

4/29

ZONING BOARD OF APPEALS

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

Date: April 21, 2023

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

Review of Plans: **Orangetown Commerce Center, 5 Greenbush Road, Orangeburg, NY**  
**Section 74.15 Block 1 Lot 2 LI zone**

This matter is scheduled for: The applicant is requesting an addition extension of time for building height variance granted in ZBA#16-63, extended in ZBA#18-07, ZBA#20-11, ZBA#21-44 which expires on May 25, 2023.

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: June 7, 2023**

- ( ) 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, June 7, 2023**. **Kindly forward your completed review to this office by June 7, 2023.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino



HOCHERMAN  
TORTORELLA  
& WEKSTEIN LLP

Attorneys at Law  
Geraldine N. Tortorella<sup>(NY CT)</sup>  
Adam L. Wekstein<sup>(NY)</sup>  
Noelle C. Wolfson<sup>(NY CT)</sup>

Henry M. Hocherman, Retired

April 19, 2023

*Via Federal Express and Electronic Mail ([DArbolino@orangetown.com](mailto:DArbolino@orangetown.com) and  
[KBettmann@orangetown.com](mailto:KBettmann@orangetown.com))*

Hon. Daniel Sullivan, Chairman  
and Members of the Zoning Board of Appeals  
Town of Orangetown  
Office of Building, Zoning, Planning, Administration & Enforcement  
20 Greenbush Road  
Orangeburg, New York 10962

*Re: ZBA #21-44 Building Height Variance – Application for  
a Further Extension and/or Reapproval  
Property: 5 Greenbush Road  
Tax Identification No.: Section 74.15, Block 1, Lot 2*

Dear Chairman Sullivan and Members of the Board:

This firm represents BF Orangetown LLC (the “Applicant”), the owner of the property located at 5 Greenbush Road in the Town’s Light Industrial (LI) Zoning District (the “Property”). By Resolution designated ZBA #21-44, dated May 9, 2021 and filed in the office of the Town Clerk on May 25, 2021, your Board granted an extension of time to implement the variances granted in ZBA #20-11, ZBA #18-07 and ZBA #16-63 for building height along Highview Avenue for a new warehouse building on the Property. (A copy of the ZBA Resolution is enclosed as Document #1 for your convenient reference.) The variance is scheduled to expire on May 25, 2023. Based on a communication from the Director of the Office of Building, Zoning, Planning, Administration and Enforcement (the “Director”), dated April 10, 2023, we must apply for a further extension and/or reapproval of the variance if more time will be required to proceed with the project. (A copy of the Director’s communication is submitted herewith as Document #3.) We submit this letter in explanation and support of our client’s request for a further extension and/or reapproval of the previously granted area variance for the height of the proposed building along Highview Avenue.

As you may recall, the Property is approximately 5.84-acres in area and is triangular in shape. Its southern vertex is located at the Greenbush Road cul-de-sac, its northwestern vertex is located at the intersection of Highview Avenue and the CSX railroad right of way, and its northeastern vertex is located at the intersection of Greenbush Road and Highview Avenue. It is most narrow at its southern vertex and generally increases in width to its Highview Avenue frontage. *See Layout Plan (Sheet 2)*, prepared by Leonard Jackson Associates, dated January 15, 2016, last revised January 3, 2019 (the “Layout Plan”), Document #8. Like neighboring Orangeburg Commons and The Shops at Orangeburg Commons, the Property was used for pipe

Hon. Daniel Sullivan, Chairman  
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manufacturing by Orangeburg Pipe beginning in or about the late 1890s. Pipe manufacturing at the Orangeburg facility ceased in the early 1970s after which time much of the Orangeburg Pipe facilities were destroyed by fire. As a result of its prior use, the Property contains petroleum-related compounds and metals at concentrations above regulatory levels in soil and groundwater, which will be remediated as part of the Property's redevelopment under the New York State Brownfield Cleanup Program.

Our client desires to clean up the Property in anticipation of the environmental remediation. Vehicles and equipment that were being parked on the Property have been removed and our client has applied to the building department for a permit to install a fence, remove trees from and perform a general cleanup of the vacant site. The immediate work is necessary to implement the environmental remediation and, ultimately, to construct the Orangetown Commerce Center warehouse building on the Property.

The need for the variance is a function of the demands and specifications for current-day warehouse space coupled with the irregular shape of the Property. It is imperative that the building contain a high-volume cubic storage racking system in its interior and sufficient clearance for the system to function. The minimum height required to accommodate the system is 32 feet, 6 inches. Because of the lot's irregular shape, large tenant space containing the racking system can be accommodated only on its northern end along Highview Avenue, where the setback is 25 feet, thus the need for a height variance of 7 feet, 6 inches along the Property's widest section on Highview Avenue. *See* the Proposed Elevations, prepared by Dahn & Krieger (Drawing No. A.04a), dated May 3, 2018 and last revised November 12, 2019 (Document #7).

As your Board previously found, the grant of the proposed variance will have no negative impacts on the health, safety or welfare of the community. The building is located in an industrial zoning district and is in keeping with the character of more recently constructed buildings and uses. The increased height will have little visual impact on the area, particularly when viewed from the residences across Western Highway which, because of their elevation above the Property, will have a view of only a small portion of the building. Significant street level improvements are also planned along Highview Avenue, including landscaping and a new sidewalk. Overall, the proposed redevelopment of the Property will yield significant benefits to the community.

The Applicant has worked in good faith to position itself to implement this project and has invested substantial resources obtaining approvals including for remediation. The Town and DEC have also expended resources in their review and approval of the project. The Applicant meets the standards for the variance and the conditions in the surrounding neighborhood have not changed in any material way since the variances were extended in 2021. We submit that these factors, together with fairness and equity, warrant a further extension and/or reapproval of the variances to afford the Applicant time to "substantially implement" the work.

Hon. Daniel Sullivan, Chairman  
and Members of the Zoning Board of Appeals  
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Enclosed for filing are our client's check in the amount of \$615.00, payable to the Town of Orangetown, one copy of an Entity Disclosure Statement, one set of stamped, addressed envelopes for the notices and fifteen copies of the following documents in support of this request:<sup>1</sup>

1. ZBA #21-44 Resolution Extending the Building Height Variance;
2. ZBA Application Form and Attachments, signed by Richard Birdoff;
3. Communication from Building Director Jane Slavin, R.A. dated April 10, 2023;
4. Recorded Deed for 5 Greenbush Road;<sup>2</sup>
5. Short Environmental Assessment Form, resigned as of April 13, 2023;
6. Existing Conditions Survey, last revised March 27, 2017;
7. Elevations of the Proposed Building prepared by Dahn & Krieger Architects Planners PC, last revised November 12, 2019;
8. Layout Plan for Orangetown Commerce Center, prepared by Leonard Jackson Associates, last revised January 3, 2019;
9. A. Drawing Numbers 5A (Landscape Plan), 5B (Landscape & Lighting Notes & Details) and 5C (Landscape Sections) for Orangetown Commerce Center, prepared by Langan, last revised May 8, 2018; and  
B. Drawing Numbers 5D (Plan Rendering) and E (Photo Inventory) for Orangetown Commerce Center, prepared by Langan, dated May 23, 2016.

Kindly refer this Application to all interested agencies and schedule it for a public hearing at the Board's next available meeting after the referrals are made.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By:   
Geraldine N. Tortorella

GNT: hc

Enclosures

cc: (via electronic mail with enclosures)  
Jane Slavin, RA  
Denise Sullivan, Esq., Deputy Town Attorney  
BF Orangetown LLC

S:\# MATTERS\Birdoff 0163\BF Orangetown - Orangetown Com. Ctr. 008\Letters\Sullivan 4-19-2023 Reapproval Of Building Height Variance.Docx

<sup>1</sup> An Entity Disclosure Statement and one set of stamped, addressed envelopes have been submitted with the companion application to extend or renew sign variances, being submitted simultaneously herewith.

<sup>2</sup> The documents referred to in items 4 through 10 are the same as those previously submitted to this Board in connection with the prior applications for the building height variance because the building design and details have not changed.



**EXTENSION OF TIME GRANTED FOR TWO YEARS FROM THE DATE OF THIS STAMPED DECISION**

To: Geraldine Tortorella (Orangetown Commerce Center sign)  
One North Broadway Suite 701  
White Plains, New York 10601

hjk  
DN

ZBA #21-44  
Date: May 19, 2021  
Permit #45127

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-44: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA#16-63 and extended once in ZBA#18-07 and again in ZBA# 20-11: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.12, Column 12 (Building Height: 25' permitted, 30' proposed to roof, 32 ½' proposed to parapet) for a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, May 19, 2021 at which time the Board made the determination hereinafter set forth.

Geraldine Tortorella, Esq., appeared and testified.

The following documents were presented:

1. Plans labeled "Orangetown Commerce Center Layout Plan last revised 01/03/2019 signed and sealed by Leonard Jackson , P.E.
2. Plans prepared by Langan Engineering dated March 4, 2016 last revised September 16, 2016 , 5A,5B, 5C, 5D, 5E, & 5F
3. ZBA Decision #20-11 dated February 5, 2020.
4. Short Environmental Assessment Form
5. Deed.
6. Cover letter dated March 30, 2021 from Geraldine N. Tortorella. Esq.
7. A letter dated April 22, 2021 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
8. A no comment response from Dyan Rajasingham Rockland County Highway Department.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application seeks area or bulk variances for construction or expansion of a primary, or accessory or appurtenant , non – residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls; this application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review and since the Planning Board noticed its intent to declare itself lead agency and distributed the notice of intension to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board actin as Lead Agency for the overall project underlying these ZBA applications, pursuant to coordinated review under State Environmental Quality Review Act Regulation §617.6 (b)93) ; and since the Planning Board conducted a SEQRA review and, on May 11, 2016,

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rendered an environmental determination of no significant adverse environmental impacts to result from the proposed land use action (i.e., a “Negative Declaration” or “Neg Dec”<sup>0</sup>, the ZBA is bound by the Planning Board’s Neg Dec and the ZBA cannot require further SEQRA review pursuant to SESEQRA Regulation § 617.6 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Mr. Quinn, aye; Mr. Sullivan, aye; and Ms. Bonomolo, aye; Mr. Bosco, aye; and Mr. Valentine, aye.

Geraldine Tortorella, Esq., testified that the applications have many moving parts and the reason they are asking for another extension of time is because they were delayed with COVID, that they are hoping to have tenants for the spaces prior to the start of the cleanup because once the cleanup is started it must be completed and financially it makes sense to have tenants lined up for the spaces; that the height is necessary for the warehouse self- storage space and will not be intrusive for the residences across Western Highway because of the extensive planting plan and the railroad crossing and that she would appreciate a longer extension of time than just one year if the Board could.

Public Comment:

Vanessa Lapins, 659 Western Highway, Blauvelt, testified that she is representing CUPON, that these proposed large warehouses are changing the character of neighbors with truck traffic; that ALUF destroyed that neighborhood; that there is another huge warehouse proposed for 254 Route 303 and they would like to request a moratorium on high volume warehouses.

Dennis Michaels stated that the Town Board is the only Board that could impose a moratorium.

Mike Bosco stated that this application was previously approved and is only seeking an extension of time to implement the approved plans.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

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Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. No significant change in circumstances has occurred since the prior approved variances were granted in ZBA #16-63 and reaffirmed (with an extension granted) in ZBA# 18-07 and ZBA#20-11 that would warrant Board reconsideration of its approval.
2. Applicants stated that they are waiting to start the clean-up of the site until they have tenants to occupy the space because once the cleanup begins it must be finished and to be economically sound they need to have prospective tenants.

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested extension of time to implement the variances granted in ZBA#20-11, ZBA #18-07, ZBA#16-63 for height variances are **APPROVED** for TWO YEARS FROM THE DATE OF THIS STAMPED DECISION; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

**General Conditions:**

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

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(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested extension of time to implement the variances granted in ZBA#20-11, ZBA #18-07, ZBA#16-63 for building height variances are APPROVED for Two Years from the date of this stamped decision; was presented and moved by Mr. Sullivan, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Quinn, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: May 19, 2021

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-R.A.O.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN



Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

*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 checked="" 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: Orangetown Commerce Center

Street Address: 5 Greenbush Road, Orangetown

**Tax Map Designation:**

Section: 74.15 Block: 1 Lot(s): 2  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the west side of Greenbush Road, approximately \_\_\_\_\_ feet at its \_\_\_\_\_ of the intersection of with Highview Avenue, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>5.836</u>	Zoning District <u>L1</u>
School District <u>South Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg Fire</u>
Water District <u>Pearl River</u>	Sewer District <u>Orangetown</u>

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

The Applicant is seeking reapproval of two previously granted variances for the improvements of the Property: #21-43 (for sign size, illumination and location) and #21-44 (for building height along Highview Avenue).

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

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

# 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?  N/A
- 2) Is any open space being offered?   If so, what amount?  N/A
- 3) Is this a standard or average density subdivision?  N/A

### If site plan:

- 1) Existing square footage  N/A
- 2) Total square footage  N/A
- 3) Number of dwelling units  N/A

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

N/A   
\_\_\_\_\_

**Environmental Constraints:**  N/A

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:  
\_\_\_\_\_

### Project History:

Has this project ever been reviewed before?  Yes

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.

See Attachment 1   
\_\_\_\_\_

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

None   
\_\_\_\_\_

**ZONING BOARD OF APPEALS  
APPLICATION OF BF ORANGETOWN LLC  
5 GREENBUSH ROAD  
ORANGEBURG, NEW YORK  
ATTACHMENT A**

**WRITTEN AUTHORIZATION OF APPEARANCE**

The following representatives are authorized to appear before the Zoning Board of Appeals in connection with this application:

**ATTORNEYS**

Hocherman Tortorella & Wekstein, LLP (Geraldine N. Tortorella, Noelle C. Wolfson, Adam L. Wekstein, Esqs.), One North Broadway, Suite 400, White Plains, New York 10601 (914-421-1800)

BF Orangetown, LLC

By:   
Richard Birdoff, Manager

**ZONING BOARD OF APPEALS  
APPLICATION OF BF ORANGETOWN LLC  
5 GREENBUSH ROAD  
ORANGEBURG, NEW YORK  
ATTACHMENT B**

**LIST OF ADDITIONAL PLANS SUBMITTED IN SUPPORT OF THIS APPLICATION**

1. *Existing Conditions Survey (2 sheets)*, prepared by Jay A. Greenwell, PLS, dated December 18, 2014, last revised December 16, 2015;
2. *Layout Plan (Sheet 2)*, prepared by Leonard Jackson Associates, dated January 15, 2016, last revised January 3, 2019;
3. *Landscape Plan (Sheet 5A)*, prepared by Langan Engineering, dated March 4, 2016, last revised May 8, 2018;
4. *Landscaping & Lighting Notes & Details (Sheet 5B)*, prepared by Langan Engineering, dated March 4, 2016, last revised September 16, 2016;
5. *Landscape Sections (Sheet 5C)*, prepared by Langan Engineering, dated May 23, 2016, last revised May 8, 2018;
6. *Photo Inventory (Sheet 5E and 5F)*, prepared by Langan Engineering, dated May 23, 2016; and
7. *Orangetown Commerce Center Monument Sign Plan*, prepared by Allied Environmental Signage, dated March 1, 2016, last revised May 25, 2016 (size 11" x 17").



**ZONING BOARD OF APPEALS  
APPLICATION OF BF ORANGETOWN LLC  
5 GREENBUSH ROAD  
ORANGEBURG, NEW YORK  
APPLICATION REVIEW FORM  
ATTACHMENT 1**

**Project History – Prior Approvals:**

PB #16-26, Preliminary site plan approval issued 5/11/16;  
PB# 16-27, Preliminary internal commercial subdivision approval issued 5/11/16;  
ZBA#16-62, Area variance for illumination, size and setback of monument signs issued July 6, 2016;  
ZBA#16-63, Area variance for building height issued July 6, 2016, extended by ZBA #18-07, dated January 17, 2018;  
PB #16-62, Final site plan approval issued October 26, 2016;  
PB #16-63, Final internal commercial subdivision approval issued October 26, 2016;  
ACABOR #16-56, dated September 8, 2016;  
ZBA #18-06, Area variance for illumination, size and setback of monument signs issued January 17, 2018 (renewal of ZBA #16-62);  
ZBA #18-07, Area variance for building height issued January 17, 2018 (renewal of ZBA #16-63);  
PB #18-29, Preliminary amended site plan approval issued July 25, 2018 (118,323 s.f., two-story, multi-tenant flex-warehouse/self-storage building and related improvements);  
PB #18-30, Preliminary amended internal commercial subdivision approval issued July 25, 2018 (multi-tenanted space);  
ACABOR #18-36, Site plan revisions for self-storage issued September 6, 2018;  
ZBA #18-64, Interpretation issued September 19, 2018;  
PB #18-44, Final amended site plan approval issued November 14, 2018;  
PB #18-45, Final amended internal commercial subdivision approval issued November 14, 2018;  
PB # 19-21, Revised bond issued March 27, 2019;  
ACABOR #19-45, Revised façade modifications issued December 2, 2019;  
ZBA #20-10, Area variance for illumination, size and setback of monument signs issued February 5, 2020 (renewal of ZBA #18-06);  
ZBA #20-11, Area variance for building height issued February 5, 2020 (renewal of ZBA #18-07);  
ZBA #21-43, Extension of time granted for two years for prior renewal of area variance for illumination, size and setback of monument signs granted on February 5, 2020 (ZBA #20-10), dated May 19, 2021 and stamped May 25, 2021;  
ZBA #21-44, Extension of time granted for two years for prior renewal of area variance for building height granted on February 5, 2020 (ZBA #20-11), dated May 19, 2021 and stamped May 25, 2021; and  
PB #23-11, Extension of Performance Bond Term to March 1, 2025, dated March 8, 2023.

