

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)  
Date: October 19, 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: Werfen, 526 Route 303, Orangeburg, NY  
Section 70.19 Block 1 Lot 45 LO zone

This matter is scheduled for:

Chapter 43, LO District, Section 3.11, Column 5 #11 ( One (1) illuminated business sign equal or less than 30 square feet ( 1 side) or 60 square feet (2 sided) not less than 20 feet from any lot line and not extending more than 18 feet high permitted: One 2- sided monument sign proposed 2.3' from property line: 158.23 square feet)and from Article XIII. Section 13.10 -B (4) ( proposed signage is within Route 303 Overlay District...signage and lighting fixtures shall not be permitted in the Route 303 right-of-way or within the 25' vegetative buffer) for a sign at an existing business. The premises are located at 526 Route 303, Orangeburg, New York and identified on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO 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](mailto: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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 9/22/22

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>

<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#:** SIGN 1954-22  
**ASSIGNED**  
**INSPECTOR:** Ken

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

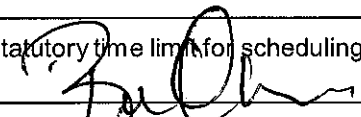
**Project Name:** Werfen

**Street Address:** 526 Route 303  
Orangeburg, N.Y.

**Tax Map Designation:**  
Section: 70.19 Block: 1 Lot(s): 45  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the West side of Route 303, approximately 0 feet South of the intersection of Glenshaw Street, in the Town of Orangetown in the hamlet/village of Orangeburg.  
**Acreage of Parcel** \_\_\_\_\_ **Zoning District** \_\_\_\_\_  
**School District** \_\_\_\_\_ **Postal District** \_\_\_\_\_  
**Ambulance District** \_\_\_\_\_ **Fire District** \_\_\_\_\_  
**Water District** \_\_\_\_\_ **Sewer District** \_\_\_\_\_

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Requesting Zoning Board Approval to permit a second monument sign and a wall sign.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 9/22/22 Applicant's Signature: 

# APPLICATION REVIEW FORM

**Applicant:** Brian O'Connor Phone # 845-623-2258

**Address:** 711 Executive Blvd. Ste G Valley Cottage, NY 10989  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Werfen Phone # 845-365-8067

**Address:** 526 Route 303 Orangeburg NY 10962  
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:** Brian O'Connor Phone # 845-623-2258

**Address:** 711 Executive Blvd. Ste G Valley Cottage NY 10989  
Street Name & Number (Post Office) City State Zip Code

## 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 checked="" 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:  
NYS Route 303

### 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 _____                 |  |

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

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

### If subdivision:

- 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:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

If **special permit**, list special permit use and what the property will be used for.

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### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

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

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### 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.

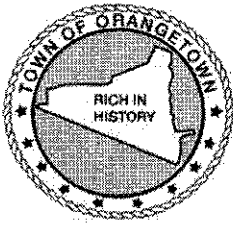
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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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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

**APPEAL TO ZONING BOARD OF APPEALS**

Date: October 11, 2022

Applicant: Werfen

Address: 526 Route 303, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Use Table 3.11 Column 1 = LO District, Column 5, #11 =1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment.

PROPOSED: 1 new monument sign, 2.3' from property line  
60 sf max sf with 158.23 sf proposed

Chapter 43, Article XIII, Section 13.10-B(4) Proposed signage is within Route 303 Overlay District...signage and lighting fixtures shall not be permitted in the Route 303 right of way or within the 25' vegetated buffer

Section: 70.19

Block: 1

Lot: 45

Dear Werfen:

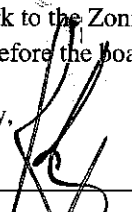
Please be advised that the Building Permit Application, which you submitted on

September 1, 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

10/19/22  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT  
TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: \_\_\_\_\_ OFFICIAL USE ONLY ACREAGE: \_\_\_\_\_  
 Inspector: KEN Date App Received: 9-1-22 Received By: lrz  
 Permit No. Sign 1954-22 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$300 Ck# 3242 Paid By Froehling Sign  
 GIS Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Paid By \_\_\_\_\_  
 Stream Maintenance Fee \$30 Ck# " " Paid By " "  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,  
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: WERFEN 526 ROUTE 303 ORANGETOWN NY  
Section: 70.19 Block: 1 Lot: 45

Property Owner: INSTRUMENTATION LABORATORY  
Mailing Address: 120 HARTWELL AVE BEDFORD MA. 01730  
Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Lessee (Business Name): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_

Contact Person: BRIAN O'CONNOR Relation to Project: CONTRACTOR  
Email: BRIAN@FROHLING.SIGN.COM Phone#: 645-623-2258

