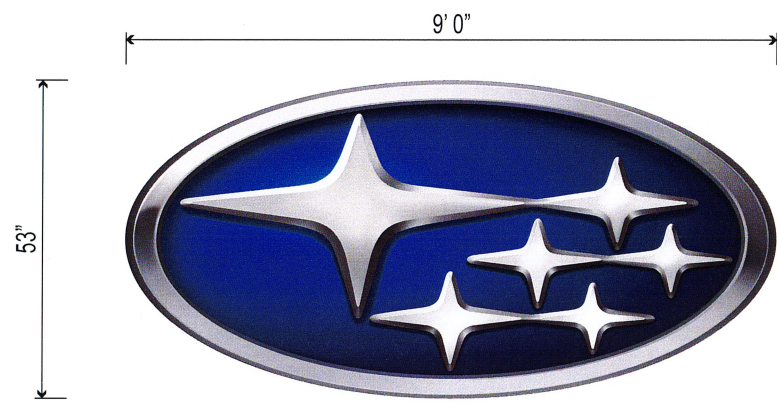


EAST ELEVATION
Scale: NTS

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

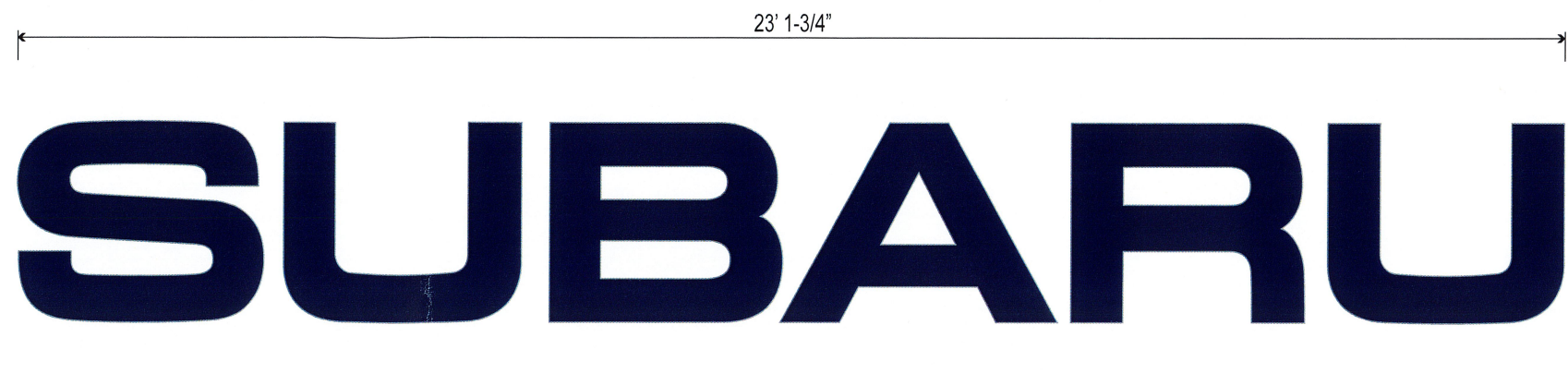
ALL SIGNS RENDERED PROPORTIONALLY TO THE ELEVATIONS

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	JHH	DATE	02.15.18	DATE	03.06.18	REVISION	Added N06	BY	JHH	<small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</small>
	ADDRESS	SUB02171S Bill Kolb Jr Subaru		DWG NUM	B77325	03.14.18	03.02.21	Revised as Noted	Revised N01-N05 & Added N07	AFR			
		582 Rt. 303		SHEET	4	11.11.21	09.30.22	Revised as Noted	Revised as Noted	ZAS	ZAS		
		Orangeburg, NY 10962				10.12.22	Revised as Noted			AW	AW		



N01 - 53" 2019 ILLUM LOGO

Scale: 3/8" = 1' 0"



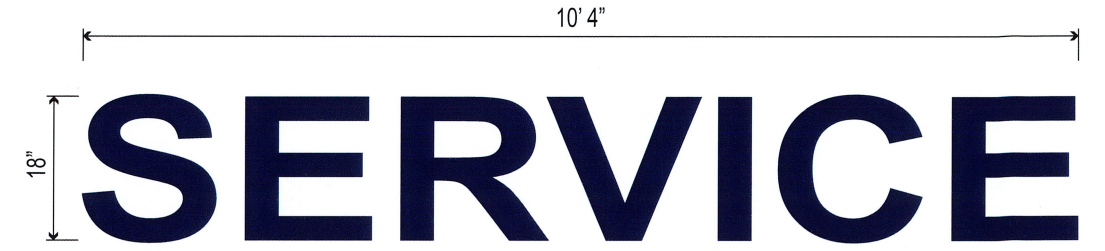
N02 - 36" 2019 ILLUM CHANNEL LETTERS

Scale: 3/8" = 1' 0"



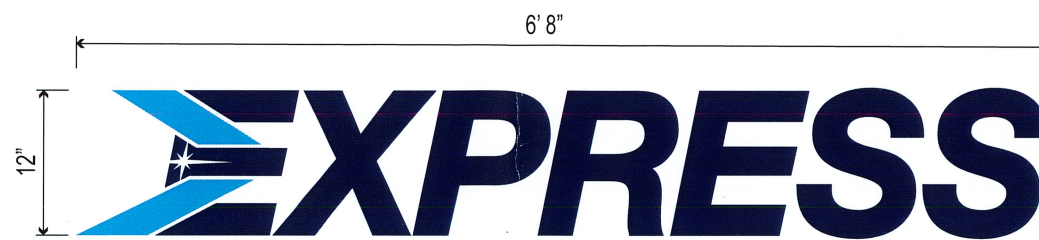
N03 - 24" ILLUM CHANNEL LETTER

Scale: 3/8" = 1' 0"



N04 - 18" ILLUM CHANNEL LETTER


Scale: 1/2" = 1' 0"