**ZONING BOARD OF APPEALS  
APPLICATION OF BF ORANGETOWN LLC  
5 GREENBUSH ROAD  
ORANGEBURG, NEW YORK  
APPLICATION REVIEW FORM  
ATTACHMENT 2**

4. I know of no state officer, Rockland County officer or Town of Orangetown employee or officer or his or her spouse, siblings, parents, children, grandchildren, or the spouse of any of these relatives who (i) is an applicant or who has an interest in the limited liability company Applicant making this application; (ii) is an officer, director, partner or employee of any of the Applicant; or (iii) is a party to an agreement with the Applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application.

## Geraldine Tortorella

---

**From:** OBZPAE <OBZPAE@orangetown.com>  
**Sent:** Monday, April 10, 2023 6:04 PM  
**To:** Geraldine Tortorella  
**Cc:** Denise Sullivan  
**Subject:** Re: Orangetown Commerce Center, 5 Greenbush Road, Section 74.15, Block 1, Lot 2 --  
Variances for Signs (ZBA #21-43) and Building Height (ZBA #21-44)

Geraldine,  
Yes you would be required to return to the ZBA if the work is not substantially completed by the date.

Jane Slavin, RA.  
Director  
Office of Building, Zoning, Planning, Administration and Enforcement Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
(845)359-8410 x4302  
(845)359-8526 fax  
www.orangetown.com

On Apr 10, 2023, at 5:52 PM, Geraldine Tortorella <g.tortorella@htwlegal.com> wrote:

Dear Jane: The above-referenced variances are coming up for expiration on May 25, 2023. Copies of the Resolutions of Approval (dated May 19 and stamped as filed May 25, 2021) are attached for your convenience. I am preparing the applications for renewal of the variances with which

[[https://alert-dg01.redatatech.com/onprem\\_security\\_warning\\_fetch?r=1&dep=SjSeez5Yo%2BehohXL2VF7cQ%3D%3DqoVI1iYUg3OcjAOY9ZJpacVO2Net7WZC2qr5IYQ%2F1MigSYRyiOIFzJXEj8RPw6W8F1tIgo9fvzQRilLtxWzTAmk3SgbenRxz%2BeKirH%2FOJlfmMSzTVJtD1%2F3TenGqq%2FXCb8NvLpyD0mcOQFzPFlpUwThdFSqGRzlj8WsnCiUSNNhUdK08WatWSmflx9DuDALXTdqLLuHjPEklplpLqRctRelzYqcs09mGrbmm3em%2BLIN4iqFWZBAPlyViTXtli1HUahCJVZgUFC3wnrMqjWmk5Mg51EaE1pfEckl7YpC%2Fp4ky3s7E5Kf9u23wwFuxi00My59F6MolovmbAb%2BfrcO8DvSJXyjLhrk%2BJwDUjLQkR9npTjkoqWklJpC%2FsQhGENpY5Hny%2B4nMeC88okJSqM9FjdJIVPDk6uSjm3BzpgAmpbsfFsF4a39fEoCSkLusB9YWYQt1kHDznUWnoTE1NtTd6ePf0b8ogsMgKgTrfsRR4Lz23L%2FIQVkbynL8yLMD79Z9LuraSYpozsl1PvmRhfdEn05u%2BlpflIJ%2BAftEvrTffQNOR0r70LvD7ujVUA3wnC8QPhUX37UdYeJPa%2B6jD3rzg8FLDft6%2BzLzWR1PO282ghO0%2FAnHv0hB0k178ld2Osne2tq4eamlpkAPLsu%2BEb1ESyIM3GfHTxNzcQqCebGiKwLLINIZRBoMKOAUz3DY0NUsOsuQUXDIKQ4VrXrgEEdKQtXuL1m03f1aOmicU6LIGMWuxqt%2FNNefjVNrce13fdj](https://alert-dg01.redatatech.com/onprem_security_warning_fetch?r=1&dep=SjSeez5Yo%2BehohXL2VF7cQ%3D%3DqoVI1iYUg3OcjAOY9ZJpacVO2Net7WZC2qr5IYQ%2F1MigSYRyiOIFzJXEj8RPw6W8F1tIgo9fvzQRilLtxWzTAmk3SgbenRxz%2BeKirH%2FOJlfmMSzTVJtD1%2F3TenGqq%2FXCb8NvLpyD0mcOQFzPFlpUwThdFSqGRzlj8WsnCiUSNNhUdK08WatWSmflx9DuDALXTdqLLuHjPEklplpLqRctRelzYqcs09mGrbmm3em%2BLIN4iqFWZBAPlyViTXtli1HUahCJVZgUFC3wnrMqjWmk5Mg51EaE1pfEckl7YpC%2Fp4ky3s7E5Kf9u23wwFuxi00My59F6MolovmbAb%2BfrcO8DvSJXyjLhrk%2BJwDUjLQkR9npTjkoqWklJpC%2FsQhGENpY5Hny%2B4nMeC88okJSqM9FjdJIVPDk6uSjm3BzpgAmpbsfFsF4a39fEoCSkLusB9YWYQt1kHDznUWnoTE1NtTd6ePf0b8ogsMgKgTrfsRR4Lz23L%2FIQVkbynL8yLMD79Z9LuraSYpozsl1PvmRhfdEn05u%2BlpflIJ%2BAftEvrTffQNOR0r70LvD7ujVUA3wnC8QPhUX37UdYeJPa%2B6jD3rzg8FLDft6%2BzLzWR1PO282ghO0%2FAnHv0hB0k178ld2Osne2tq4eamlpkAPLsu%2BEb1ESyIM3GfHTxNzcQqCebGiKwLLINIZRBoMKOAUz3DY0NUsOsuQUXDIKQ4VrXrgEEdKQtXuL1m03f1aOmicU6LIGMWuxqt%2FNNefjVNrce13fdj)]  
<https://us.report.cybergraph.mimecast.com/alert-details/?dep=SjSeez5Yo%2BehohXL2VF7cQ%3D%3DqoVI1iYUg3OcjAOY9ZJpacVO2Net7WZC2qr5IYQ%2F1MigSYRyiOIFzJXEj8RPw6W8F1tIgo9fvzQRilLtxWzTAmk3SgbenRxz%2BeKirH%2FOJlfmMSzTVJtD1%2F3TenGqq%2FXCb8NvLpyD0mcOQFzPFlpUwThdFSqGRzlj8WsnCiUSNNhUdK08WatWSmflx9DuDALXTdqLLuHjPEklplpLqRctRelzYqcs09mGrbmm3em%2BLIN4iqFWZBAPlyViTXtli1HUahCJVZgUFC3wnrMqjWmk5Mg51E>

[aE1pfEckl7YpC%2Fp4ky3s7E5Kf9u23wwFuxiO0My59F6MolovmbAb%2BfrC08DvSJXyjLhrk%2BJwDUjLQkR9npTjkoqWkIjPc%2FsQhGENpY5Hny%2B4nMeC88okJSqM9FjdJIVPDK6uSjm3BzpgAmpbsfFsF4a39fEoCSkLuSbY9WYQt1kHDznUWnoTE1NtTd6ePf0b8ogsMgKgTrfsRR4Lz23L%2FIQVkbynL8yLMd79Z9LuraSYpozsl1PvmRhfdEn05u%2Blpflj%2BAftEvrTffQNOR0r70LvD7ujVUA3wnC8QPhUX37UdYeJPa%2B6jD3rzg8FLDft6%2BzL2zWR1PO282gh00%2FAnHv0hB0k178ld2Osne2tq4eamlpkAPLsu%2BEb1ESylM3GfHTxNzcQqCebGiKwllINIZRBoMKOAUz3DY0NUsOsuQUXDlKQ4VrXrgEEdKQtxuL1m03f1alOmICU6LIGMWuxqt%2FNnefiVNrce13fd](mailto:VNrce13fd)>

Dear Jane:

The above-referenced variances are coming up for expiration on May 25, 2023. Copies of the Resolutions of Approval (dated May 19 and stamped as filed May 25, 2021) are attached for your convenience.

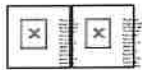
I am preparing the applications for renewal of the variances with which I typically include a "determination" from your office that the applications are required if additional time to implement the variances is required (which it is). Kindly confirm that the renewals are required. Thank you.

Kind regards,  
Gerri

Geraldine N. Tortorella, Esq.

[Description: HTW-logo-email-signature]  
One North Broadway, Suite 400  
White Plains, New York 10601  
(914) 421-1800 Ext 1  
(914) 421-1856 (fax)  
g.tortorella@htwlegal.com<mailto:g.tortorella@htwlegal.com>  
www.htwlegal.com<<http://www.htwlegal.com/>>  
[cid:image002.png@01D96BD3.B8A40A10]

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<ORANGETOWN COMMERCE SIGN EXT. ZBA#21-43 DECISION 74.15-1-2.pdf>  
<ORANGETOWN COMMERCE HEIGHT EXT. ZBA#21-44 DECISION 74.15-1-2.pdf>

## Disclaimer

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
BF Orangetown LLC			
Name of Action or Project: Orangetown Commerce Center			
Project Location (describe, and attach a location map): 5 Greenbush Road, Southwest corner of Highview Avenue and Greenbush Road (Town of Orangetown Tax Id # 74.15-1-2)			
Brief Description of Proposed Action: The Applicant has received Amended Site Plan and ACABOR approvals for the construction of an approximately 118,323 square foot ("s.f."), multi-tenant warehouse and self-storage building and related site improvements. This application seeks reapproval of a height variance for the building along Highview Road (7 feet, 6 inches) and the following variances for two monument signs, one at each driveway entrance to the property: (i) setback of 27 feet for the sign at the northern driveway and 23 feet, 2 inches for the sign at the southern driveway; (ii) sign area of 60 s.f. per sign; and (iii) illumination variance of 90 s.f. per sign.			
Name of Applicant or Sponsor: BF Orangetown LLC (Alfred T. Rossi, P.E.)		Telephone: 212-265-6600 E-Mail: arossi@rdmanagement.com	
Address: 810 7th Avenue, 10th Floor			
City/PO: New York		State: NY	Zip Code: 10019
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, ACABOR, NYSDEC, NYSDOH, Rockland County Health Department (all have been received)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.8 acres	
b. Total acreage to be physically disturbed?		4.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

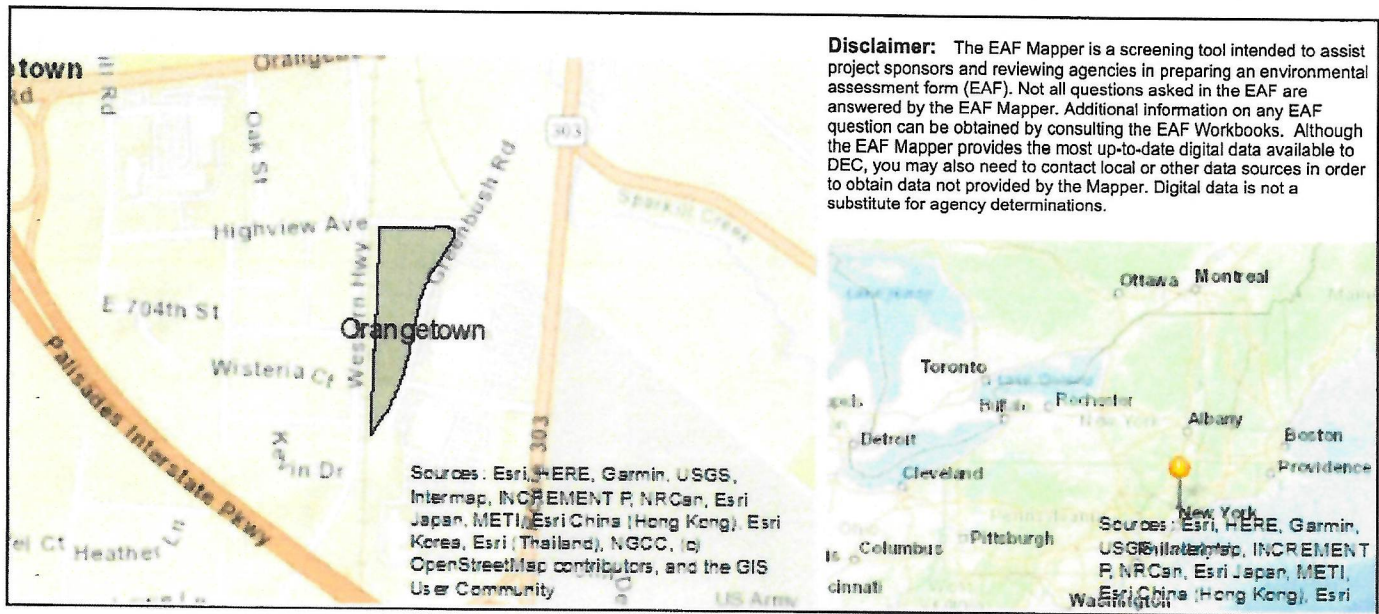
		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? N/A c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for (per EAF archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? (per EAF Mapper)		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? (per EAF Mapper) b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: See Addendum	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? See Addendum (per EAF Mapper)	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Alfred T. Rossi</u> Date: <u>12/19/15</u>		
Signature: <u>[Signature]</u> Title: <u>SVP</u>		

*Alfred T. Rossi SVP 3/24/21*  
*Alfred T. Rossi SVP 4/13/23*

**PRINT FORM**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



BF Orangetown LLC (the "Volunteer") entered into a Brownfield Cleanup Agreement ("BCA") with the New York State Department of Environmental Conservation ("NYSDEC") to investigate and remediate the property located at 5 Greenbush Road (portion of Section 74.15, Block 1, Lot 2) in Orangeburg, New York (the "Site"). The New York State Brownfield Cleanup Agreement Index Number is C344078-06-16 and the Site Number is C344078.

The Site was part of a larger facility used for the manufacture of Orangeburg Pipe beginning in or about the 1890s. The original manufacturing was reported to have taken place on the northern portion of the Site; due to its shape, the Site is also known as the "Triangle Parcel." As operations expanded, manufacturing expanded to the areas east and south of the Site on the adjacent property that is currently developed as a Lowe's retail store. The Site was reportedly used mainly for storage during this time. In 1953, manufacturing operations were acquired by Flintkote and pipe manufacturing was reportedly discontinued in 1973. After operations ceased, most of the facility was destroyed by fire. The remaining structures were reportedly demolished and the majority of the debris was deposited on an approximately 16-acre parcel to the southeast of the Site; the Site was reportedly not used for the disposal of the demolition debris. The Site has been fallow since the demolition of the buildings.

A Remedial Investigation of the Site revealed volatile organic compounds ("VOCs"), semivolatile organic compounds ("SVOCs") and metals at concentrations above regulatory levels in one or more environmental media (soil, soil vapor and groundwater). The VOCs in soil and groundwater are primarily petroleum constituents; there have been sporadic detections of chlorinated solvents in soil vapor and groundwater. The primary SVOCs are polyaromatic hydrocarbons ("PAHs").

Pursuant to the approved Remedial Action Work Plan, all environmental issues associated with the Site will be addressed as follow:

- Excavation of soil/fill to remove petroleum-impacted soil.
- Characterization and disposal of impacted material from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal.
- Localized removal and offsite disposal of petroleum-impacted groundwater and NAPL, if any.

- **Collection and analysis of post-remedial end-point samples to document remaining concentrations of contaminants, if any. Samples will be evaluated for attainment of Site-specific soil cleanup objectives as approved by NYSDEC.**
- **Collection and analysis of post-remedial soil vapor samples to evaluate whether engineering controls are required.**
- **If needed, import of materials to be used for backfill and cover in compliance with: (1) Part 375-6.7(d) requirements and (2) all Federal, State and local rules and regulations for handling and transport of material;**
- **Preparation of a Final Engineering Report ("FER") to document the implemented remedial actions;**
- **Development of a Site Management Plan ("SMP") for long term management of residual contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.**

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: Orangetown Commerce Center

PROPERTY ADDRESS: 5 Greenbush Road, Orangeburg

TAX LOT ID: 74.15-1-2

NAME OF APPLICANT: BF Orangetown LLC

OWNER OF PROPERTY: BF Orangetown LLC

Land Use Application/Brief Description of Project: Application for reapproval of building height and monument sign variances.

**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:	BF Orangetown LLC
Address:	c/o RD Management, 810 Seventh Avenue, 10th Floor, New York, NY 10019
Telephone Number:	(212) 265-6500 x305
E-Mail Address:	arossi@rdmanagement.com
State/Date of Formation:	New York
Contact Person:	Alfred Rossi, P.E.

**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. See attached				
2.				
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~~ )  
 NEW YORK )

I, Richard Birdoff, being duly sworn, deposes and says that I am  the Manager and  an active or qualified member of the BF Orangetown LLC, an LLC ~~an LLC~~ 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.