Architect/Engineer: \_\_\_\_\_ NYS Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Builder/General Contractor: FROHLING SIGN CO RC Lic # \_\_\_\_\_  
Address: 711 EXECUTIVE BLVD STEG Phone#: 645-623-2258

Plumber: VALLEY COTTAGE NY 10989 RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: \_\_\_\_\_

Proposed Project Description: INSTALL (1) DOUBLE FACED MONUMENT SIGN MEASURING 4'-1" X 7'-6". INSTALL (1) SINGLE FACED WALL SIGN MEASURING 2'-9" X 13'-10 3/4"

Proposed Square Footage: \_\_\_\_\_ Estimated Construction Value (\$): 25000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR: \_\_\_\_\_

REASON: Chapter 2, Section 2.4 Requires DECREE approval  
ZBA: (one table 3.11, col 1 = LO District, col 5, #1) = 1 sign 30 SE,  
or two added 60 SE, 20' from property line  
3 signs (1 existing) 158.23 Total sq  
1 monument 2.3' from property line

SCANNED

SEP - 2 2022

BY: SM

FOR OFFICE  
USE ONLY

SECTION

70.19

BLOCK

1

LOT

45

NAME

Instrumentation Laboratory

PERMIT#

1722-1954

SWIS	PRINT KEY	NAME	ADDRESS
392489	70.15-1-21	Christine Carey	76 Spruce St,Blauvelt, NY 10913
392489	70.15-1-22	Alex Araka	66 Spruce St,Blauvelt, NY 10913
392489	70.15-1-23	Sarah Williams	56 Spruce St,Blauvelt, NY 10913
392489	70.15-1-25	Lauren A Rooney	62 Walnut St,Blauvelt, NY 10913
392489	70.18-2-15	Aluf Real Property Inc	3 Glenshaw St,Orangeburg, NY 10962
392489	70.19-1-1	560 Route 303 LLC	80 Red Schoolhouse Rd Unit 107,Chestnut Ridge, NY 10977
392489	70.19-1-2	John Cho	933 Eighth Ave,New York, NY 10019
392489	70.19-1-3	Carmen H Van Dover	4 Spruce St,Orangeburg, NY 10962
392489	70.19-1-4	John Harrigan	6 Spruce St,Orangeburg, NY 10962
392489	70.19-1-5	Veronika Krause	8 Spruce St,Orangeburg, NY 10962
392489	70.19-1-6	Heather Murphy	12B Spruce St,Orangeburg, NY 10962
392489	70.19-1-7	Jae D Lee	12C Spruce St,Orangeburg, NY 10962
392489	70.19-1-8	Heather Murphy	12B Spruce St,Orangeburg, NY 10962
392489	70.19-1-9	Diane Marchiony	12A Spruce St,Orangeburg, NY 10962
392489	70.19-1-10	Jonathan Ervin	10 Spruce St,Orangeburg, NY 10962
392489	70.19-1-11	Daniel Pacella	14 Spruce St,Orangeburg, NY 10962
392489	70.19-1-12	Daniel Pacella	16 Spruce St,Orangeburg, NY 10962
392489	70.19-1-13	Kevin Moriarty	3 Pine St,Orangeburg, NY 10962
392489	70.19-1-34	535-539 Route 303 Inc	28 Rte 303,Tappan, NY 10983
392489	70.19-1-35	535-539 Route 303 Inc	28 Rte 303,Tappan, NY 10983
392489	70.19-1-36	535-539 Route 303 Inc	28 Rte 303,Tappan, NY 10983
392489	70.19-1-37	Dean Dellolio	72 Hickory St,Blauvelt, NY 10913
392489	70.19-1-38	Andrew M Callahan	531 Rte 303,Orangeburg, NY 10962
392489	70.19-1-40	527-529 Route 303 LLC	527-529 Rte 303,Orangeburg, NY 10962
392489	70.19-1-41	Mark Derfuss	525 Rte 303,Orangeburg, NY 10962
392489	70.19-1-42	523 Route 303 Real Estate LLC	523 Rte 303,Orangeburg, NY 10962
392489	70.19-1-43	Brian Di Girolomo	70 S Greenbush Rd,Orangeburg, NY 10962
392489	70.19-1-44	300 North Main LLC	3 South Post Ln,Airmont, NY 10952
392489	70.19-1-45	Instrumentation Laboratory Co Attn: Rita Montanari	Finance Dept, 180 Hartwell Av,Bedford, MA 01730
392489	70.19-1-46	Praxair Surface Technologies	1500 Polco St,Indianapolis, IN 46224
392489	74.07-1-1	LMAM Properties LLC	45 Wolfe Cir,W Nyack, NY 10994
392489	74.07-1-2	13 Mountain View LLC	13 Mountainview Ave,Orangeburg, NY 10962
392489	74.07-1-3	BCR Realty LLC Robert Stabic	16 Lark St,Pearl River, NY 10965
392489	70.15-1-24.1	Robert Johnson	60 Walnut St,Blauvelt, NY 10913
392489	70.15-1-24.2	Jose Daniel	46 Spruce St,Blauvelt, NY 10913