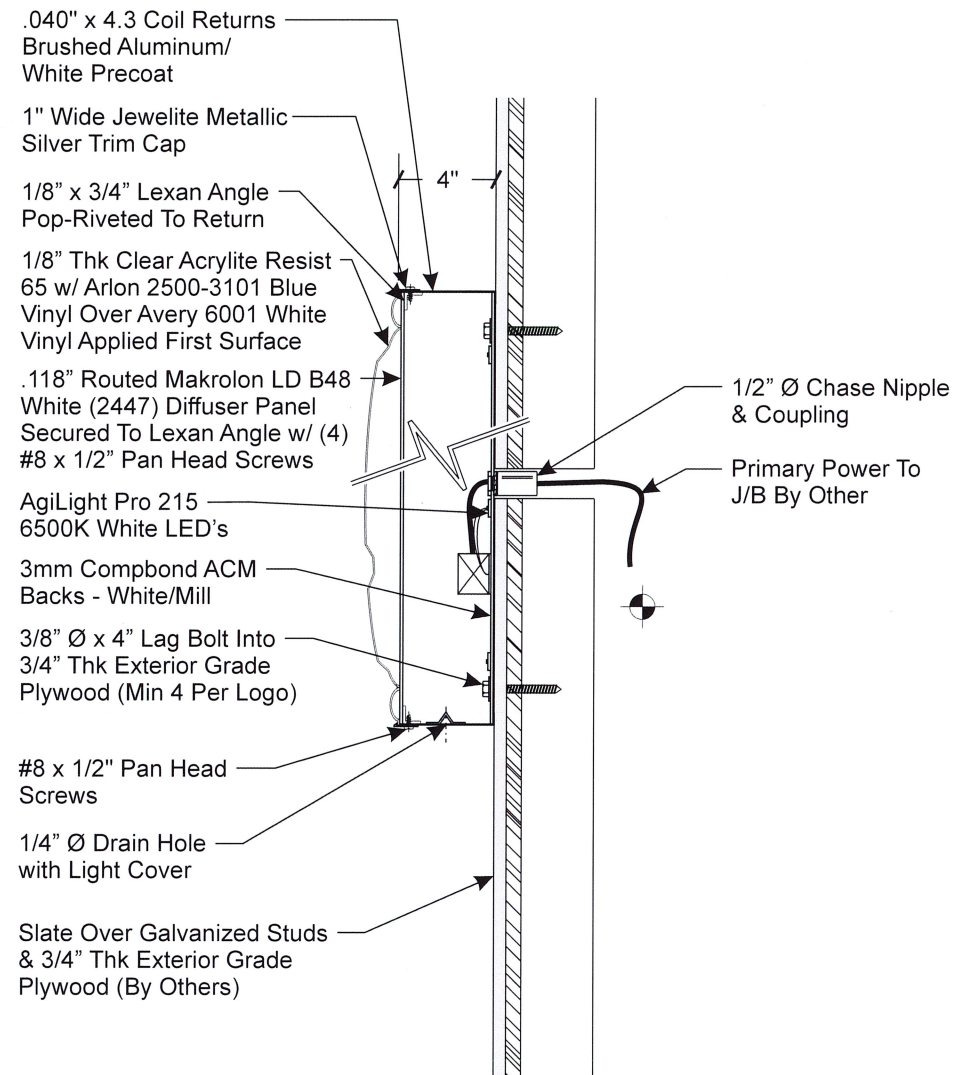


N05 - 12" ILLUM CHANNEL LETTER

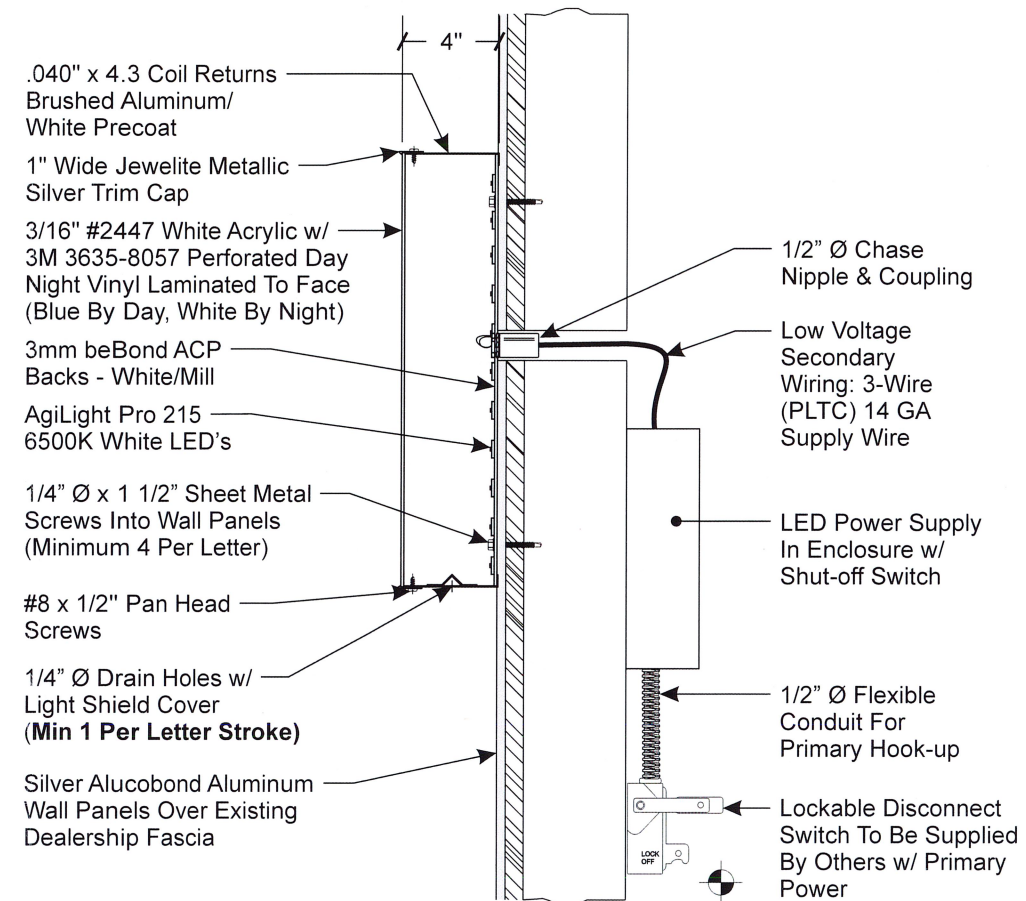
Scale: 3/4" = 1' 0"

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	JHH	DATE	02.15.18	DATE	03.06.18	REVISION	Added N06	BY	JHH	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02171S Bill Kolb Jr Subaru 582 Rt. 303 Orangeburg, NY 10962		DWG NUM	B77325		DATE	03.14.18	Revised N01-N05 & Added N07	AFR	AFR		
			SHEET	5		DATE	03.02.21	Revised as Noted	ZAS	ZAS			
				DATE	11.11.21	Revised as Noted	ZAS	ZAS					
				DATE	09.30.22	Revised as Noted	AW	AW					
				DATE	10.12.22	Revised as Noted	AW	AW					



LOGO CROSS SECTION
SCALE: 1 1/2" = 1'-0"



LETTER CROSS SECTION
SCALE: 1 1/2" = 1'-0"

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD WALL SIGN NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