BF Orangetown LLC  
  
 By: Richard Birdoff, Manager Signature

Sworn to and subscribed in my presence  
 This 17 day of April, 2023

Myra Padron  
 NOTARY PUBLIC

MYRA PADRON  
 Notary Public, State of New York  
 No. 01PA6188217  
 Qualified in Nassau County  
 Commission Expires June 2, 2024



SWIS	PRINT KEY	NAME	ADDRESS
392489	74.10-1-30	D & B Ent Inc	4 Independence Ave, Tappan, NY 10983
392489	74.10-1-31.1	Nicholas Spadaccini	1A Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.2	Patricia Ryan-Gurda	P.O. Box 574, Pine Island, NY 10969
392489	74.10-1-31.3	Krystal Batts	1C Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.4	Christine A Tracey	1D Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.5	Minesh Patel	19 Newport Dr, Nanuet, NY 10954
392489	74.10-1-31.6	Snowflake LP	P.O. Box 1774, New City, NY 10956
392489	74.10-1-31.7	Jianfeng Cai	1G Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.8	Ru Ying Cai	1H Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.9	Edwina Pinnock	1 I Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.10	Michael Pagliocca	2A Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.11	Ryan McWilliams	2B Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.12	Celeste Agovino	8855 Radcliff Dr Unit 39 D, Calabash, NC 28467
		Michael Agovino	
392489	74.10-1-31.13	Joan T Mc Gann	332 S Middletown Rd, Pearl River, NY 10965
		Maureen McEnroe	
392489	74.10-1-31.14	Manzel Olea-Rutkowski	55 Livingston St, Tappan, NY 10983
392489	74.10-1-31.15	Brianna Cumney	2F Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.16	Edwin J Ruiz	2G Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.17	Kevin Flanagan	2H Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.18	Christopher W Schojan	2I Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.19	Charlotte A Hoffman	P.O. Box 212, Orangeburg, NY 10962
392489	74.10-1-31.20	Anna Balaguer	3B Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.21	Barbara E Hughes	3C Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.22	Helen Roxbury	3D Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.23	Ken Arabe	3E Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.24	Tan Duc Nguyen	3F Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.25	Brendan Hauser	3G Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.26	Detlef Property Management LP	9 Frasco Ln, Norwood, NJ 07048
		Jennifer Barba	
392489	74.10-1-31.27	Joann E Feeney	605 Mountain Rd, West Hartford, CT 06117
392489	74.10-1-31.28	Lindsey Stevens	4A Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31.29	Robert W Cupani	4B Blue Hill Commons, Orangeburg, NY 10962
392489	74.14-3-15	Nina Guerrero	4 Maple Av, Orangeburg, NY 10962
392489	74.14-3-16	Cesar S Clemente Sr	2 Maple Ave, Orangeburg, NY 10962
392489	74.14-3-22	Sabas Isaguirre	6 Wisteria Ct, Orangeburg, NY 10962
392489	74.14-3-23	Doly Thomas	7 Wisteria Ct, Orangeburg, NY 10962
392489	74.15-1-2	BF Orangetown LLC	810 Seventh Ave Fl 10, New York, NY 10019
392489	74.15-1-3	Orangeburg Holdings LLC	Tax Dept, 1000 Lowes Blvd, Mooresville, NC 28117
		Lowe's Home Center	

392489 74.15-1-21.11 FB Orangetown Retail LLC 1149 Harrisburg Pike, Carlisle, PA, 17013  
 AHN: Ahold Delhaize Real Estate

392489 74.15-1-22 Thomas B. Graff 10 Grand St, Tappan, NY, 10983



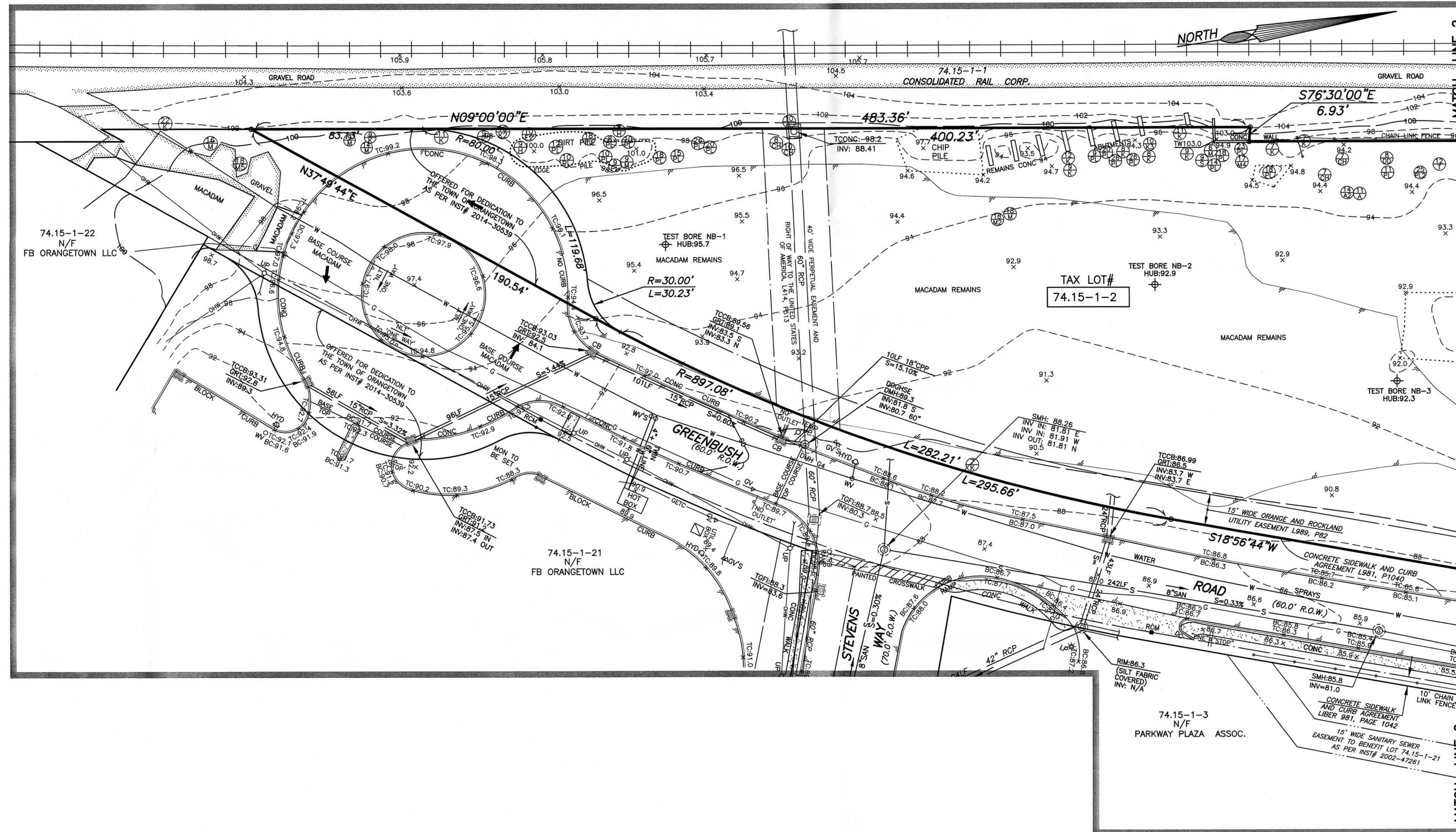
SWIS	PRINT KEY	NAME	ADDRESS
392489	74.10-1-29./1	Joseph Refuela	5A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./2	Kerry Murphy	5B Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./3	Kelly Mc Hugh	5C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./4	Barbara Bach	29 Knowles Mill Rd,Chester, NH 03036
392489	74.10-1-29./5	David Shoshan	5E Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./6	Linda M Ragusa	5F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./10	John P Yore	6A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./11	Catherine M Brew	6B Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./12	Pieter Grosbeck	6C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./13	Achankunju Varghese	6D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./14	William Hicks	7A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./15	Stephen Amon	7B Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./16	Alveda Pagliocca	7C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./17	Dorothea Squitieri	7D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./18	Paschal Brennan	605 Mountain Rd,West Hartford, CT 06117
392489	74.10-1-29./19	Jacob Barrientos	7F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./20	Keith Jackson	12 Aimee Ct,Warwick, NY 10990
392489	74.10-1-29./21	Thomas Clifford	17 Rte 340,Orangeburg, NY 10962
392489	74.10-1-29./22	Luis A Cano-Ruballos	7I Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./27	Christopher Dauble	161 Randolph Ave,Dumont, NJ 07628
392489	74.10-1-29./28	Richard Mc Grath	8F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./44	Kyle Hassell	11A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./45	Robert J Pang	37 Wayne Ln,Tappan, NY 10983
392489	74.10-1-29./46	Michael V Anderson	11C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./47	Thomas Matthew	11D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./48	Shannon P Boyle	11E Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./49	Gina Anderson	11F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./50	Jason Jones	11G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./56	Jaya Lund	12A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./57	Andrea Narciso	12B Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./58	Wieslaw Mysliwiec	12C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./59	Rita Valentine	12D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./60	Sandra Kosman	12E Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./61	Karen Brizuela	12F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./62	Roy Bille	12G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./63	Cecilia Piesco	44 Delongis Ct,Sparkill, NY 10976
392489	74.10-1-29./64	John Brophy	12I Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./65	James P Bruno	12J Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./66	Frances Lewis	12K Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./67	Laurie Lehey	12L Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./70	Heyin Kim	5G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./80	Nicholas Altomare	5H Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-29./90	William H Baker	107 Elder Ct,Macon, NY 27551
392489	74.10-1-30	D & B Ent Inc	4 Independence Ave,Tappan, NY 10983
392489	74.10-1-31./1	Nicholas Spadaccini	1A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./2	Patricia Ryan-Gurda	P.O. Box 574,Pine Island, NY 10969
392489	74.10-1-31./3	Krystal Batts	1C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./4	Christine A Tracey	1D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./5	Minesh Patel	19 Newport Dr,Nanuet, NY 10954
392489	74.10-1-31./6	Snowflake LP	P.O. Box 1774,New City, NY 10956
392489	74.10-1-31./7	Jianfeng Cai	1G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./8	Ru Ying Cai	1H Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./9	Edwina Pinnock	1 I Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./25	Brendan Hauser	3G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./26	Detlef Property Management LP	9 Frasco Ln,Norwood, NJ 07048
392489	74.10-1-31./27	Jennifer Barba	605 Mountain Rd,West Hartford, CT 06117
392489	74.10-1-31./28	Joann E Feeny	4A Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./29	Lindsey Stevens	4B Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./29	Robert W Cupani	4C Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./30	Kerri Brown	4D Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./31	Luciano Leone	4E Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./32	Jonathan E Delgado	4F Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./33	Donna Robinson	4G Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./34	Michael M Andrea	4H Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./35	Steven M Park	4I Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./36	Joshua Nelson	4J Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./37	Lizaira Fernandez-Diaz	9650 Surface Hill Rd,Charlotte, NC 28277
392489	74.10-1-31./38	Roger L James	4L Blue Hill Commons,Orangeburg, NY 10962
392489	74.10-1-31./39	Dolores Mittler	4 Executive Blvd Ste 100,Suffern, NY 10901
392489	74.10-1-38	Orangetown Housing Authority	

Duplicates

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	74.10-1-39	Jose Avila	31 Highview Ave, Orangeburg, NY 10962
392489	74.10-1-40	Daniel Carpio	33 Highview Av, Orangeburg, NY 10962
392489	74.11-1-24	Mellifont LLC	5 Camelot Way, Orangeburg, NY 10962
392489	74.11-1-25	Clapp Holding LLC	17 Highview Ave, Orangeburg, NY 10962

392489 74.11-1-26 Orange & Rockland Utilities 1 Blue Hill Plz, FL 19  
Pearl River, NY, 10905





**TREE LEGEND**

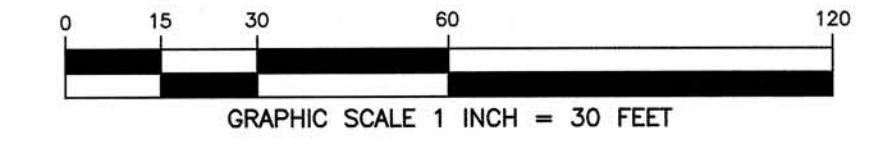
SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)  
 LETTER INDICATES TREE TYPE (SEE BELOW)  
 SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULIP
C = CATALPA	M = MAPLE	DD = DEAD
CH = CHERRY	P = PINE	
D = DOGWOOD	S = SYCAMORE	
E = ELM		

**LEGEND**

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DI
DRAIN MANHOLE WITH PIPES	DMH
TOP CURB & CATCH BASIN	TCOB
TOP GRADE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
DROP CURB	DC
CURB RAMP	CR
UTILITY POLE	UP
LIGHT POLE ON CONC BASE	LP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OHW
EDGE OF PAVEMENT	EP
CONTOUR LINE	520
SPOT GRADE	X 90.5
TOP CURB	X TC-90.5
BOTTOM CURB	X BC-90.5
WATER MAIN	W
GAS MAIN	G
ELECTRIC UNDERGROUND CONDUIT	E
TELEPHONE UNDERGROUND	T
UNDERGROUND UTILITIES	UC
ELECTRIC, TELEPHONE, CABLE	ETC
GAS, ELECTRIC, TELEPHONE, CABLE	ETC
SIGN WITH ITEM	STOP
MONITORING WELL	MW
TEST BORING LOCATIONS	HB

TAX LOT #	AREA
74.15-1-2	254,230.036 SF 5.836 ACRES



DATE	REVISIONS
3/27/17	SPOT GRADE
9/21/16	REVISIONS
12/15/15	TREES/TEST BORES
7-22-15	PROP. SAN. ESMT
7-20-15	TOPO REVISIONS
DATE	REVISIONS

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2008, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN.

UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE NOT VALID.

CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

<b>SURVEY OF PROPERTY FOR</b> <b>BF ORANGETOWN LLC</b> TOWN OF ORANGETOWN, ROCKLAND COUNTY STATE OF NEW YORK		TAX LOT # 74.15-1-2 AREA AS SHOWN FILE 2013 TL 74.15-1-2 SCALE 1" = 30' DATE 12-18-14 JOB NO. 2013
<b>JAY A. GREENWELL, PLS</b> SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756		JAY A. GREENWELL, PLS NYS LIC. # 48676

Town of Orangetown  
 Planning Board

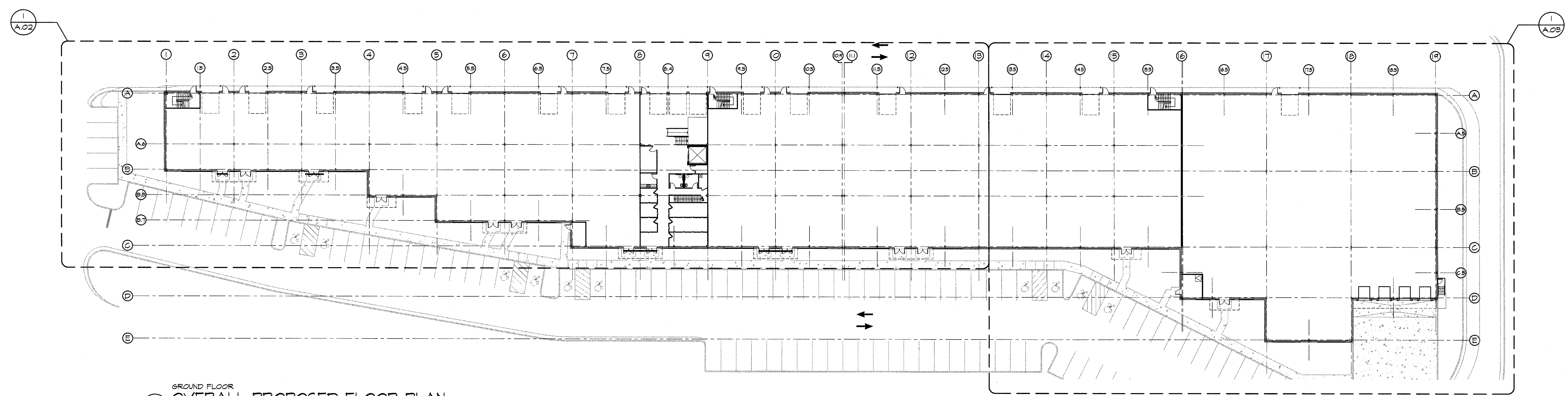
APPROVED FOR FILING

Date: April 24, 2019  
 By: Chief Engineer

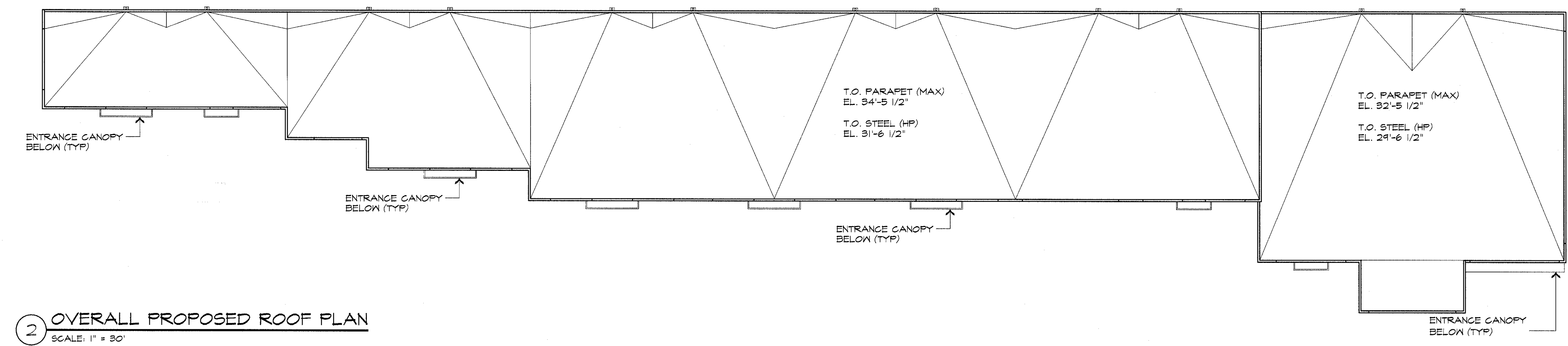




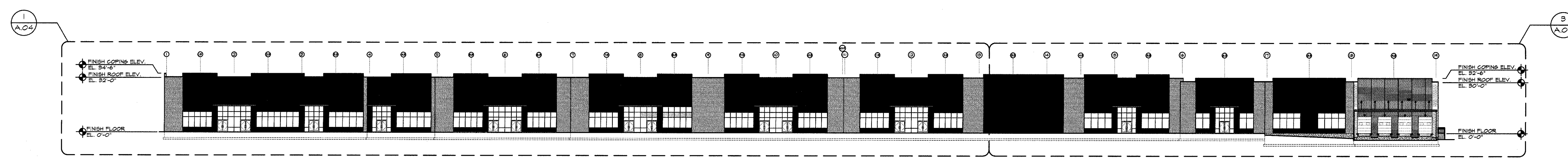




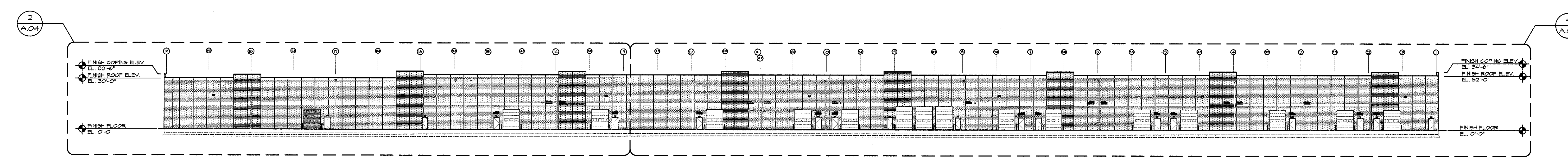
1 GROUND FLOOR  
OVERALL PROPOSED FLOOR PLAN  
SCALE: 1" = 30'