RE: Werfen  
526 Route 303  
Orangeburg, N.Y. 10962

## AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization to Frohling Sign Company and/or their subcontractor to apply for permits and install new signage at the above referenced location as per the attached brand book.

### LANDLORD APPROVAL

Signature  Print Name RADUALL F VLASAK Date 9/23/2022  
Title/Company Director, Plant Engineering / WERFEN Email RVLASAK@WERFEN.COM  
Address 526 Route 303 Phone 845-365-8000  
Orangeburg, NY  
10962

Return form to: Frohling Sign Company  
711 Executive Boulevard  
Suite G  
Valley Cottage, NY 10989

Email (preferred): [kaitlyn@frohlingsign.com](mailto:kaitlyn@frohlingsign.com)

Fax: 845-623-2799



Clerk of Boards Review:  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Building Dept. (Accepted By):  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

**ENTITY DISCLOSURE FORM**

TOWN OF ORANGETOWN  
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)  
20 Greenbush Road  
Orangeburg, New York 10962  
Tel: (845) 359-8410  
Website: [www.orangetown.com](http://www.orangetown.com)

**THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.**

PROJECT NAME: Werfen  
PROPERTY ADDRESS: 526 Route 303 Orangeburg, N.Y.  
TAX LOT ID: 70.19-1-45  
NAME OF APPLICANT: Werfen  
OWNER OF PROPERTY: Werfen

Land Use Application/Brief Description of Project: Sign Plan Review to permit a second monument sign and one wall sign.

**PART ONE:**

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
  - a. All records regarding membership interests in the Entity;
  - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	Werfen
Address:	526 Route 303 Orangeburg, NY 10962
Telephone Number:	(845)365-8024
E-Mail Address:	rvlasak@werfen.com
State/Date of Formation:	7/12/1991
Contact Person:	Randall Vlasak

**PART TWO:**

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. Randall Vlasak	526 Route 303 Orangeburg, NY 10962	(845)365-8024	rvlasak@werfen.com	Director of Plant Engineering
2. Jay Kealy	526 Route 303 Orangeburg, NY 10962	(845)365-8067	jkealy@werfen.com	Sr. Team Leader
3.				
4.				
5.				
6.				

PART THREE:

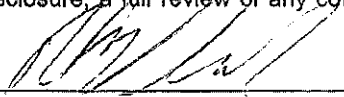
- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES  NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

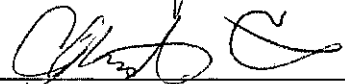
STATE OF NEW YORK            )  
   ) ss.:  
 COUNTY OF ROCKLAND        )

I, RANDALL F. VLASAK, being duly sworn, deposes and says that I am (Title) DIRECTOR, PLANT ENGINEERING, an active or qualified member of the WERFEN, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

  
 \_\_\_\_\_  
 Signature

Sworn to and subscribed in my presence

This 23 day of September, 20 22

  
 \_\_\_\_\_  
 NOTARY PUBLIC

CHRISTIAN CATANIA
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. # 01CA6362207
COMM. EXP. <u>7/24/2028</u>