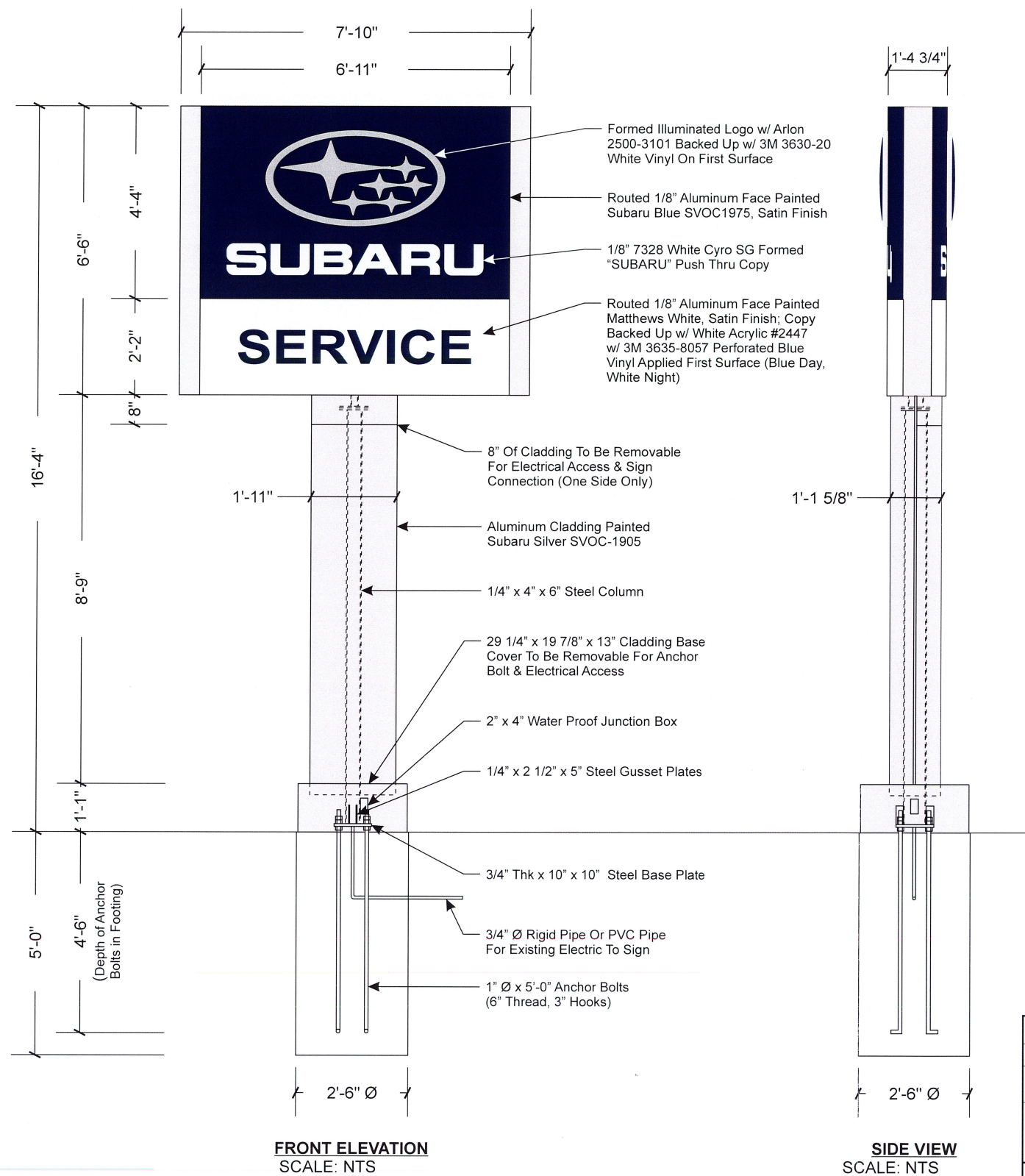
STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.
6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.



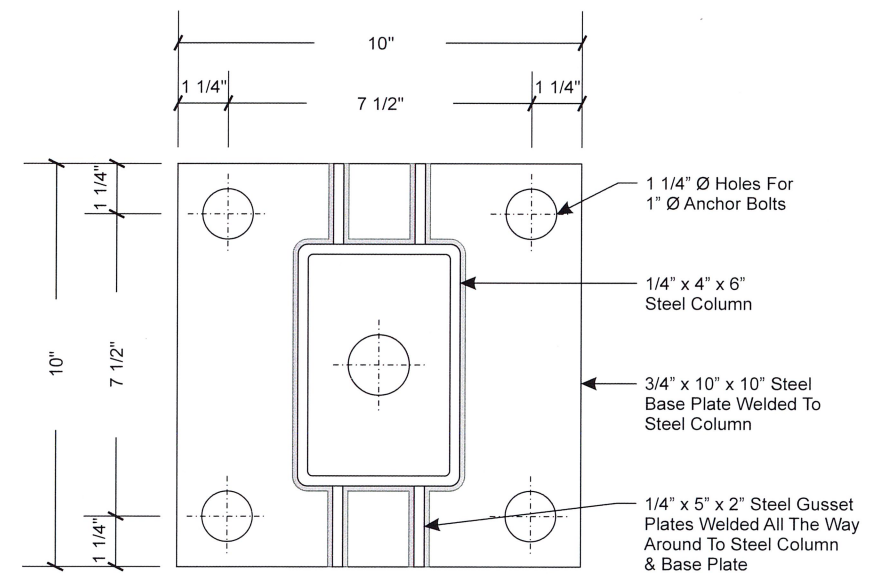
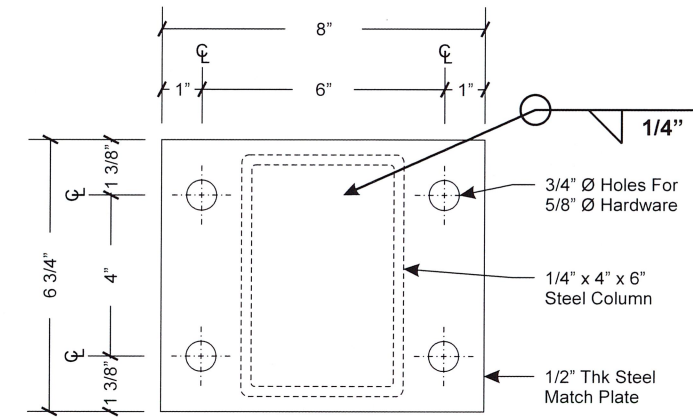
TITLE	Subaru	DWG BY	JHH	DATE	02.15.18
ADDRESS	SUB02171S Bill Kolb Jr Subaru 582 Rt. 303 Orangeburg, NY 10962	DWG NUM	B77325	DATE	03.06.18
		SHEET	6	REVISION	Added N06

DATE	03.14.18	REVISION	Revised N01-N05 & Added N07	BY	JHH
DATE	03.02.21	REVISION	Revised as Noted	BY	AFR
DATE	11.11.21	REVISION	Revised as Noted	BY	ZAS
DATE	09.30.22	REVISION	Revised as Noted	BY	ZAS
DATE	10.12.22	REVISION	Revised as Noted	BY	AW
				BY	AW

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.



Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

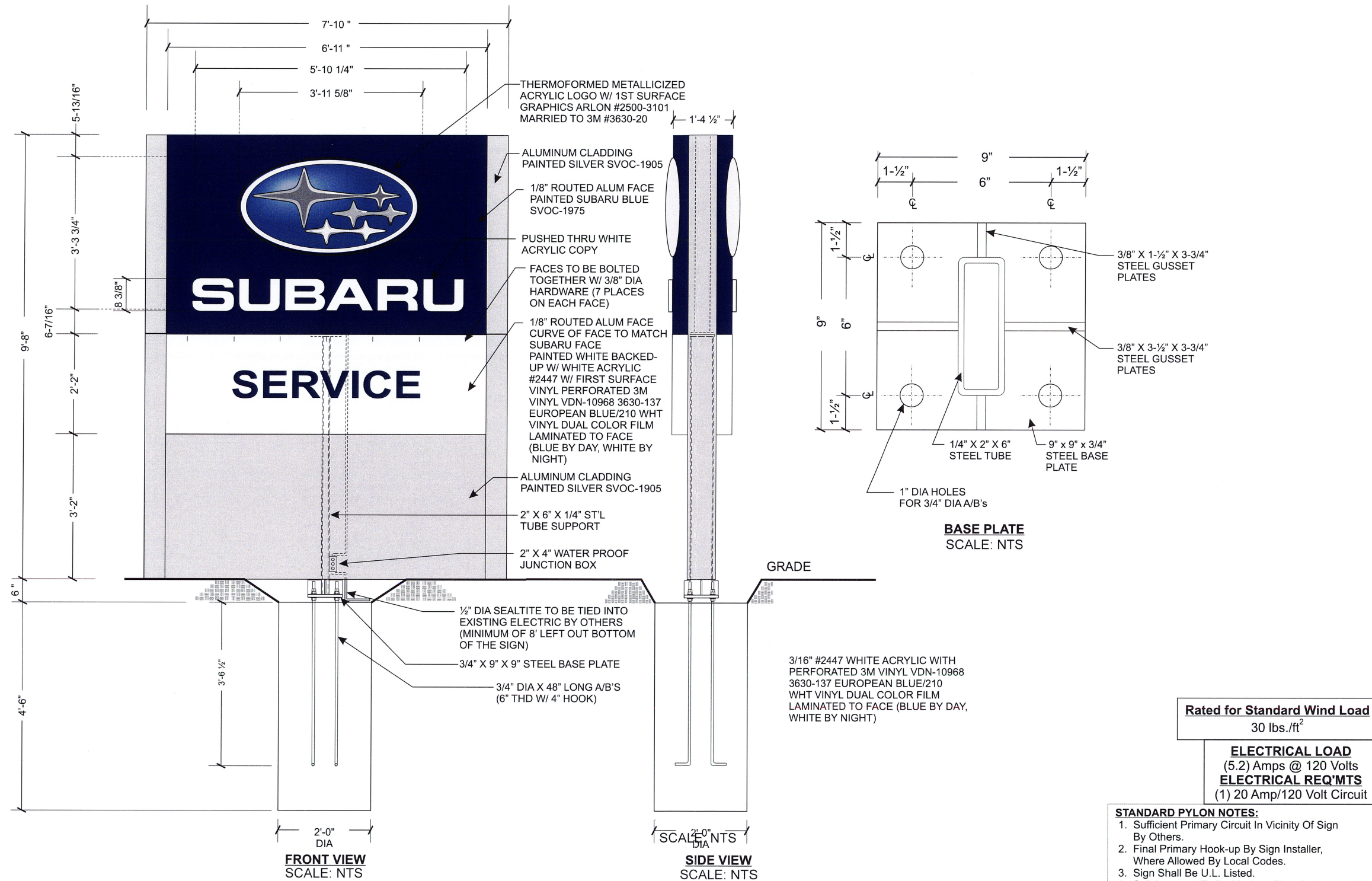


Electrical Load
2.32 Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

HARDWARE LIST		
Description	Hardware	Qty
Match Plate Hardware	5/8" Ø x 3" Lg Hex Bolts w/ Nuts & (2) Flat (1) Lock Washer Per Bolt	4
Anchor Bolt Hardware	1" Ø x 5'-0" Lg Bolt 6" Thread / 3" Hook (3) Nuts (2) Flat Washers Per Bolt	4

Note: Unless Otherwise Noted
- All Hardware to be SAE J429 - Grade 2
- All Anchor Bolts to be ANC F1554-GR55 - Grade 55
- All Anchor Bolt Nuts to be Heavy Hex Nuts A563A
- All Anchor Bolt Washers to be F844

- STANDARD PYLON NOTES:**
- Sufficient Primary Circuit In Vicinity Of Sign By Others.
 - Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 - Sign Shall Be U.L. Listed.
 - Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
 - Concrete 2,500 PSI @ 28 Days.
 - Reinforcing Steel Shall Be ASTM A615 GR-40.
 - Structural Steel Shall Be ASTM A36.
 - All Welds Shall Conform To A.W.S Standards.



Rated for Standard Wind Load
30 lbs./ft²

ELECTRICAL LOAD
(5.2) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

- STANDARD PYLON NOTES:**
1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
 5. Concrete 3,000 PSI @ 28 Days.
 6. Reinforcing Steel Shall Be ASTM A615 GR-40.
 7. Structural Steel Shall Be ASTM A36.
 8. All Welds Shall Conform To A.W.S Standards.