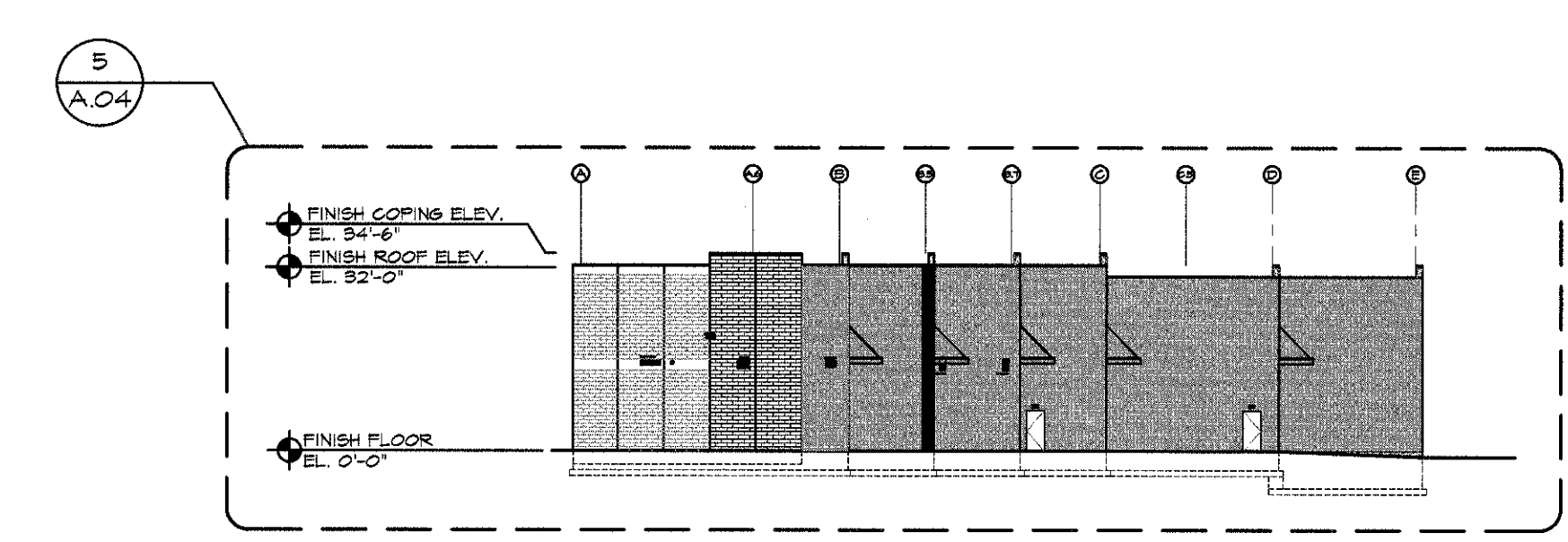
2 OVERALL PROPOSED ROOF PLAN  
SCALE: 1" = 30'



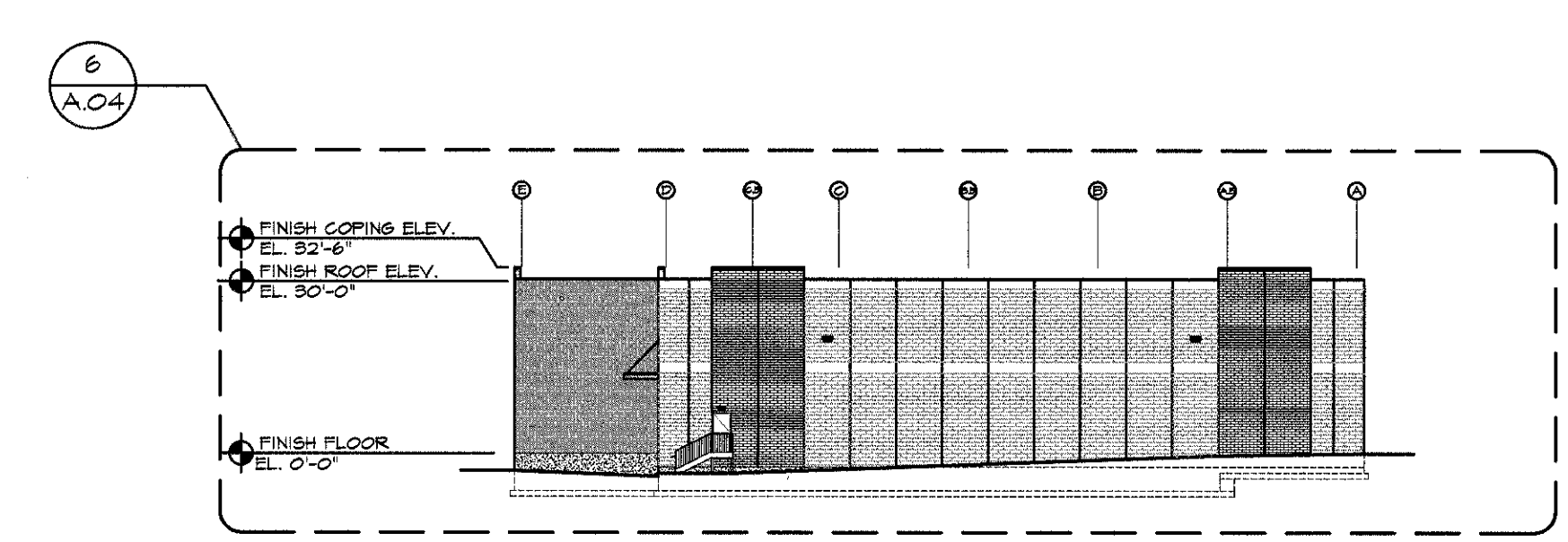
3 OVERALL PROPOSED EAST ELEVATION  
SCALE: 1" = 30'



4 OVERALL PROPOSED WEST ELEVATION  
SCALE: 1" = 30'



5 OVERALL PROPOSED SOUTH ELEVATION  
SCALE: 1" = 30'



6 OVERALL PROPOSED NORTH ELEVATION  
SCALE: 1" = 30'

FLOOR AREA CALCULATIONS	
GROUND FLOOR	
FLEX SPACE FLOOR AREA =	64,196 S.F.
SELF STORAGE FLOOR AREA =	8,107 S.F.
GROSS FLOOR AREA =	67,843 S.F.
MEZZANINE LEVEL	
SELF STORAGE FLOOR AREA =	2,433 S.F.
SECOND FLOOR	
SELF STORAGE FLOOR AREA =	48,047 S.F.

William Dahn: PA # RA-009329-X  
NJ # 08751  
NY # 019334  
Robert Krieger: PA # RA-011332-X  
NJ # 11609  
NY # 019334

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**ORANGETOWN COMMERCE CENTER**  
5 Greenbush Road  
Orangetown, New York 10962

**Dahn & Krieger**  
Architects Planners PC  
363 Prospect Avenue  
Hackensack, New Jersey 07601  
Tel 201 489 8575 Fax 201 489 3814  
www.dahn-krieger.com

Revisions:  
05.17.18 ISSUED FOR PRELIMINARY REVIEW  
08.10.18 REVISED FOR ACABOR REVIEW  
04.21.18 ISSUED FOR PLANNING BOARD RESUBMISSION  
04.18.14 ISSUED FOR PLANNING BOARD RESUBMISSION  
11.12.14 REVISED FOR ACABOR REVIEW

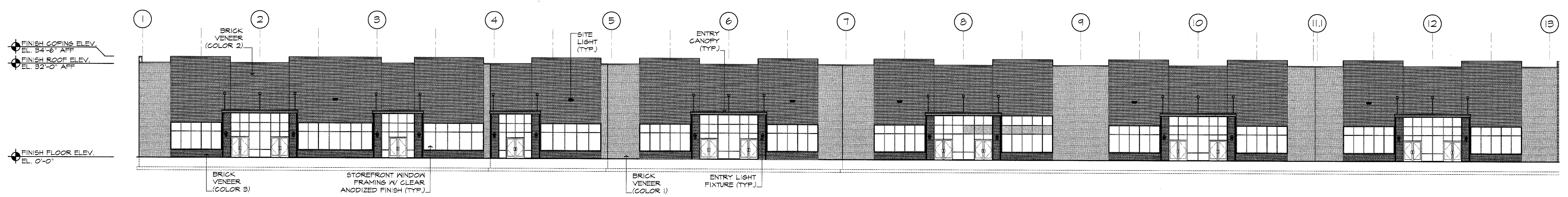
Sheet Title: PROPOSED OVERALL FLOOR PLAN  
PROPOSED OVERALL ELEVATIONS  
Job No.: 15058 Drawing No.:  
Date: 05-02-2018 Scale: AS NOTED  
Drawn: LX  
Checked: AD



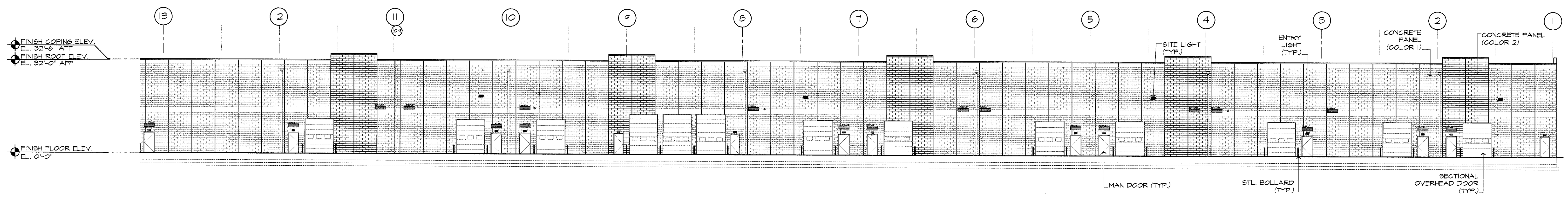
**ORANGETOWN COMMERCE CENTER**  
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 Orangeburg, New York 10962

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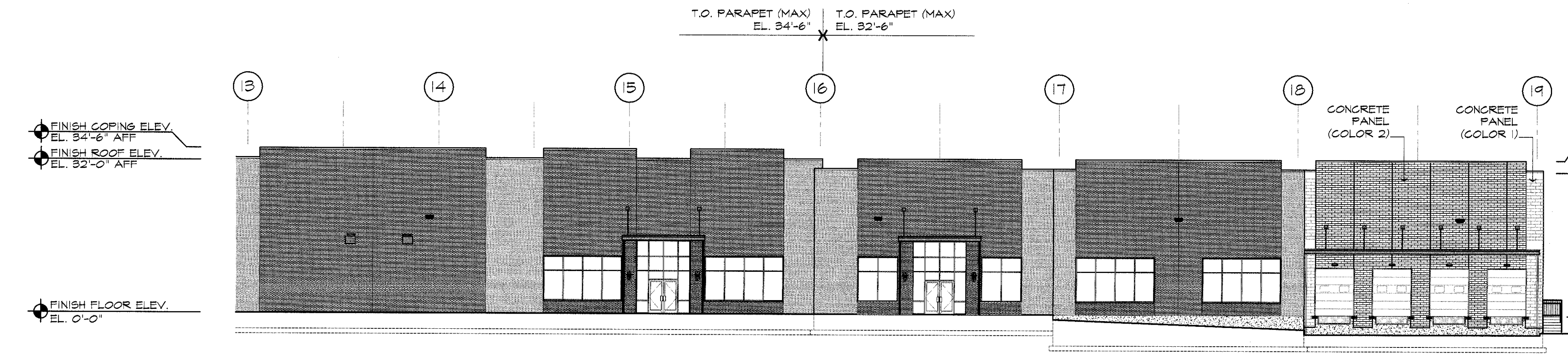
Revisions:  
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 08.10.18 REVISED FOR ACABOR REVIEW  
 04.21.18 ISSUED FOR PLANNING BOARD RESUBMISSION  
 04.19.19 ISSUED FOR PLANNING BOARD RESUBMISSION  
 11.2.19 REVISED FOR ACABOR REVIEW



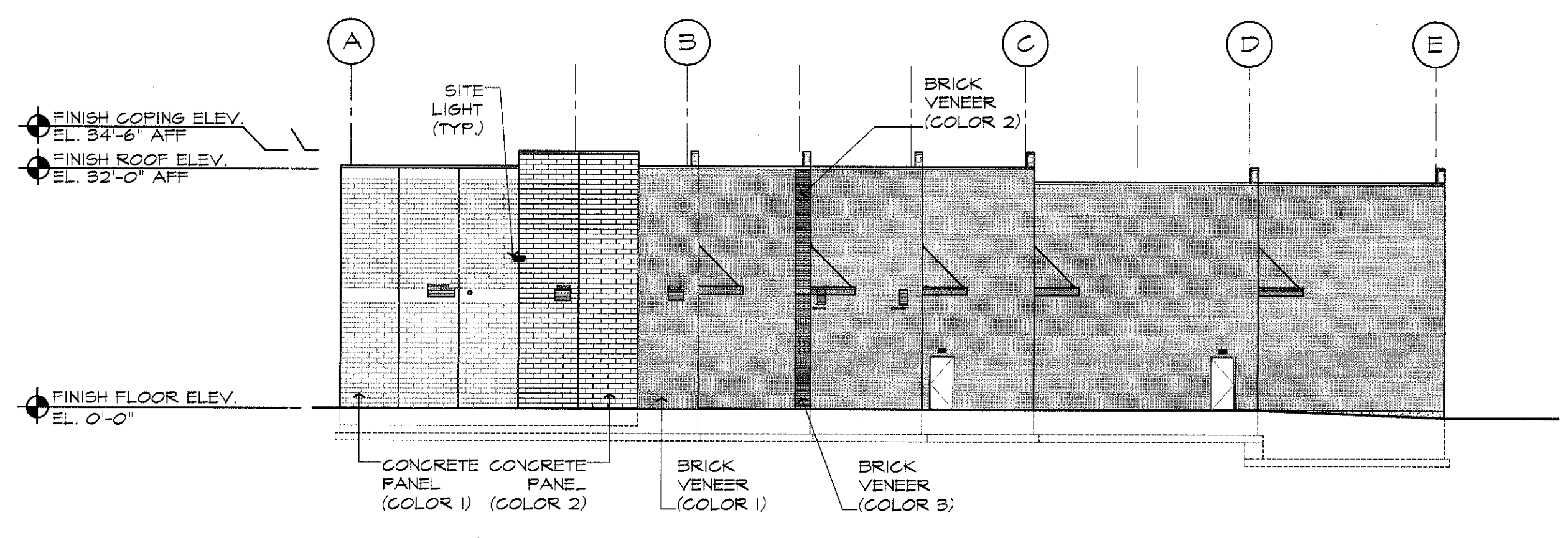
**1 PARTIAL PROPOSED EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



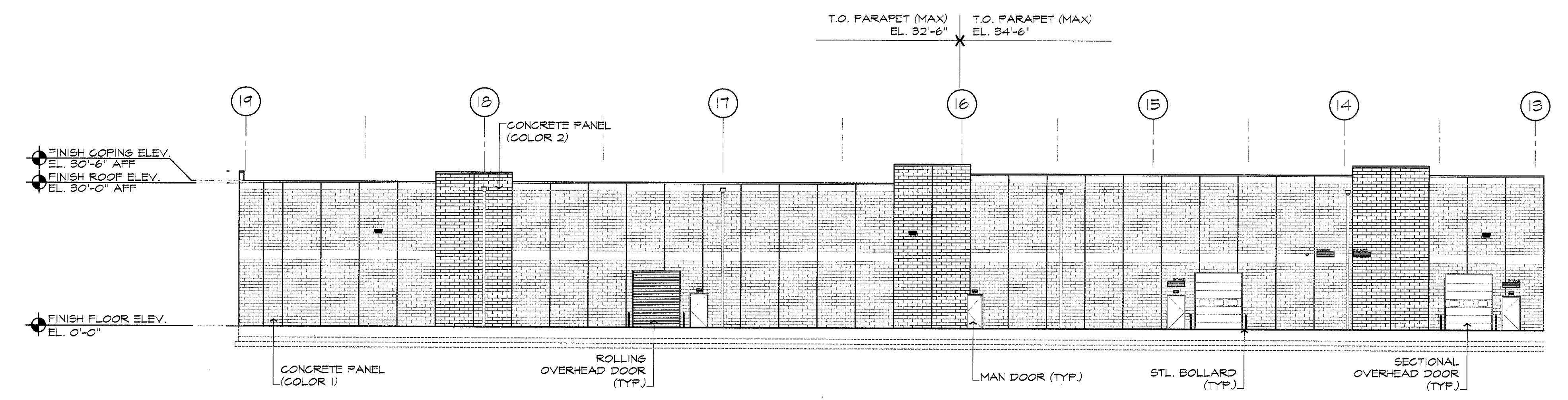
**2 PARTIAL PROPOSED WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