# werfen

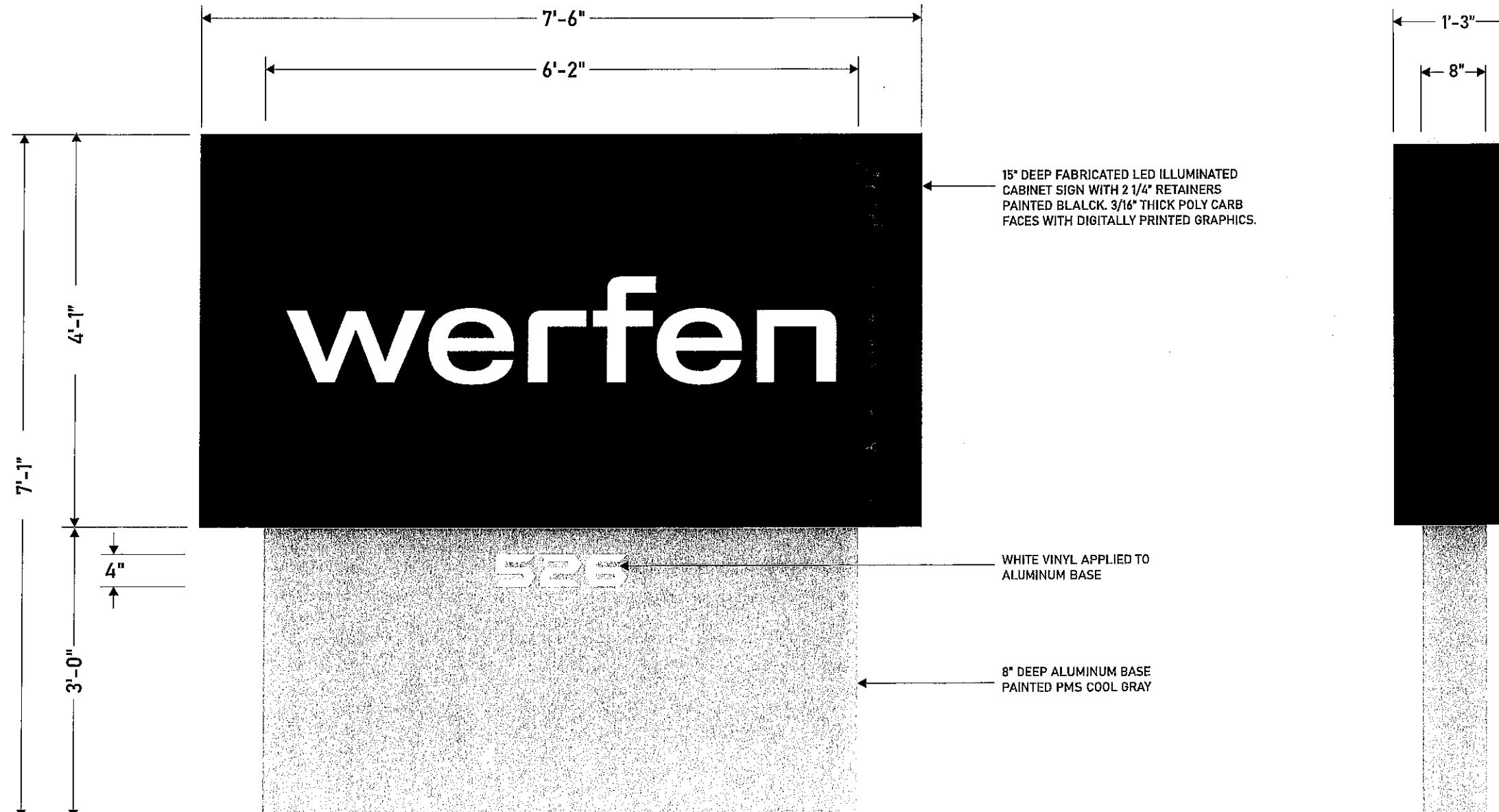
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526 Route 303., Orangeburg, N.Y.

DEC 7 2022

### Fabrication Specs

Sign #1:  
 Size: 49" x 90"  
 Cabinet: 15" SignComp with 2.25" retainer. Finished in black  
 Face: Polycarbonate with digital print.  
 Background Color: To Match PMS 2738  
 Graphics: White  
 Pole Cover: 36" high x 74" wide x 8" finished to match PMS Cool Gray 4.



**A**

**Frohling Sign Co.**  
 DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

711 Executive Blvd. Valley Cottage, N.Y. 10989 • 845-623-2258 • FAX: 845-623-2799

Project: Werfen

Site Address: 526 Route 303

Orangeburg, N.Y.

Date: 7/14/22

Sales:

Drawings: EN

Customer Approval

Customer of Project (Legible Signature)

Date of Approval: \_\_\_\_\_

Landlord Approval (if req.)

Landlord of Project (Legible Signature)

Date of Approval: \_\_\_\_\_



**Frohling Sign Co.**  
 DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

711 Executive Blvd. Valley Cottage, N.Y. 10989 • 845-623-2258 • FAX: 845-623-2799

Project: Werfen

Site Address: 526 Route 303

Orangeburg, N.Y.