TITLE **Subaru**

ADDRESS **SUB02171.1 Bill Kolb Jr Subaru
582 Rt. 303
Orangeburg, NY 10962**

DWG BY **JHH**

DATE **02.15.18**

DWG NUM **B77325**

SHEET **8**

DATE **03.06.18**

REVISION **Added N06**

DATE **03.14.18**

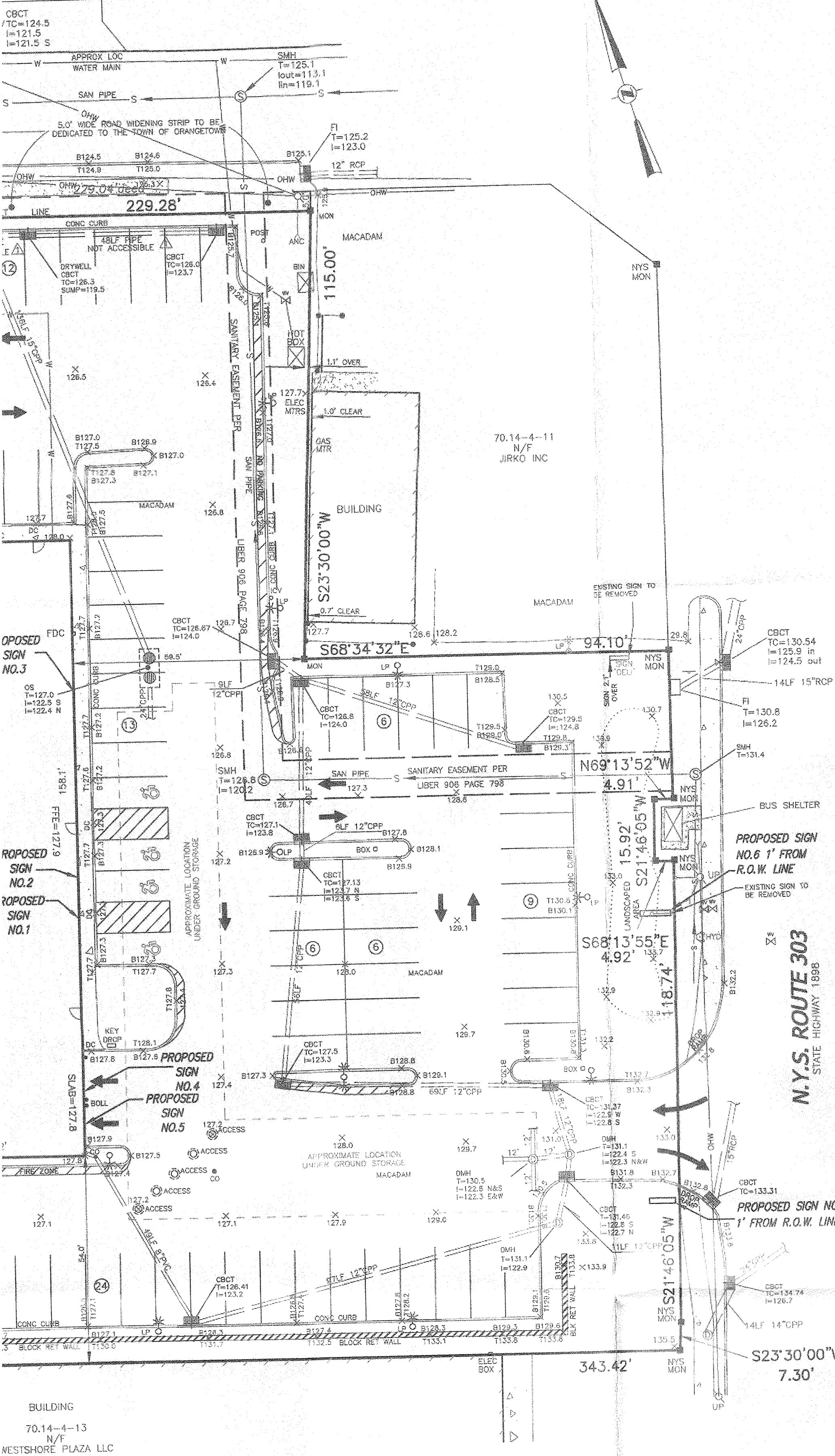
REVISION **Revised N01-N05 & Added N07**