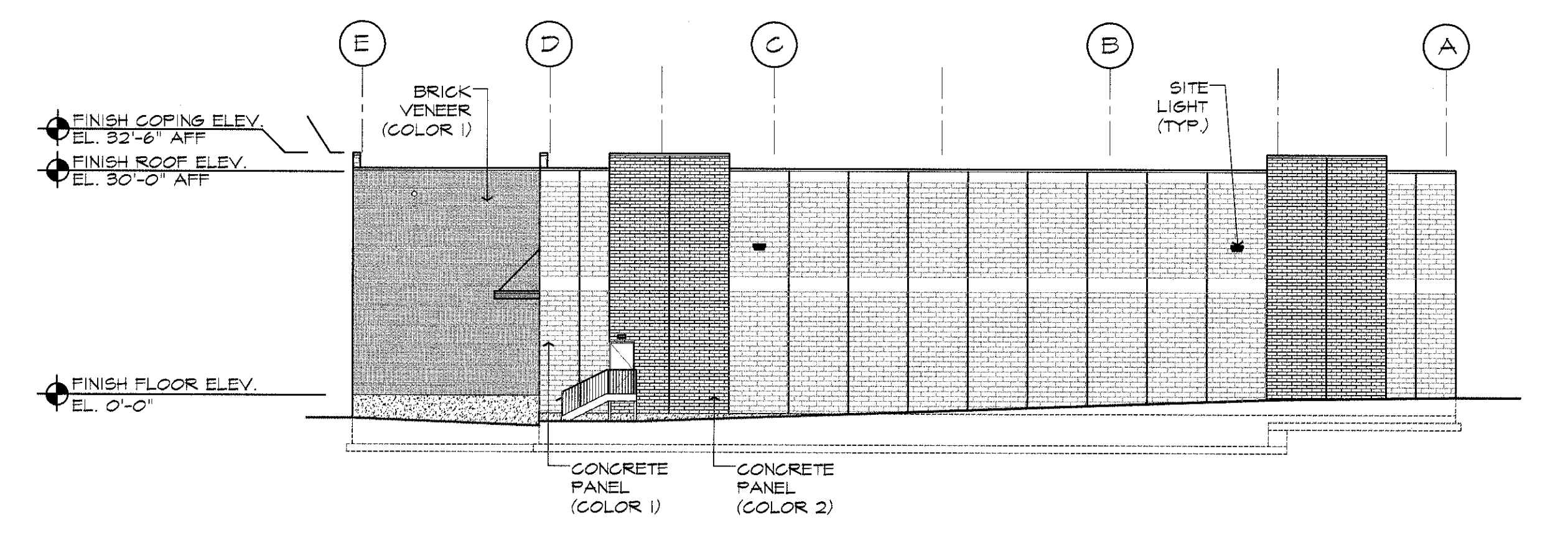
**3 PARTIAL PROPOSED EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**5 PROPOSED SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

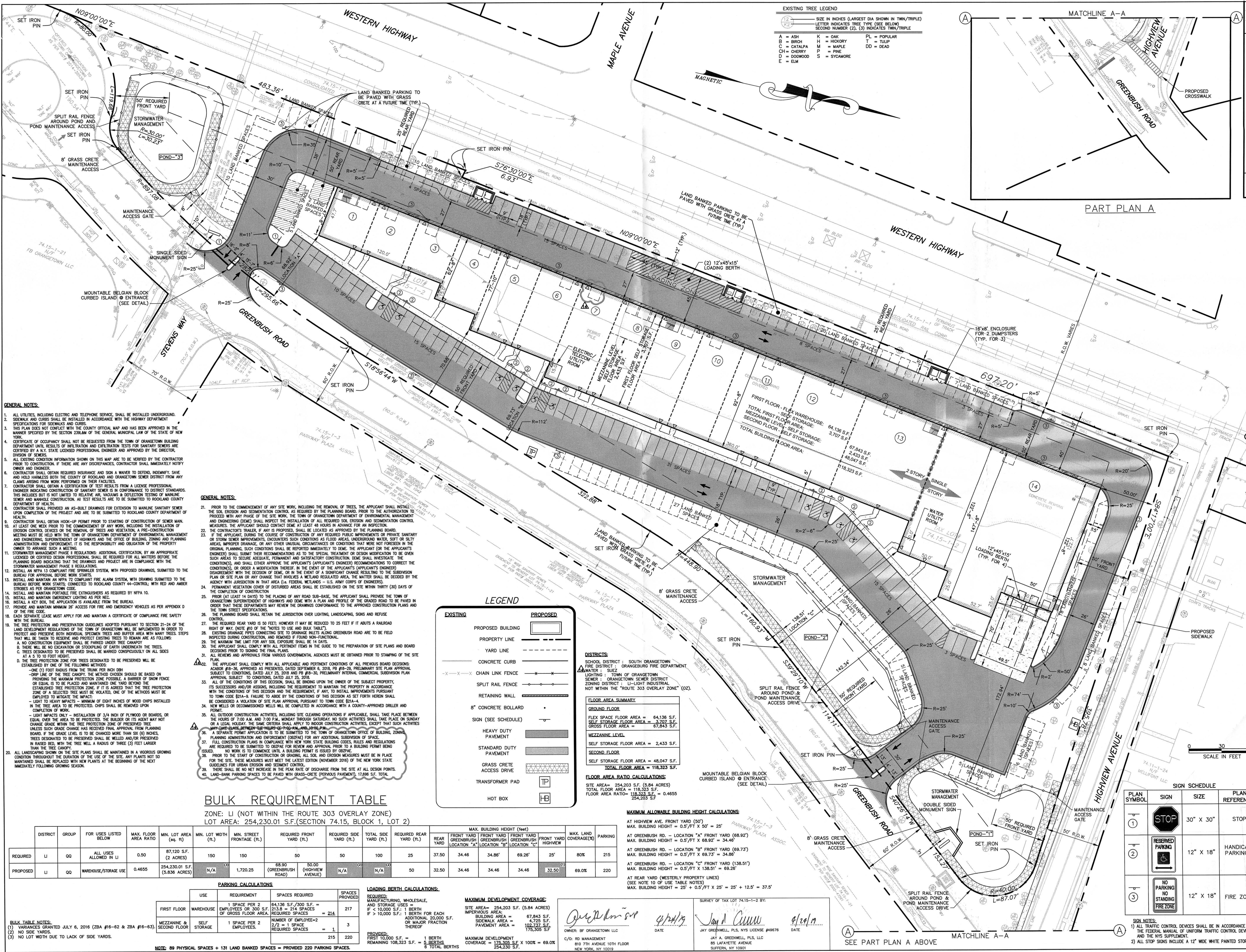


**4 PARTIAL PROPOSED WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**6 PROPOSED NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"





**EXISTING TREE LEGEND**

A	ASH	K	OAK	PL	POPULAR
B	BIRCH	H	HICKORY	T	TULIP
C	CATALPA	M	MAPLE	P	PINE
D	DOGWOOD	S	SYCAMORE	DD	DEAD
E	ELM				

SIZE IN INCHES (LARGEST DIA SHOWN IN TWN/TRIPLE)  
LETTER INDICATES TREE TYPE (SEE BELOW)  
SECOND NUMBER (2, 3) INDICATES TWN/TRIPLE

**GENERAL NOTES:**

- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- SEWERAGE AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY THE SECTION 230.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF WILTRATION AND EXHAUSTION TESTS FOR SANITARY SEWERS ARE DIVIDED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR.
- ALL EXISTING CONDITION INFORMATION SHOWN ON THIS MAP ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER.
- CONTRACTOR SHALL OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ORANGETOWN SEWER DISTRICT FROM ANY CLAIMS ARISING FROM WORK PERFORMED ON THEIR FACILITIES.
- CONTRACTOR SHALL OBTAIN A CERTIFICATION OF TEST RESULTS FROM A LICENSED PROFESSIONAL ENGINEER INDICATING CONSTRUCTION OF SANITARY SEWERS IS CONFORMANCE TO DISTRICT STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO RELATIVE AIR, VACUUMS & DEFLECTION TESTING OF MAINLINE SEWER AND MANHOLE CONSTRUCTION. ALL TEST RESULTS ARE TO BE SUBMITTED TO ROCKLAND COUNTY DEPARTMENT OF HEALTH.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWINGS FOR EXTENSION TO MAINLINE SANITARY SEWER UPON COMPLETION OF THE PROJECT AND ARE TO BE SUBMITTED TO ROCKLAND COUNTY DEPARTMENT OF HEALTH.
- CONTRACTOR SHALL OBTAIN HOOD-UP PERMIT PRIOR TO STARTING CONSTRUCTION OF SEWER MAIN.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SUPERVISOR OF HIGHWAYS AND THE OFFICE OF PLANNING, ZONING AND PLANNING ADMINISTRATION AND ENGINEERING. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- STORMWATER MANAGEMENT PHASE II REGULATIONS, ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
- INSTALL AND MAINTAIN AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU FOR APPROVAL BEFORE WORK STARTS.
- INSTALL AND MAINTAIN AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU BEFORE WORK STARTS, CONNECTED TO ROCKLAND COUNTY 44-CENTRAL, WITH RED AND AMBER STROBES AS PER ORANGETOWN CODE.
- INSTALL AND MAINTAIN PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10.
- INSTALL AND MAINTAIN EMERGENCY LIGHTING AS PER NEC.
- INSTALL A KEY BOX, THE APPLICATION IS AVAILABLE FROM THE BUREAU.
- PROVIDE AND MAINTAIN MINIMUM 20' ACCESS FOR FIRE AND EMERGENCY VEHICLES AS PER APPENDIX D OF THE FIRE CODE.
- EACH SEPARATE USE MUST APPLY FOR AND MAINTAIN A CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH THE BUREAU.
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
  - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
  - IF THERE WILL BE NO OCCUPATION OR STOODING OF EARTH UNDERNEATH THE TREE.
  - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED COMPOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
  - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM THE TRUNK PER EACH DBH.
    - THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ONE POSSIBLE. A BARRIER OR SNOW FENCE OR CHAIN LINK FENCE SHALL BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
      - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED AROUND THE TREE. CHIPS SHALL BE PROTECTED, CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
      - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARD, OR EQUAL, OVER THE AREA TO BE PROTECTED. THE BARRIER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF PRESERVED TREE.
      - UNLESS SUCH GRADE CHANGE HAS RECEIVED TRIAL APPROVAL FROM PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN PAVED BED, WITH TREE IN A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A MATURED GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

**GENERAL NOTES:**

- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK. THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (EM&E) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHOULD CONTACT EM&E AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- IF THE APPLICANT DURING THE COURSE OF CONSTRUCTION OF ANY REQUIRED PUBLIC IMPROVEMENTS OR PRIVATE SANITARY OR STORM SEWER IMPROVEMENTS, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO EM&E. THE APPLICANT (OR THE APPLICANT'S ENGINEER) SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT OR DESIGN MODIFICATION TO BE GIVEN SUCH AREAS TO SECURE ACCURATE, PERMANENT AND SATISFACTORY CONSTRUCTION. EM&E SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S (APPLICANT'S ENGINEER) RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREIN. IN THE EVENT OF THE APPLICANT'S (APPLICANT'S ENGINEER) DISAGREEMENT WITH THE DECISION OF EM&E, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. FEDERAL WETLANDS - U.S. ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF RESTORED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERVISOR OF HIGHWAYS AND ENGINEER WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN THE JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROLS.
- THE REQUIRED REAR YARD IS 50 FEET; HOWEVER IT MAY BE REDUCED TO 25 FEET IF IT ABUTS A RAILROAD RIGHT OF WAY. (NOTE #10 OF THE NOTES TO USE AND BULK TABLE).
- EXISTING DRAINAGE PIPES CONNECTING SITE TO DRAINAGE DRAINS ALONG GREENBUSH ROAD ARE TO BE FIELD INSPECTED DURING CONSTRUCTION, AND REMOVED IF FOUND NON-FUNCTIONAL.
- THE MAXIMUM TIME LIMIT FOR ANY SOIL EXPOSURE SHALL BE 14 DAYS.
- IF THE APPLICANT SHALL COMPLY WITH ALL PRESENT ITEMS IN THE GUIDE TO THE PREPARATION OF SITE PLANS AND BOARD DECISIONS PRIOR TO SIGNING THE FINAL PLANS.
- ALL REVISIONS AND APPROVALS FROM VARIOUS GOVERNMENTAL AGENCIES MUST BE OBTAINED PRIOR TO STAMPING OF THE SITE PLAN.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE AND PERTINENT CONDITIONS OF ALL PREVIOUS BOARD DECISIONS:
  - APPROVED #16-36, DATED SEPTEMBER 6, 2016, PB #16-36, PRELIMINARY SITE PLAN APPROVAL SUBJECT TO CONDITIONS, DATED JULY 23, 2016 AND PB #18-30, PRELIMINARY INTERNAL COMMERCIAL SUBDIVISION PLAN APPROVAL SUBJECT TO CONDITIONS, DATED JULY 23, 2016.
- ALL OF THE CONDITIONS OF THIS DECISION, SHALL BE BINDING UPON THE OWNER OF THE SUBJECT PROPERTY, ITS SUCCESSORS AND/OR ASSIGNS, INCLUDING THE REQUIREMENT TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE CONDITIONS OF THIS DECISION AND THE REQUIREMENT, IF ANY, TO INSTALL IMPROVEMENTS PURSUANT TO TOWN CODE #21A-9. FAILURE TO ABIDE BY THE CONDITIONS OF THIS DECISION AS SET FORTH HEREIN SHALL BE CONSIDERED A VIOLATION OF SITE PLAN APPROVAL PURSUANT TO TOWN CODE #21A-9.
- NEW WELLS OR COMMISSIONED WELLS WILL BE COMPLETED IN ACCORDANCE WITH A COUNTY-APPROVED DRILLER AND PERMIT.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE AT ANY TIME.
- A SEPARATE PERMIT APPLICATION IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN OFFICE OF PLANNING, ZONING, PLANNING ADMINISTRATION AND ENVIRONMENT (OP&E) FOR ANY ADDITIONAL SUBDIVISION OF BUILDING ZONING. CALL CONSTRUCTION PLANS IN COMPLIANCE WITH NEW YORK STATE BUILDING CODES, RULES AND REGULATIONS ARE REQUIRED TO BE SUBMITTED TO OP&E FOR REVIEW AND APPROVAL PRIOR TO A BUILDING PERMIT BEING ISSUED. (NOTE #10 OF THE NOTES TO USE AND BULK TABLE).
- PRIOR TO THE START OF CONSTRUCTION OR GRADING, ALL SOIL AND EROSION MEASURES MUST BE IN PLACE FOR THE SITE. THESE MEASURES MUST MEET THE LATEST EDITION (NOVEMBER 2016) OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- THERE SHALL BE NO NET INCREASE IN THE PEAK RATE OF DISCHARGE FROM THE SITE AT ALL DESIGN POINTS.
- LAND-BANK PARKING SPACES TO BE PAVED WITH GRASS-CRETE (PREVIOUS PAVEMENT), 17,698 S.F. TOTAL.

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
YARD LINE	YARD LINE
CONCRETE CURB	CONCRETE CURB
CHAIN LINK FENCE	CHAIN LINK FENCE
SPLIT RAIL FENCE	SPLIT RAIL FENCE
RAILING WALL	RAILING WALL
8" CONCRETE BOLLARD	8" CONCRETE BOLLARD
SIGN (SEE SCHEDULE)	SIGN (SEE SCHEDULE)
HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT
STANDARD DUTY PAVEMENT	STANDARD DUTY PAVEMENT
GRASS CRETE ACCESS DRIVE	GRASS CRETE ACCESS DRIVE
TRANSFORMER PAD	TRANSFORMER PAD
HOT BOX	HOT BOX

**DISTRICTS:**  
SCHOOL DISTRICT: SOUTH ORANGETOWN  
FIRE DISTRICT: ORANGETOWN FIRE DEPARTMENT  
WATER: SUZ  
LIGHTING: TOWN OF ORANGETOWN  
SEWER: ORANGETOWN SEWER DISTRICT  
ZONING DISTRICT: LI-LIGHT INDUSTRIAL NOT WITHIN THE "ROUTE 303 OVERLAY ZONE" (OZ).

**FLOOR AREA SUMMARY**

FLOOR	AREA (S.F.)
GROUND FLOOR	
FLEX SPACE FLOOR AREA	64,136 S.F.
SELF STORAGE FLOOR AREA	3,707 S.F.
GROSS FLOOR AREA	67,843 S.F.
MEZZANINE LEVEL	
SELF STORAGE FLOOR AREA	2,433 S.F.
SECOND FLOOR	
SELF STORAGE FLOOR AREA	48,047 S.F.
<b>TOTAL FLOOR AREA</b>	<b>118,323 S.F.</b>

**FLOOR AREA RATIO CALCULATIONS:**  
SITE AREA = 254,203 S.F. (5.84 ACRES)  
TOTAL FLOOR AREA = 118,323 S.F.  
FLOOR AREA RATIO = 118,323 S.F. / 254,203 S.F. = 0.4655

**MAXIMUM ALLOWABLE BUILDING HEIGHT CALCULATIONS:**

AT HIGHWAY AVE. FRONT YARD (50')  
MAX. BUILDING HEIGHT = 0.5' FT X 50' = 25'

AT GREENBUSH RD. - LOCATION "A" FRONT YARD (68.92')  
MAX. BUILDING HEIGHT = 0.5' FT X 68.92' = 34.46'

AT GREENBUSH RD. - LOCATION "B" FRONT YARD (69.73')  
MAX. BUILDING HEIGHT = 0.5' FT X 69.73' = 34.86'

AT GREENBUSH RD. - LOCATION "C" FRONT YARD (138.51')  
MAX. BUILDING HEIGHT = 0.5' FT X 138.51' = 69.25'

AT REAR YARD (WESTERLY PROPERTY LINES)  
MAX. BUILDING HEIGHT = 25' + 0.5' FT X 25' = 25' + 12.5' = 37.5'

**BULK TABLE REQUIREMENT TABLE**

ZONE: LI (NOT WITHIN THE ROUTE 303 OVERLAY ZONE)  
LOT AREA: 254,230.01 S.F. (SECTION 74.15, BLOCK 1, LOT 2)

DISTRICT	GROUP	FOR USE LISTED BELOW	MAX. FLOOR AREA RATIO	MIN. LOT AREA (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. STREET FRONTAGE (ft.)	REQUIRED FRONT YARD (ft.)	REQUIRED SIDE YARD (ft.)	TOTAL SIDE YARD (ft.)	REQUIRED REAR YARD (ft.)	REAR YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	MAX. LAND COVERAGE(%)	PARKING
REQUIRED	LI	ALL USES ALLOWED IN LI	0.50	87,120 S.F. (2 ACRES)	150	150	50	50	100	25	37.50	34.46	34.86	69.25	25'		80%	215
PROPOSED	LI	WAREHOUSE/STORAGE USE	0.4655	254,230.01 S.F. (5.836 ACRES)	N/A	1,720.25	68.90 (GREENBUSH ROAD)	N/A	N/A	50	32.50	34.46	34.46	34.46	32.50		69.0%	220

**PARKING CALCULATIONS**

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
FIRST FLOOR WAREHOUSE	1 SPACE PER 2 EMPLOYEES OR 300 S.F.	84,136 S.F./300 S.F. = 280	214
MEZZANINE & SECOND FLOOR SELF STORAGE	1 SPACE PER 2 EMPLOYEES.	2/2 = 1 SPACE	3
			215

**LOADING BERTH CALCULATIONS:**

REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
REQUIRED: MANUFACTURING, WHOLESALE, AND STORAGE USES - IF < 10,000 S.F.: 1 BERTH IF > 10,000 S.F.: 1 BERTH FOR EACH ADDITIONAL 20,000 S.F. OR MAJOR FRACTION THEREOF.	2/2 = 1 SPACE	1
PROVIDED: FIRST 10,000 S.F. = 1 BERTH REMAINING 108,323 S.F. = 5 BERTHS		6 TOTAL BERTHS

**BULK TABLE NOTES:**

- VARIANCES GRANTED JULY 6, 2016 (CBA #16-62 & ZBA #16-63).
- NO SIDE YARDS.
- NO LOT WIDTH DUE TO LACK OF SIDE YARDS.