Date: 7/14/22

Sales:

Drawings: EN

Customer Approval

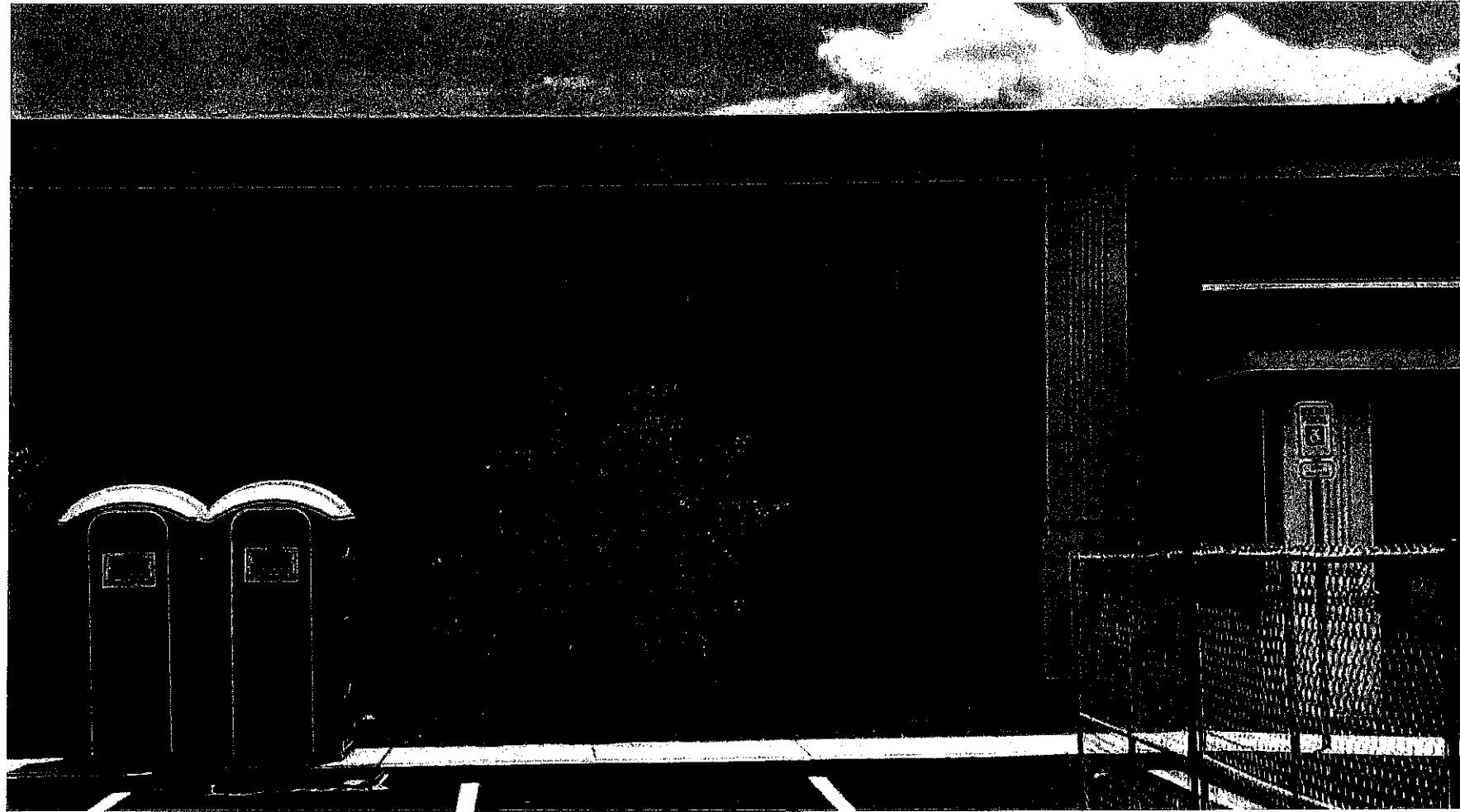
Customer of Project (Legible Signature)

Date of Approval: \_\_\_\_\_

Landlord Approval (if req.)