BY **JHH**

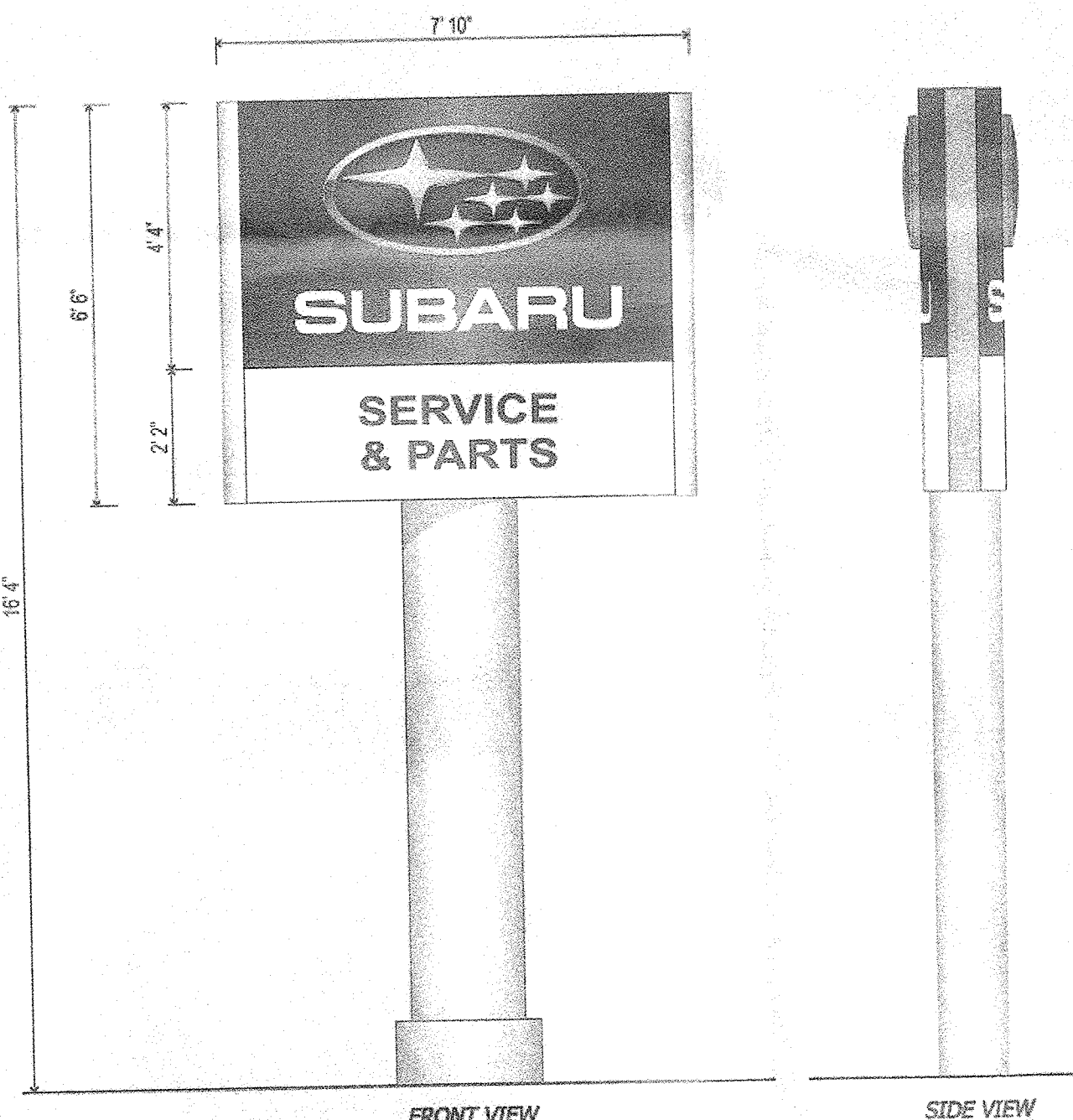
BY **AFR**

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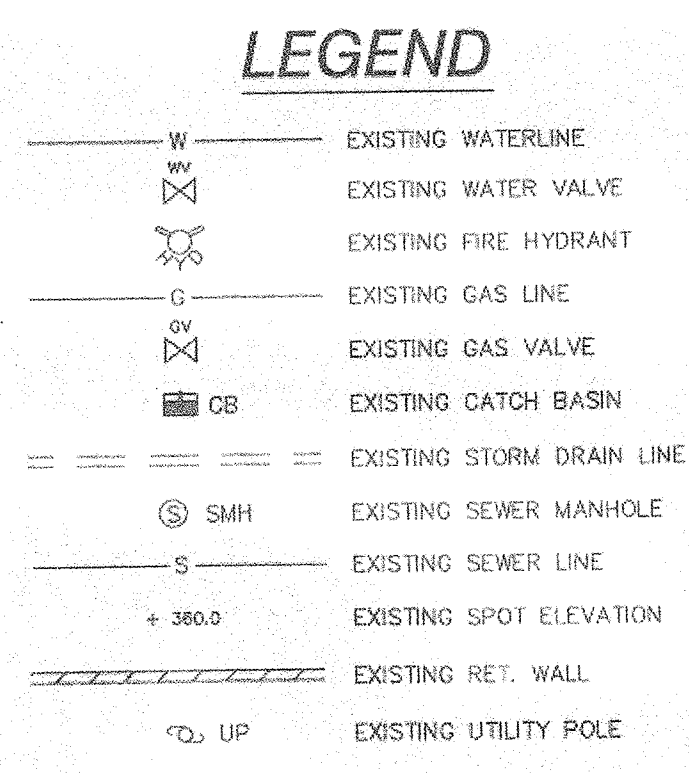
70.14-4-10
N/F
ST ERIC STREET LLC



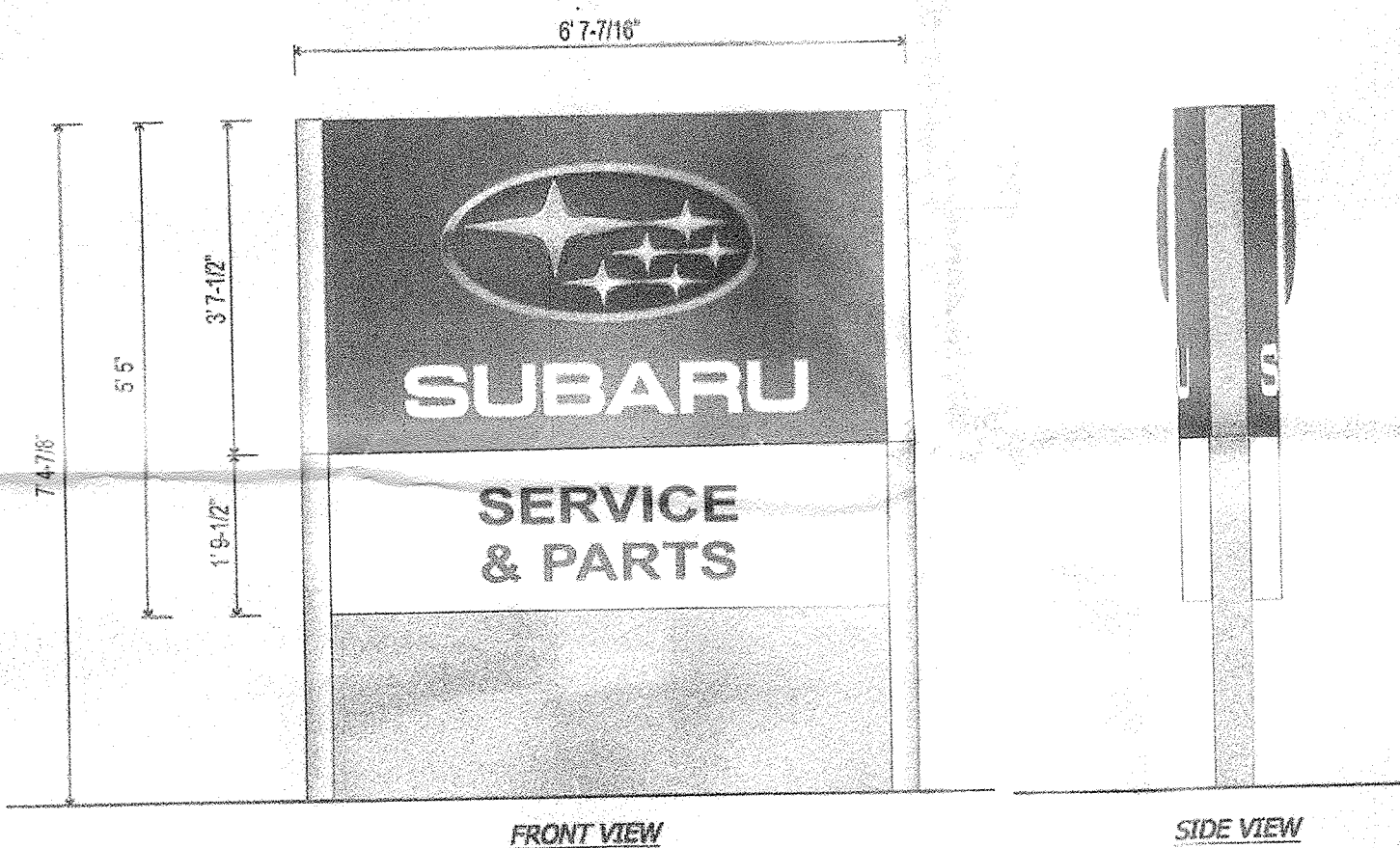
VICINITY MAP
SCALE: 1" = 200'



FRONT VIEW
SIDE VIEW
SIGN NO. 6 - PYLON SIGN
AREA = 50.9 SQ.FT.
N.T.S.



REFERENCE: AS-BUILT BY
JAY A. GREENWELL, P.L.S. LLC
DATED MAY 21, 2015.