**NOTE:** 89 PHYSICAL SPACES + 131 LAND BANKED SPACES = PROVIDED 220 PARKING SPACES

**MAXIMUM DEVELOPMENT COVERAGE:**  
SITE AREA = 254,203 S.F. (5.84 ACRES)  
IMPERVIOUS AREA:  
BUILDING AREA = 67,843 S.F.  
SIDEWALK AREA = 4,725 S.F.  
PAVEMENT AREA = 102,737 S.F.  
TOTAL IMPERVIOUS AREA = 175,305 S.F.

**MAXIMUM DEVELOPMENT COVERAGE:**  
MAXIMUM DEVELOPMENT COVERAGE = 175,305 S.F. X 100% = 69.0%

**SURVEY OF TAX LOT 74.15-1-2 B-1:**  
OWNER: BF ORANGETOWN LLC  
DATE: 9/29/19  
C/O: RD MANAGEMENT  
810 7TH AVENUE 10TH FLOOR  
NEW YORK, NY 10019

**SURVEY OF TAX LOT 74.15-1-2 B-2:**  
JAY GREENWELL PLS. NYS LICENSE #49676  
DATE: 9/29/19  
JAY A. GREENWELL PLS. LLC  
89 LAFAYETTE AVENUE  
SUFFERN, NY 10901

**SIGN SCHEDULE**

PLAN SYMBOL	SIGN	SIZE	PLAN REFERENCE
1	STOP	30" X 30"	STOP
2	RECEIVED PARKING	12" X 18"	HANDICAP PARKING
3	NO PARKING NO STANDING FIRE ZONE	12" X 18"	FIRE ZONE

**SIGN NOTES:**

- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT
- ALL STOP SIGNS INCLUDE A 12" WIDE WHITE PAINTED STOP BAR

**REVISIONS**

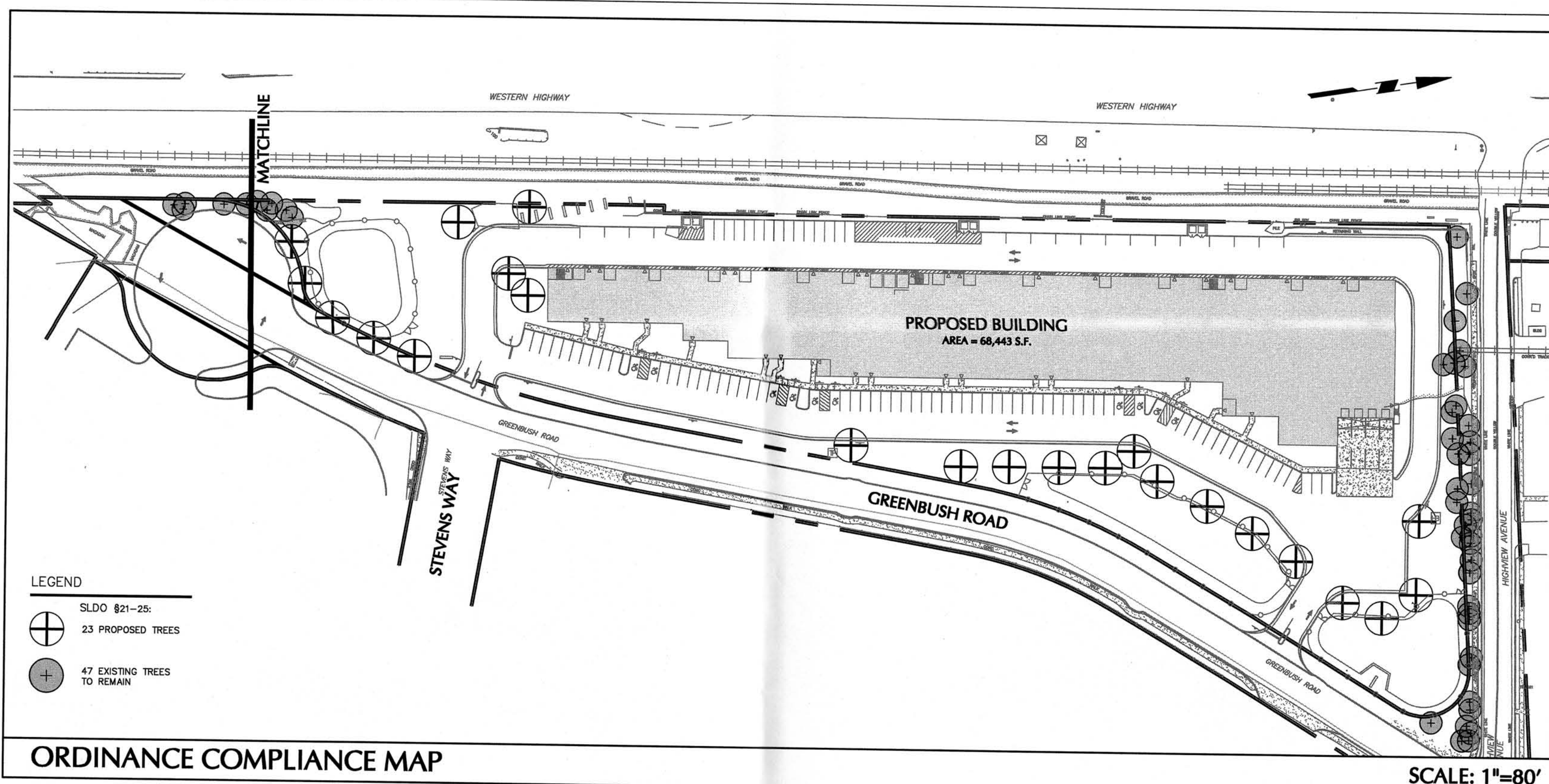
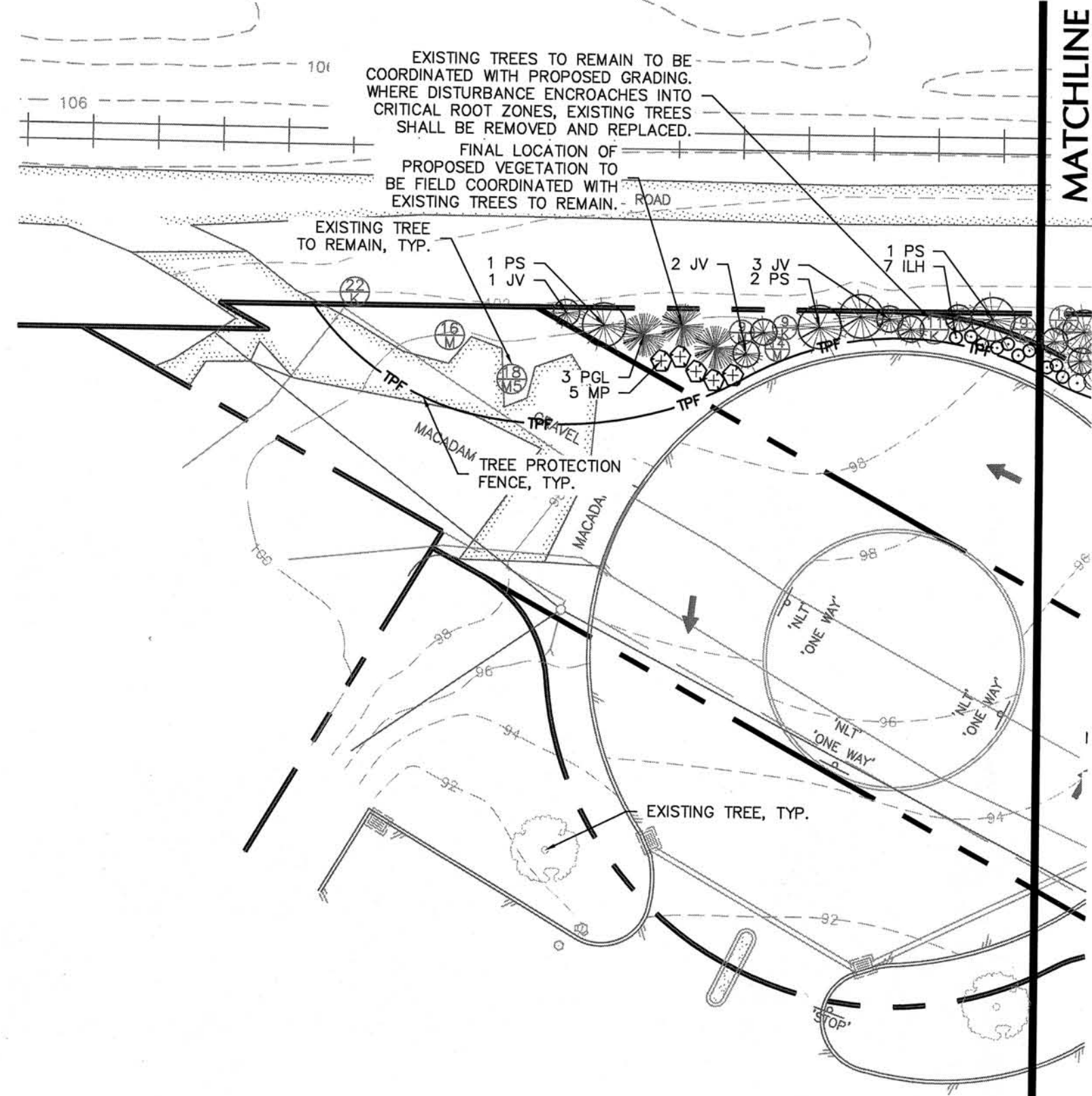
NO.	DATE	DESCRIPTION
1	07/03/19	FINAL RESOLUTION OF NOVEMBER 14, 2018
2	09/27/18	FINAL RESOLUTION OF NOVEMBER 14, 2018
3	05/09/18	GENERAL REVISIONS
4	8/14/17	AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
5	7/10/17	AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
6	4/15/17	FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
7	10/24/16	RAMP-POND fence deleted
8	10/24/16	DATE

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LEONARD JACKSON ASSOCIATES  
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**ORANGETOWN COMMERCE CENTER**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
LAYOUT PLAN

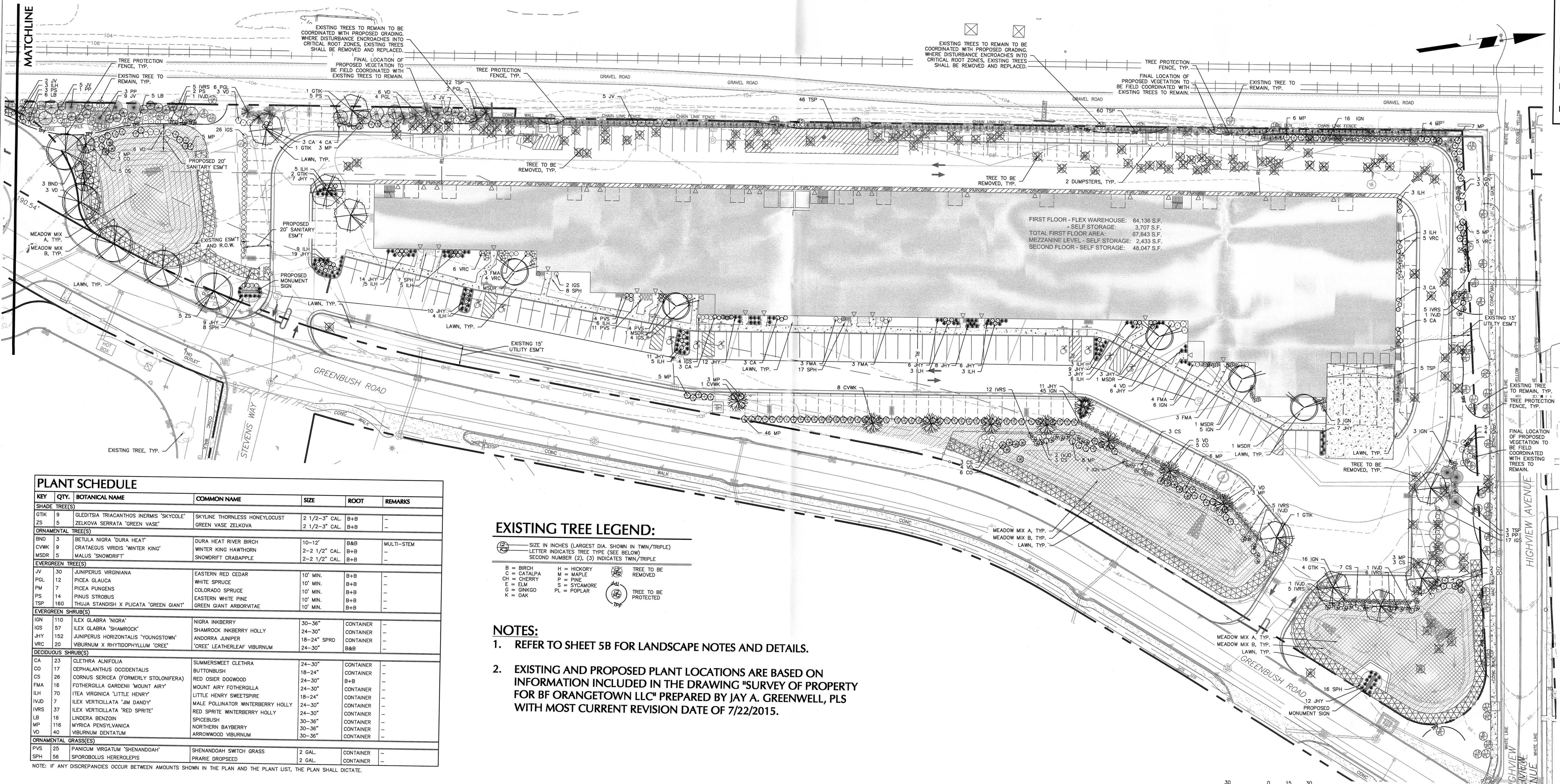
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Landscape Ordinance Compliance				
Code Section	Description	Required	Provided	Complies
<b>Street Trees</b>				
SLDO § 21-25	Preserve or plant 1 tree on street side of each lot, spaced a maximum of 40'	Highway Avenue: 520 LF requires 13 trees Greenbush Road: 1,320 LF requires 33 trees	37 existing trees to remain 33 trees provided (10 existing trees to remain and 23 proposed trees)	yes yes

\*Due to easement conflicts, street trees are provided elsewhere on site.

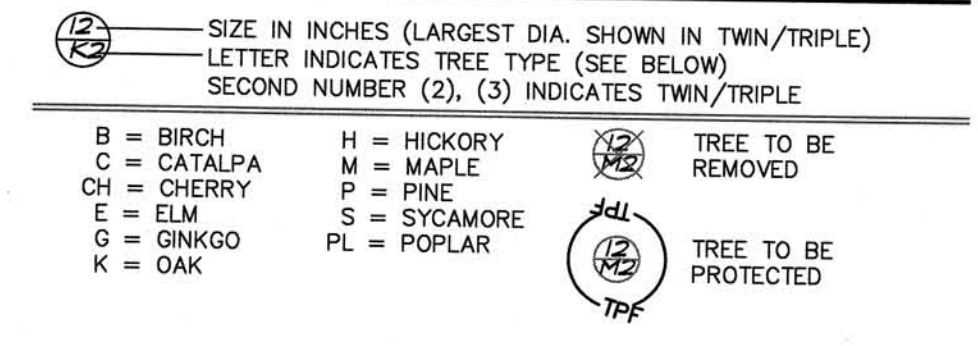


FIRST FLOOR - FLEX WAREHOUSE: 64,126 S.F.  
- SELF STORAGE: 3,707 S.F.  
TOTAL FIRST FLOOR AREA: 67,843 S.F.  
MEZZANINE LEVEL - SELF STORAGE: 2,433 S.F.  
SECOND FLOOR - SELF STORAGE: 48,047 S.F.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SHADE TREE(S)</b>						
GTK	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B	-
ZS	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2-3" CAL.	B+B	-
<b>ORNAMENTAL TREE(S)</b>						
BND	3	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12"	B&B	MULTI-STEM
MSDR	5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B+B	-
		MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL.	B+B	-
<b>EVERGREEN TREE(S)</b>						
JV	30	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' MIN.	B+B	-
PGL	12	PICEA GLAUCA	WHITE SPRUCE	10' MIN.	B+B	-
PM	7	PICEA PUNGENS	COLORADO SPRUCE	10' MIN.	B+B	-
PS	14	PINUS STROBUS	EASTERN WHITE PINE	10' MIN.	B+B	-
TSP	160	THUJA STANDISH X Plicata 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10' MIN.	B+B	-
<b>EVERGREEN SHRUB(S)</b>						
IGN	110	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY	30-36"	CONTAINER	-
ISS	57	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER	-
JHY	152	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER	-
VR	20	VBURNUM X RHYNDOPHYLLUM 'CREE'	'CREE' LEATHERLEAF VBURNUM	24-30"	B&B	-
<b>DECIDUOUS SHRUB(S)</b>						
CA	23	CLETHRRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER	-
CO	17	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18-24"	CONTAINER	-
CS	26	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	24-30"	B+B	-
FMA	16	FOTHERGILLA GARDENI 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24-30"	CONTAINER	-
ILH	70	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	18-24"	CONTAINER	-
IVD	7	ILEX VERTICILLATA 'JM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	24-30"	CONTAINER	-
IVRS	37	ILEX VERTICILLATA 'RED SPIRIT'	RED SPIRIT WINTERBERRY HOLLY	24-30"	CONTAINER	-
LB	16	LINDERA BENZON	SPICEBUSH	24-30"	CONTAINER	-
MP	116	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER	-
VD	40	VBURNUM DENTATUM	ARROWWOOD VBURNUM	30-36"	CONTAINER	-
<b>ORNAMENTAL GRASS(S)</b>						
PVS	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER	-
SPH	56	SPOROBOOLUS HEROLEPIS	PRAIRIE DROPSID	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

**EXISTING TREE LEGEND:**



**NOTES:**

- REFER TO SHEET 5B FOR LANDSCAPE NOTES AND DETAILS.
- EXISTING AND PROPOSED PLANT LOCATIONS ARE BASED ON INFORMATION INCLUDED IN THE DRAWING "SURVEY OF PROPERTY FOR BF ORANGETOWN LLC" PREPARED BY JAY A. GREENWELL, PLS WITH MOST CURRENT REVISION DATE OF 7/22/2015.