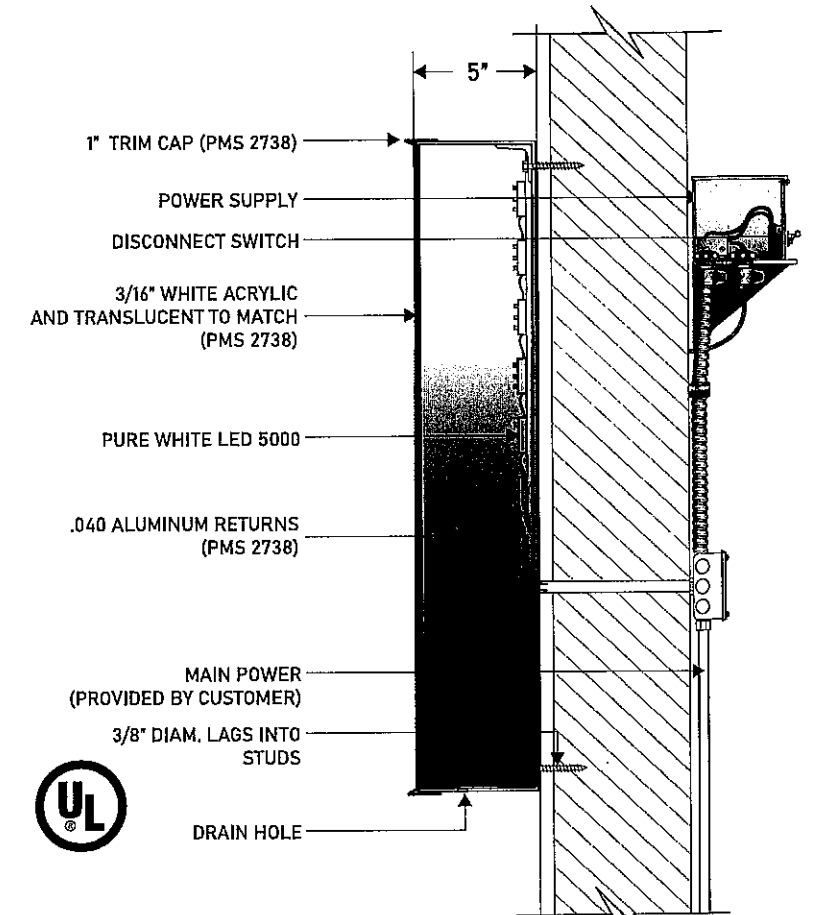
Landlord of Project (Legible Signature)

Date of Approval: \_\_\_\_\_



ELEVATION

SCALE: 3/16"=1'-0"



CHANNEL LETTERS



**B** MEASUREMENTS

SCALE: 1/2"=1'-0"



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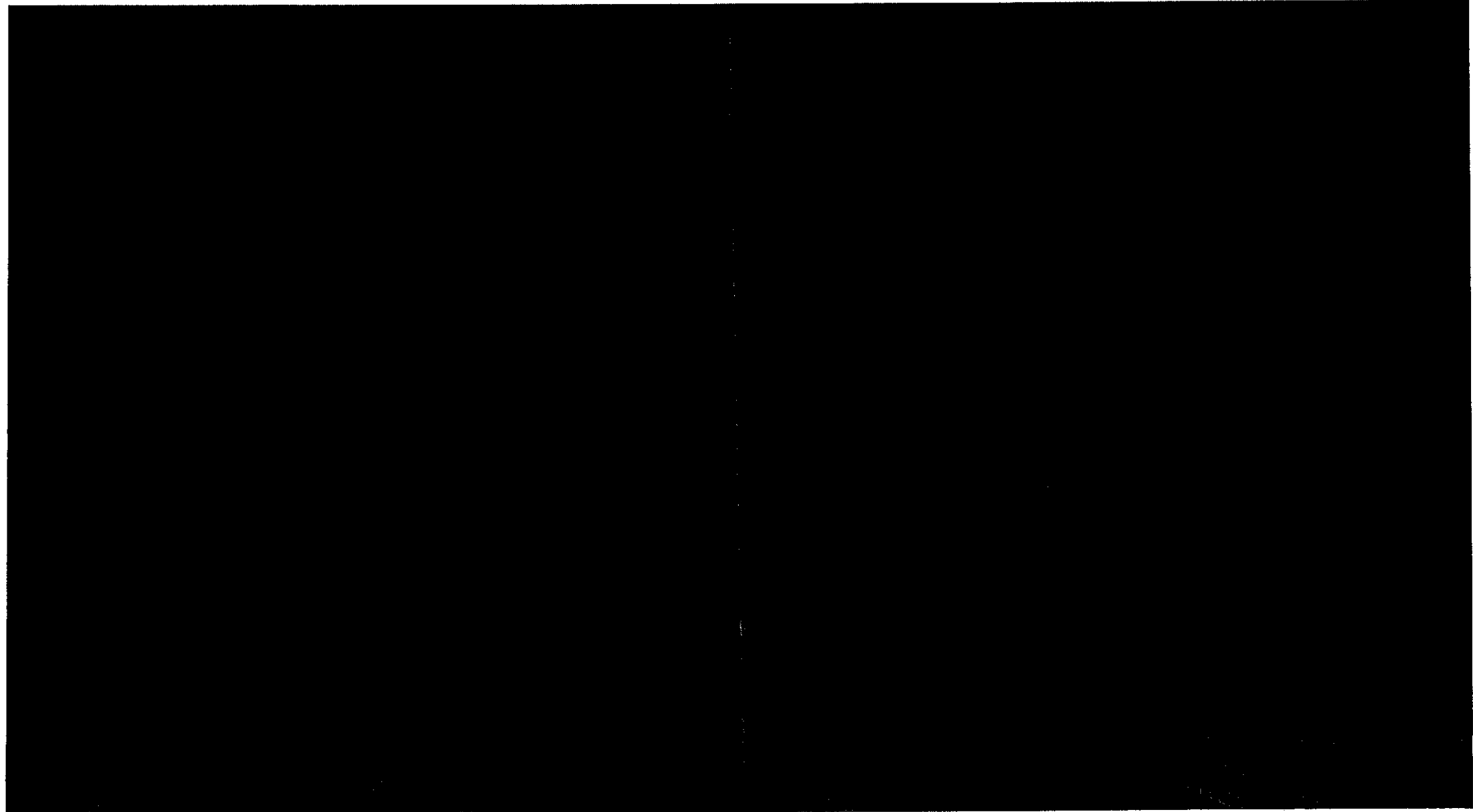
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Sign Plan  
 Werfen  
 Route 303  
 Orangeburg, N.Y.  
 S/B/L: 70.19-1-45  
 Revised 9/15/22  
 Prepared By:  
 Frohling Sign Co,  
 Valley Cottage, N.Y.