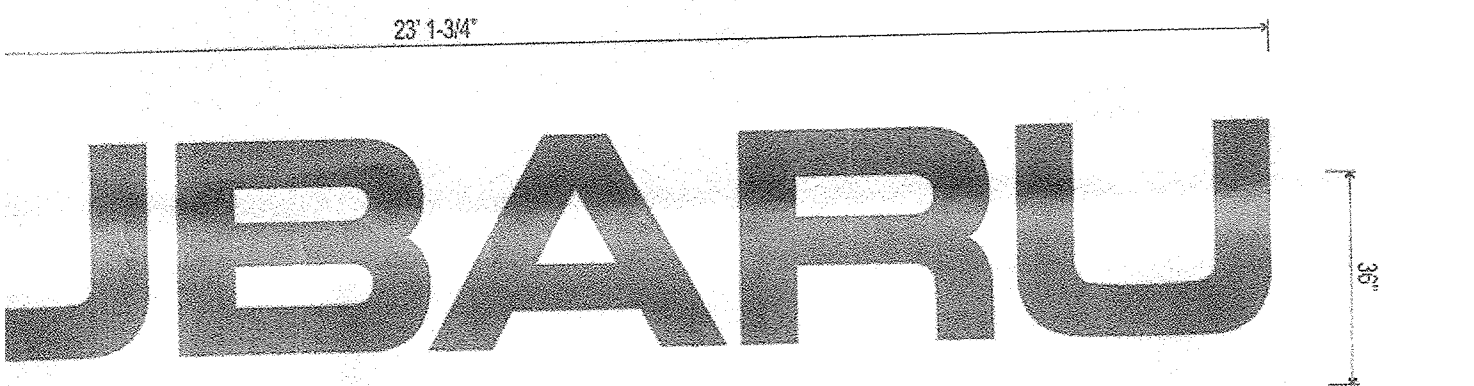


FRONT VIEW
SIDE VIEW
SIGN NO. 7 & 8 - MONUMENT
SIGN
AREA = 35.9 SQ.FT.
N.T.S.

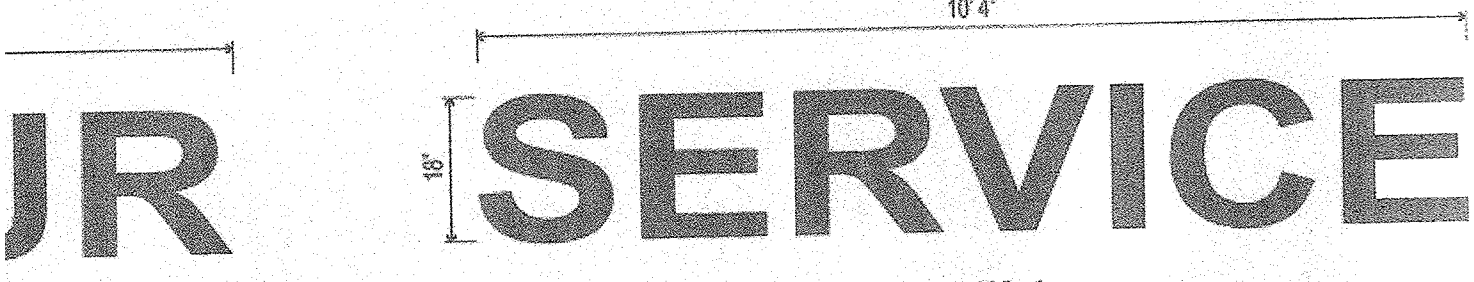


ELEVATION
N.T.S.

ART. III, S3.11, COL 5, #3
PERMITTED TOTAL SIGNAGE AREA = 15% OF SIGN WALL AREA
PROPOSED TOTAL SIGNAGE AREA = 4.5% OF SIGN WALL AREA



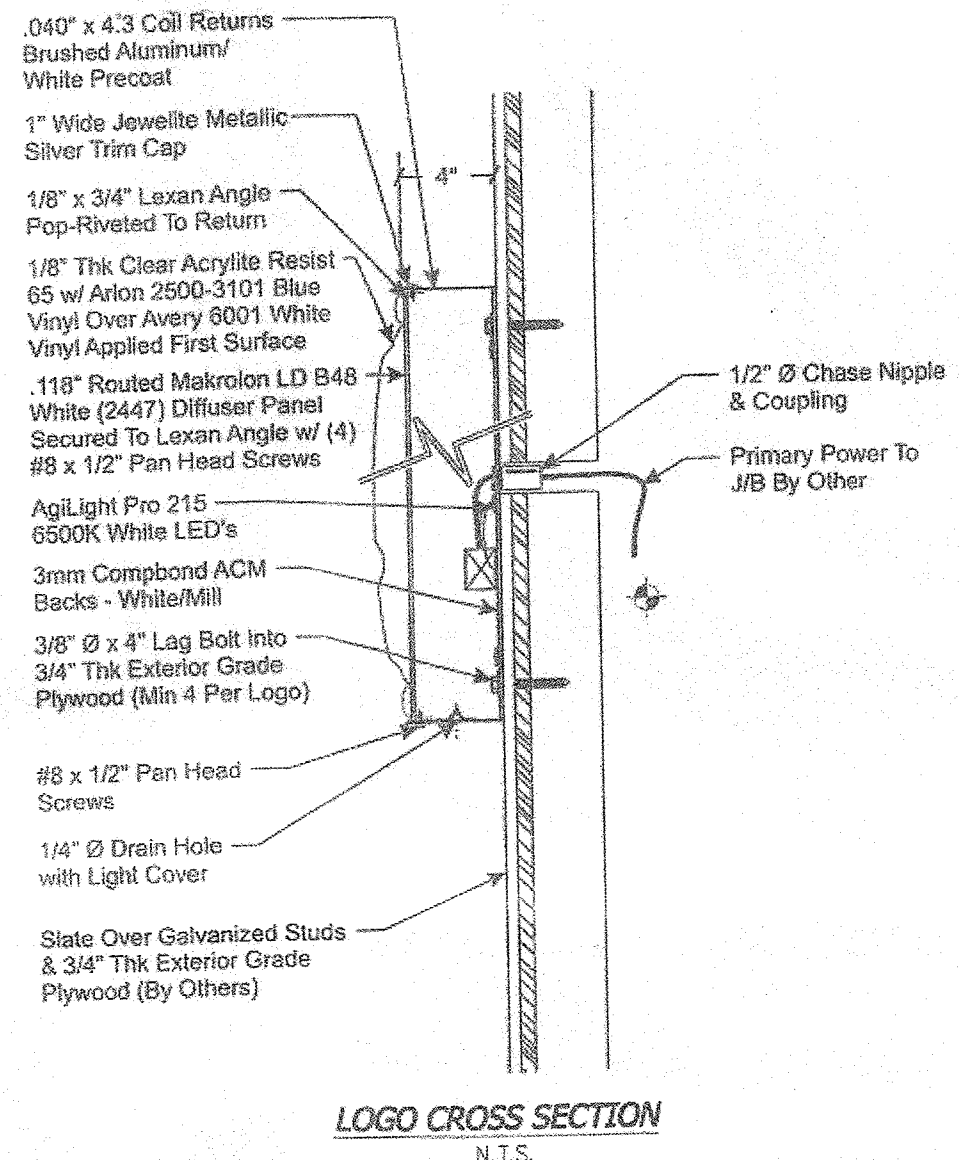
SIGN NO. 2
AREA = 69.4 SQ.FT.
N.T.S.