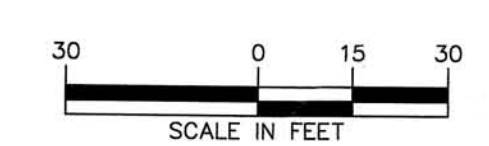


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**ORANGETOWN COMMERCE CENTER**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
LANDSCAPE PLAN

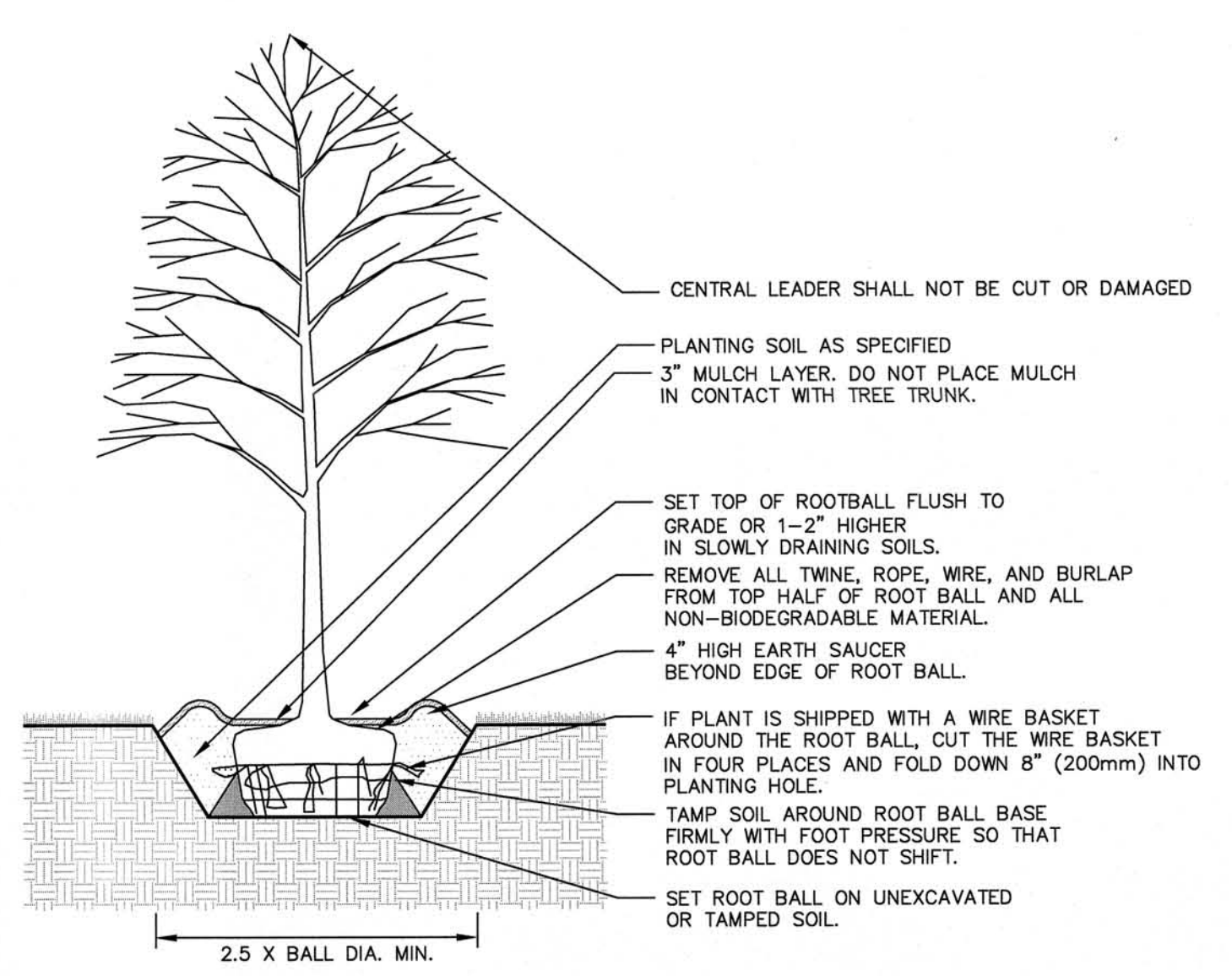
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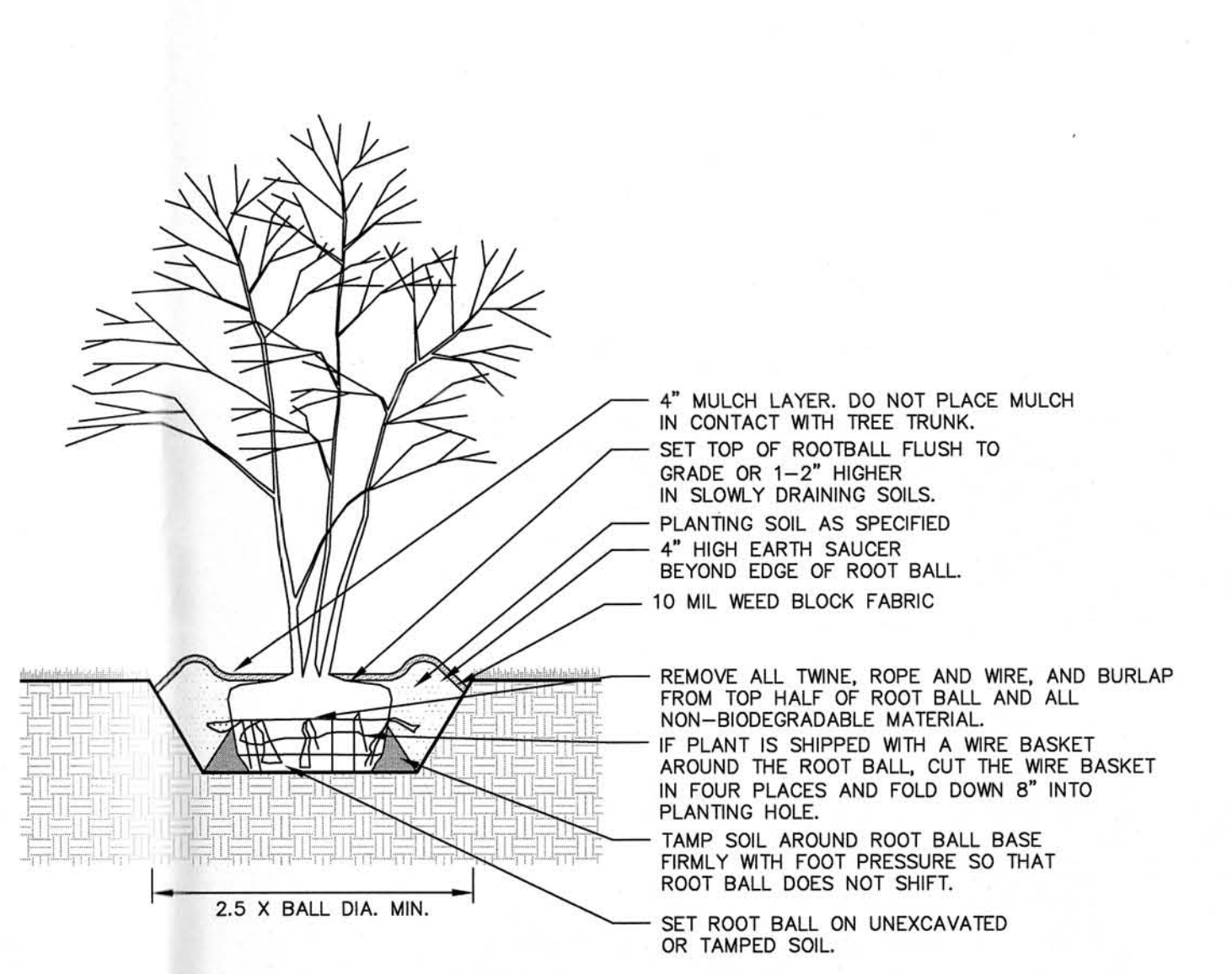


## GENERAL LANDSCAPE PLANTING NOTES

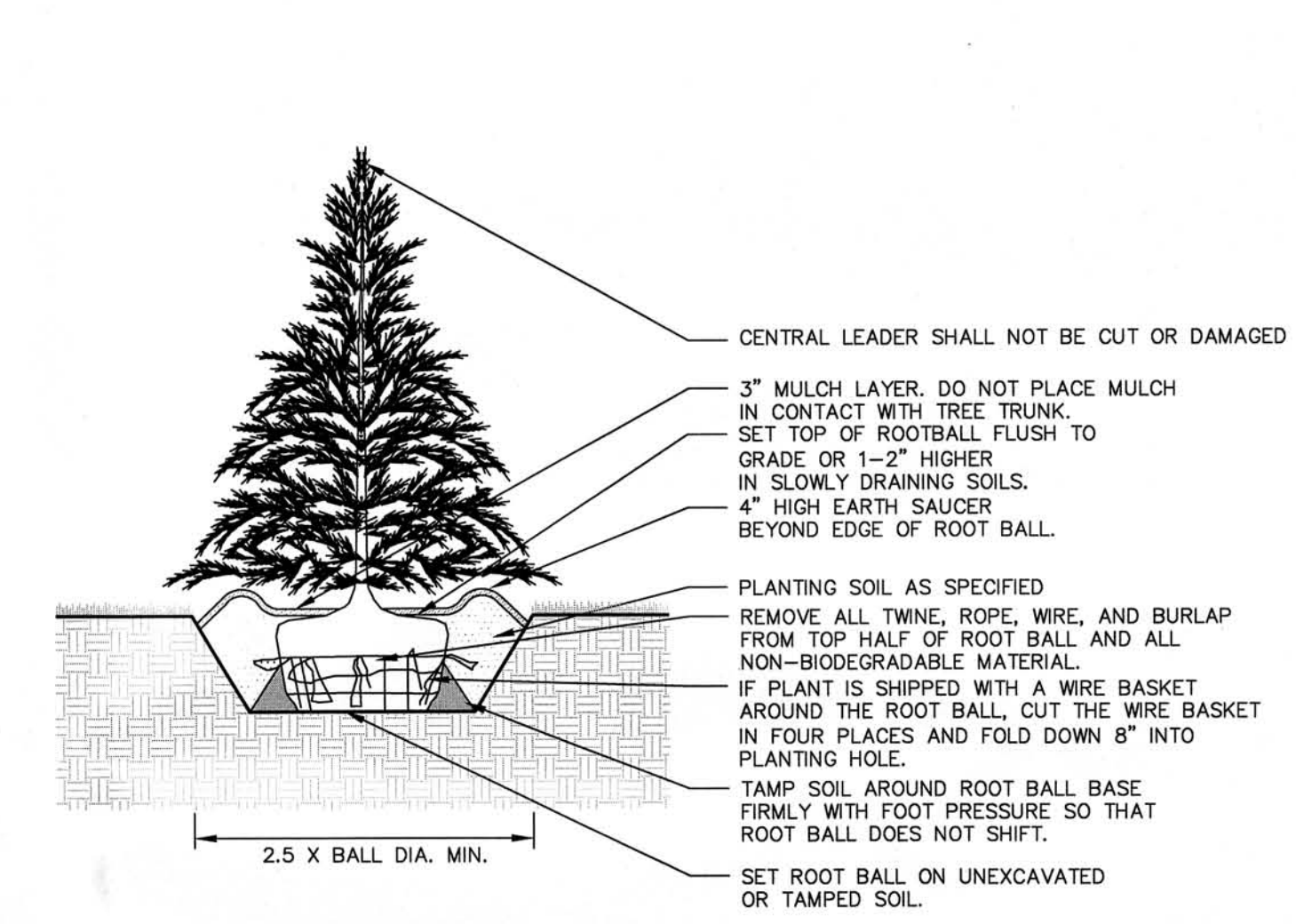
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND THE SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIC HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REJECT ANY PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- DELIVERY, STORAGE, AND HANDLING
  - PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
  - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPES. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
  - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
  - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- LANDSCAPED AREAS TO BE CLEARED OF STUMP, TRASH AND OTHER UNSUITABLE DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- NEW PLANT MATERIAL SHALL BE QUARANTINED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH OTHER TRADES INVOLVED WITH SITE WORK. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FENCE POST INSTALLATION WITH EXISTING AND PROPOSED UTILITIES.