GENERAL NOTES:

1. LAND DISTURBANCES SHALL BE CONDUCTED TO MINIMIZE THE AREAL EXTENT OF SOIL DISTURBANCE FOR ANY EXTENDED PERIOD OF TIME. THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.
2. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
3. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6(a) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

PARKING CALCULATION

Building Area Breakdown					
Existing Building Area	Existing Required Parking	Rate	Proposed Additional Area	Proposed Additional Required Parking	
Office = 11500 S.F.	58	1/200 s.f.	8250 S.F.	41.25	
Laboratory = 18800 S.F.	63	1/300 s.f.	7000 S.F.	23	
Manufacturing = 27600 S.F.	92	1/300 s.f.	7000 S.F.	23	
Lockers & Restrooms = 1700 S.F.					
Warehouse = 26500 S.F.			16066 S.F.		
Circulation = 13600 S.F.					
<b>Total = 99700 S.F.</b>	<b>213</b>		<b>38316 S.F.</b>	<b>58</b>	<b>301 Required Spaces</b>

Employee Breakdown By Shift					
Existing Employee Count & Shifts	Rate	Existing Required Parking	Proposed Additional Employee Count & Shifts	Proposed Additional Required Parking	
<b>First Shift =</b>					
Full time Regular 184	1 per 2		80		
Full time Temp. 15	Empl.	6			
<b>Subtotal = 199</b>		<b>100</b>	<b>86</b>	<b>43</b>	
<b>Second Shift =</b>					
Full time Regular 43	1 per 2	20			
Full time Temp. 11	Empl.	2			
<b>Subtotal = 54</b>		<b>27</b>	<b>22</b>	<b>11</b>	
<b>Third Shift =</b>					
Full time Regular 3	1 per 2	2			
Full time Temp. 0	Empl.	0			
<b>Subtotal = 3</b>		<b>2</b>	<b>2</b>	<b>1</b>	
<b>Total # of Employees = 256</b>		<b>129</b>		<b>55</b>	<b>184 Required Spaces</b>

EXISTING & PROPOSED PARKING

EXISTING PARKING = 203  
 PROPOSED PARKING:  
 SOUTH SIDE OF EXISTING BUILDING = 54 SPACES  
 EAST SIDE OF BUILDING = 22 SPACES  
 NEW PARKING AT NORTH SIDE = 237 SPACES  
 TOTAL = 313 SPACES

1. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR COVENANTS THAT MAY EXIST.
3. ONLY SURFACE CONDITIONS ARE SHOWN. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WELLS, SEPTIC, WELLS, UTILITY, ETC.
4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
5. THERE IS NO OBSERVABLE EVIDENCE OF SOIL USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES OTHER THAN COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT SETBACKS OR SEVERELY CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SOIL USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA AN EASEMENT.
10. THE PROPERTY APPEARS TO OWN AND OPERATE A PUBLIC RIGHT-OF-WAY OR TO THE ADJACENT STREET.
11. ALL CALLS HEREON ARE MEASURED AND RECORDED PER RECORD DOCUMENTS, AT THE TIME OF THE SITE VISIT. THE ADDRESS TAG POSTED AND LOCATED AT THE SITE.
12. THERE IS DIRECT PHYSICAL ACCESS TO THE SUBJECT PROPERTY VIA N.Y.S. ROUTE 303 AND GLENDALE STREET, BOTH BEING PUBLIC RIGHT-OF-WAYS.
13. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
14. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
15. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED POLYGON WITHIN +/- 0.1 FOOT.
16. THE BOUNDARY LINES OF THE PROPERTY ARE CONSISTENT WITH THE BOUNDARY LINES OF ALL ADJACENT STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
17. THE PROPERTY CONSISTS OF THREE CONTIGUOUS PARCELS WHICH MAKE UP ONE TAX PARCEL.