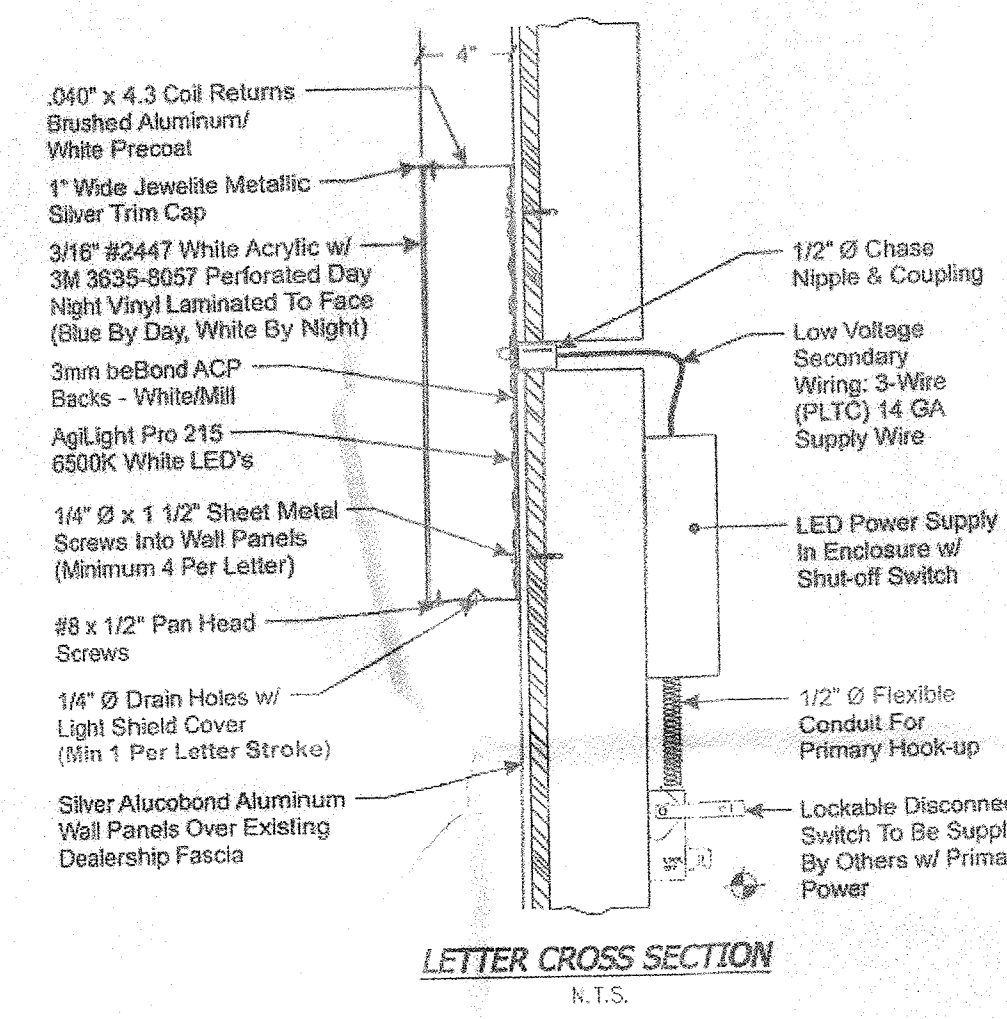
SIGN NO. 4
AREA = 15.3 SQ.FT.
N.T.S.



SIGN NO. 5
AREA = 6.7 SQ.FT.
N.T.S.



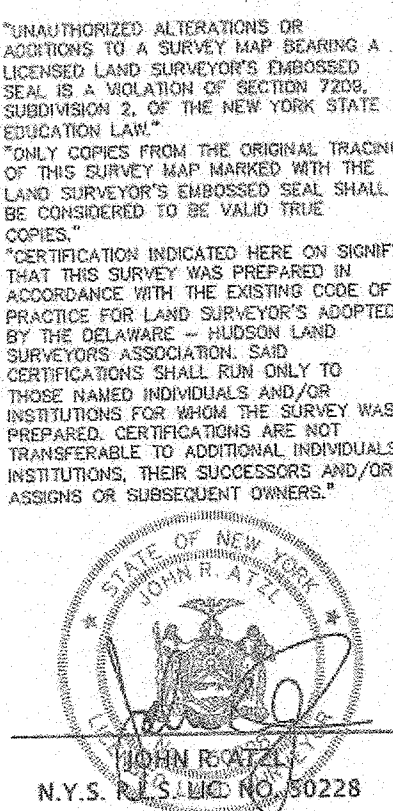
LOGO CROSS SECTION
N.T.S.



LETTER CROSS SECTION
N.T.S.

VARIANCES REQUIRED:
ART. III, S3.11, COL 5, #3
PERMITTED TOTAL SIGN AREA = 40 SQ.FT.
PROPOSED TOTAL SIGN AREA = 175.1 SQ.FT.
ART. III, S3.11, COL 5, #4(d) LOCATION OF SIGNS
REQUIRED SETBACK 25 FT.
PROVIDED SETBACK 1 FT. ROUTE 303
PROVIDED SETBACK 7 FT. ERIE STREET
ART. III, S3.10,
(B)(4) SIGNAGE NOT PERMITTED WITHIN 25 FT. WIDE
VEGETATED BUFFER ADJACENT TO ROUTE 303
REQUIRED SETBACK 25 FT. FROM R.O.W.
PROVIDED SETBACK 1 FT. FROM R.O.W.

OWNER:
BILL KOLB, JR. SURANU
252 ROUTE 303
ORANGETOWN, NY 10962
ADDRESS:
582 ROUTE 303
BLAUVELT, NY 10913
TAX MAP REFERENCE:
TOWN OF ORANGETOWN TAX MAP
SECTION 70.14, BLOCK 4, LOT 12
TOTAL AREA:
87,189 SQ.FT.
DISTRICTS:
SCHOOL DISTRICT: SOUTH ORANGETOWN
FIRE DISTRICT: BLAUVELT
WATER DISTRICT: SEU2-BLAUVELT
SEWER DISTRICT: ORANGETOWN
LIGHTING DISTRICT: BLAUVELT



DEC 7 2022

REVISION	DATE	REVISIONS & LOCATIONS
1	3-12-21	REVISE SIGNS & LOCATIONS

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:
BILL KOLB JR. SUBARU

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

TITLE:
SIGN PLAN

DRAWN BY: MM	CHECKED BY: JRA
DATE: FEBRUARY 10, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4833	DRAWING NO: 1