LO Zone

1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high.  
 Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment

Existing Monument Sign = 30 ft x 2 = 60 sf  
 Proposed Monument Sign = 30 ft x 2 = 60 sf  
 Proposed Wall Sign = 38.23 sf

SEWER EASEMENT DESCRIPTION TABLE

COURSE NUMBER	BEARING	DISTANCE
1)	S 0°-57'-00" E	210.48'
2)	S 0°-58'-00" W	321.60'
3)	N 89°-02'-00" W	10.00'
4)	N 0°-58'-00" E	321.43'
5)	N 0°-57'-00" E	211.39'
6)	S 84°-48'-00" E	10.06'

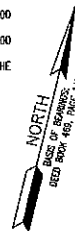
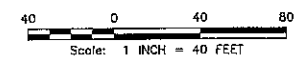
NEW SANITARY SEWER EASEMENT DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE WESTERLY SIDELINE OF N.Y.S. ROUTE 303, AN 80 FEET WIDE RIGHT OF WAY, WITH THE SOUTHERLY SIDELINE OF GLENDALE STREET, A 50 FEET RIGHT OF WAY, AND RUNS THENCE:

1. SOUTHERLY ALONG THE AFORESAIDED SIDELINE OF N.Y.S. ROUTE 303, SOUTH 0 DEGREES 57 MINUTES 00 SECONDS EAST 210.48 FEET TO AN ANGLE POINT IN THE SAME THENCE
2. SOUTHERLY AND STILL ALONG THE AFORESAIDED SIDELINE OF N.Y.S. ROUTE 303, SOUTH 0 DEGREES 58 MINUTES 00 SECONDS WEST 321.60 FEET TO A POINT; THENCE
3. WESTERLY AT RIGHT ANGLES TO THE AFORESAIDED SIDELINE, NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 10.00 FEET TO A POINT; THENCE
4. NORTHERLY AND PARALLEL WITH THE SIDELINE OF N.Y.S. ROUTE 303, NORTH 00 DEGREES 58 MINUTES 00 SECONDS EAST 321.43 FEET TO A POINT; THENCE
5. NORTHERLY AND PARALLEL WITH THE SIDELINE OF N.Y.S. ROUTE 303, NORTH 0 DEGREES 57 MINUTES 00 SECONDS WEST 211.39 FEET TO THE AFORESAIDED SIDELINE OF GLENDALE STREET; THENCE
6. EASTERLY ALONG THE SAME, SOUTH 84 DEGREES 48 MINUTES 00 SECONDS EAST 10.06 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5,205 SQUARE FEET, MORE OR LESS, OR 0.122 ACRES, MORE OR LESS

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SAME AS CONTAINED IN LIBER 466, PAGE 1439.



SITE PLAN

C02

1. DEED BOOK 459, PAGE 1438
2. MAP ENTITLED "ALTA/ACSA LAND TITLE SURVEY, INSTRUMENTATION LABORATORIES, LOT 45, BLOCK 1, SECTION 70.19, 528 STATE ROUTE 303, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY" PREPARED BY WILLIAM T. WANNING, PLS, DATED APRIL 10, 2001 AND BEARING A LATEST REVISION DATE OF JUNE 24, 2007.
3. MAP ENTITLED "PROPERTY SURVEY SECTION 80 BLOCK 744 LOTS 12, 13, 14 FOR FISHER SCHEMERS CO." BY ADLER & YOUNG P.C. DATED 11/29/05.
4. COMPILED MAP OF GLENDALE STREET MAP NO. 3884 IN THE ROCKLAND C.C.O.
5. 05 BASE MAP, COUNTY OF ROCKLAND, NEW YORK.
6. GLENDALE STREET WETLAND USE SHOWN UPON THE NORTH INDIAN VERTICAL DATUM OF 1885 (NAD 83) AS DETERMINED BY DIFFERENTIAL GPS OBSERVATIONS MADE ON MARCH 28, 2014 UTILIZING THE NAD83 SPATIAL REFERENCE NETWORK (CONTRIBUTOR NETWORK), REFERENCING NAD 83 STATION 5011 AND 5012.
7. BENCH MARK #1: PK NAL SET ELEVATION=98.01'  
 BENCH MARK #2: PK NAL SET ELEVATION=98.01'

EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY LAN ASSOCIATES  
 LATEST REVISION DATE 7-1-2020.