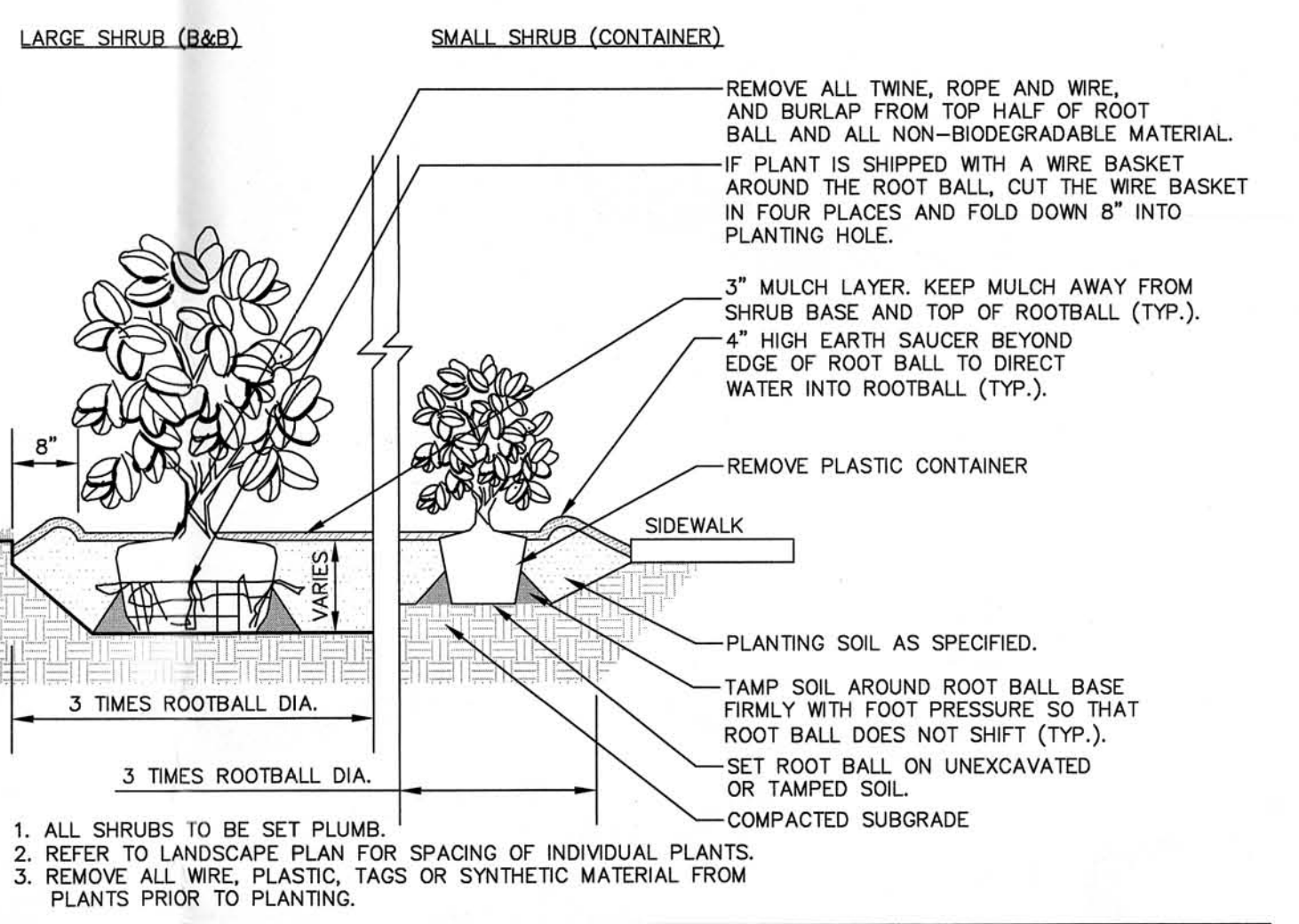
DECIDUOUS TREE PLANTING



MULTI-STEM TREE PLANTING



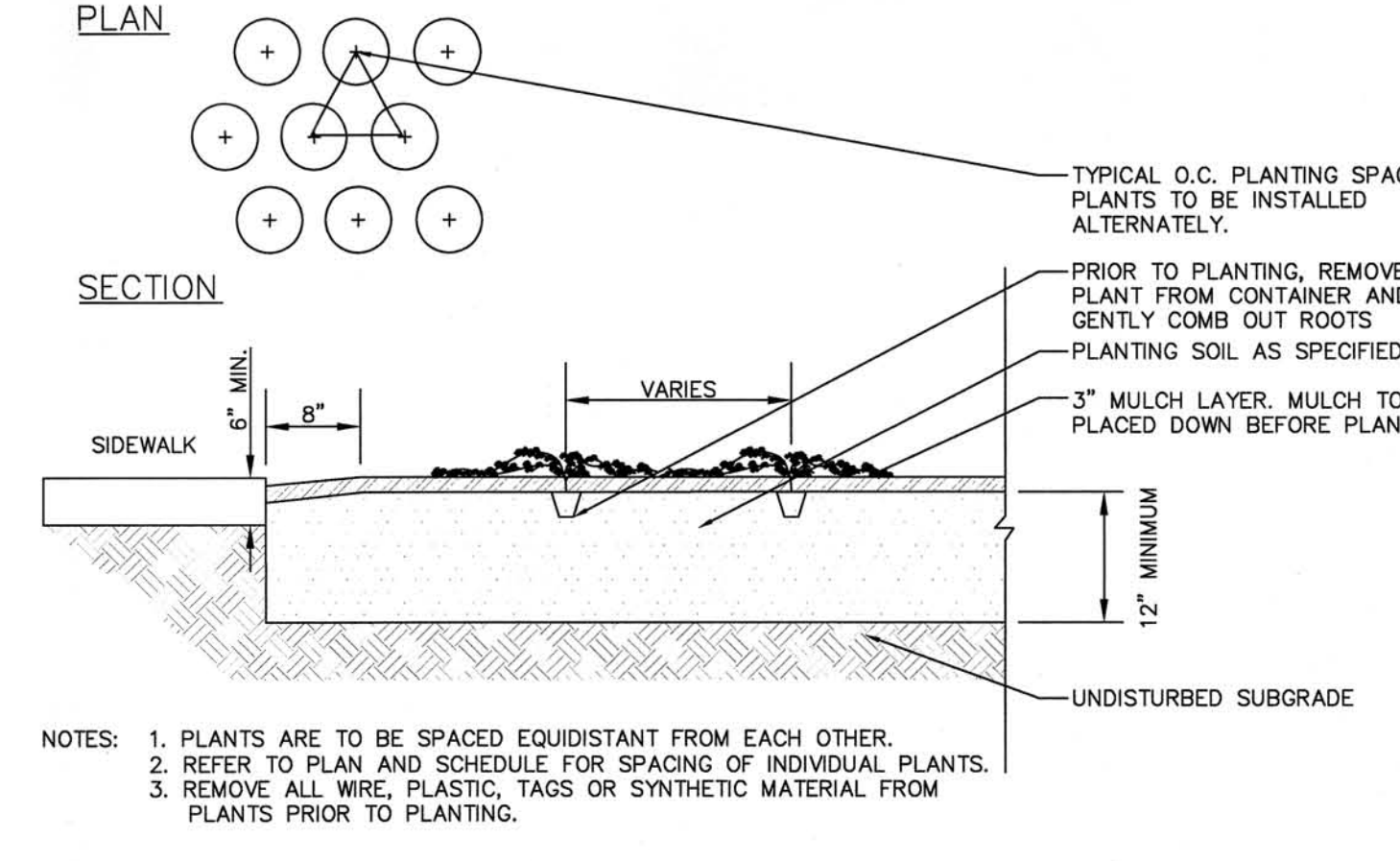
EVERGREEN TREE PLANTING



SHRUB PLANTING

## MEADOW SEEDING NOTES:

- MEADOW SEED MIX A ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"
    - 25% PANICUM CLANDESTINUM
    - 25% CAREX VULPINOIDEA
    - 20% ELYMUS VIRGINICUS
    - 20% PANICUM VIRGATUM
    - 5% AGROSTIS PERENNANS
    - 2% AGROSTIS SCABRA
    - 1% JUNCUS EFFUSUS
    - 1% JUNCUS TENNIS
    - 1% SORPUS ATROVIRENS
    - DIERTONIUM
    - FOX SEDGE
    - VIROGIA MILDRYE
    - SWITCHGRASS
    - AUTUMN BENTGRASS
    - SOFT RUSH
    - GREEN BULRUSH
  - MEADOW SEED MIX B ERNST SEED MIX ERNMX-177 "EASTERN ECOTYPE NATIVE GRASS MIX"
    - 30% ELYMUS VILLOSUS
    - 25% ANDROPOGON GERARDII
    - 14% ANDROPOGON SCOPARIUS
    - 14% SORGHASTRUM NITANS
    - 10% AGROSTIS PERENNANS
    - 6% PANICUM VIRGATUM
    - SILKY WILD RYE
    - BIG BLUESTEM, NIAGARA
    - LITTLE BLUESTEM, INDIANTOWN GAP
    - INDIAN GRASS, LAKE ERIE
    - AUTUMN BENTGRASS
    - SWITCH GRASS, SHELTER, VA ECOTYPE
- NOTES:
- SEED AT A RATE OF 20 LBS./ACRE.
  - FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
  - FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 20 LBS./ACRE.
- GENERAL SEEDING NOTES:
    - SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
    - ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
    - IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
    - CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.
  - WEED CONTROL/MAINTENANCE NOTES:
    - DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING AT WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
    - AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
    - MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 1 TO AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS ESTABLISHMENT OF MEADOW MIX.



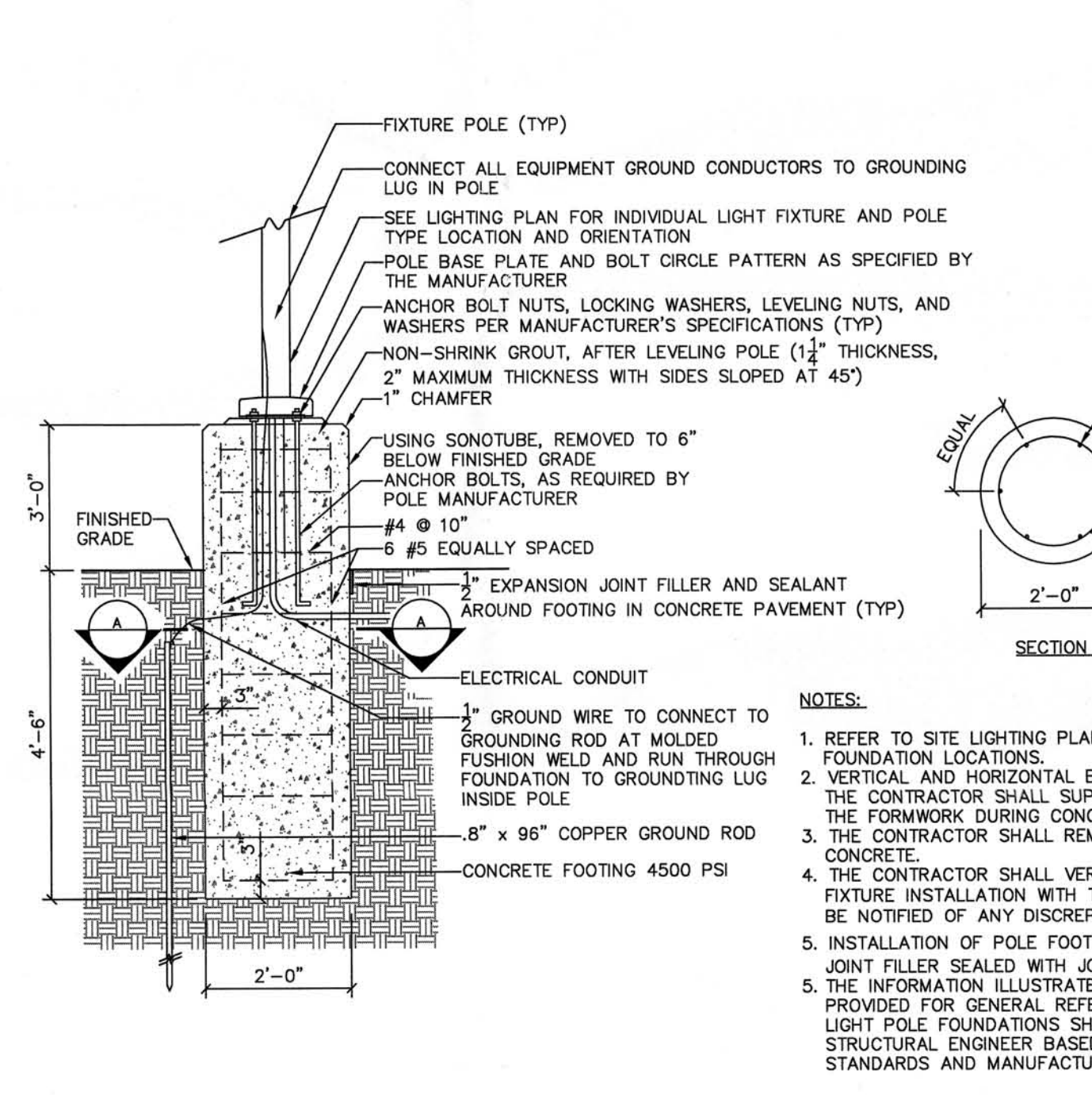
PERENNIAL / GROUND COVER PLANTING

## LAWN SEED MIX:

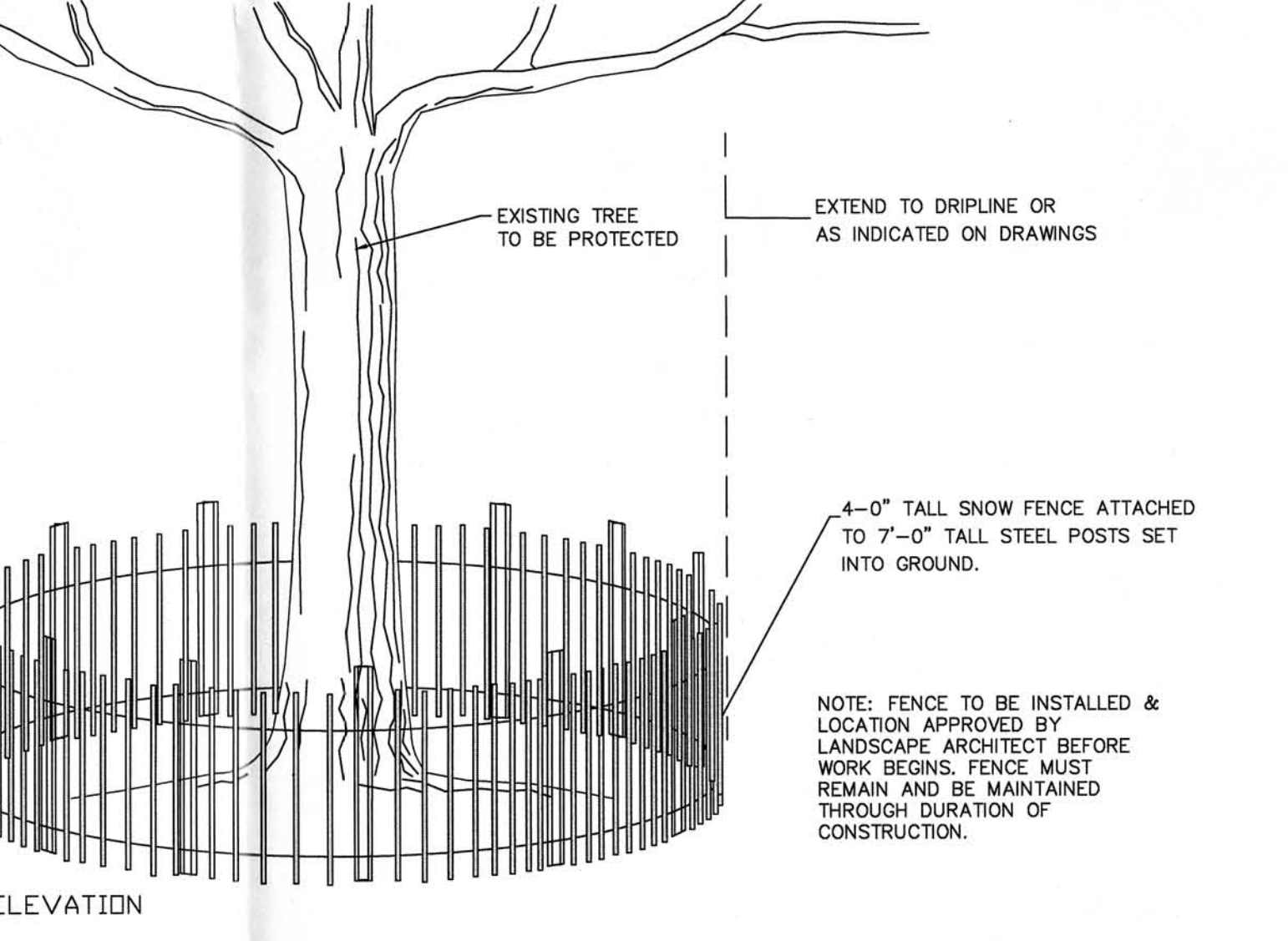
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:
  - RED FESCUE 1 1/2 LBS./1,000 SF
  - PERENNIAL RYEGRASS 1 LBS./1,000 SF
  - KENTUCKY BLUEGRASS 1 1/2 LBS./1,000 SF
  - SPREADING FESCUE 1 LBS./1,000 SF
- SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
  - SPRING: APRIL 1 - MAY 31
  - FALL: AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

## GENERAL LIGHTING NOTES:

- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
- CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
- CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
- POINT SPACING ON PLACE OF CALCULATION IS 15 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A 0.90 MAINTENANCE FACTOR.
- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES REPRESENTED ON THE PLANS PRESENT AN APPROXIMATION OF THE MAINTAINED LIGHT LEVELS DELIVERED TO THE GROUND PLANE. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, LAMP DEGRADATION, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. GIVEN THIS, AS-BUILT VALUES MAY VARY, GREATER THAN OR LESS THAN, WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
- ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
- REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
- ELECTRICIAN AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAWINGS FOR SAFETY AND TO PROVEN EXPOSED WORKING.
- LIGHTING SUBSTITUTION REQUIREMENTS:
  - ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    - ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
    - COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOTOPOCANDLE, THE SYSTEM'S PERFORMANCE.
    - A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOLUX PLOT, AND CATALOG CUTS. CATALOG CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH AND HOUSING DESCRIPTION.
    - POLE MANUFACTURER'S ASKING CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    - THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
    - A COLOR PHOTOGRAPHY THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
- PHOTOMETRIC LIGHTING TEMPLATE:
  - FIXTURE
  - 0.5 FOOTCANDLES
  - 1.0 FOOTCANDLES



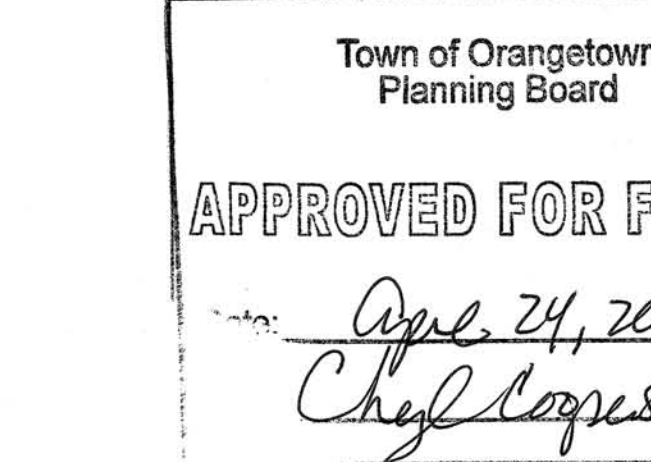
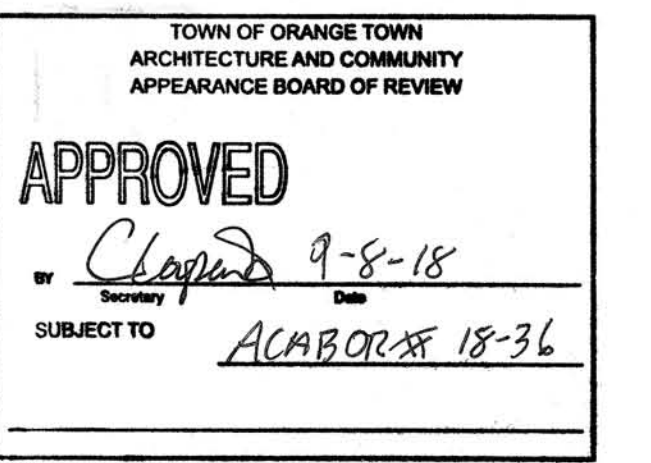
LIGHT POLE FOUNDATION DETAIL



TREE PROTECTION FENCE

## TREE PROTECTION NOTES:

- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
  - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SITES AT A 5 TO 10 FOOT HEIGHT.
  - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
    - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE ISOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
      - LIGHT TO HEAVY IMPACTS: MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
      - LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARD, OR EQUAL OVER THE AREA TO BE PROTECTED.
  - THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE HELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.



9/16/16	DATE
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4.	REVISED PER ACABOX COMMENTS

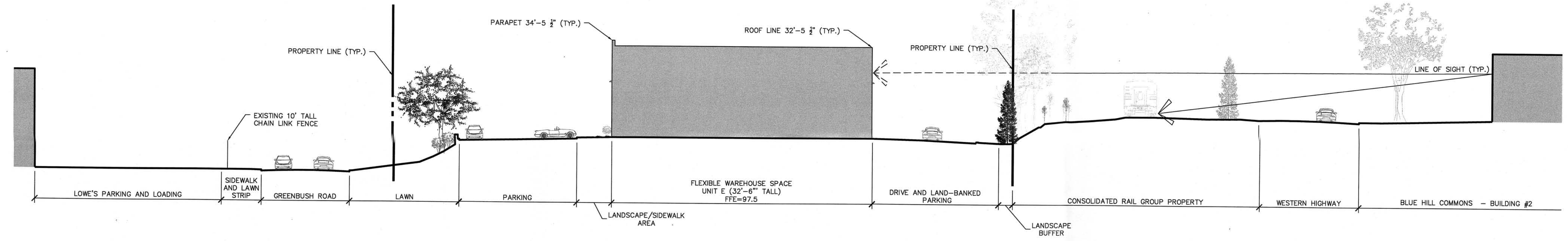
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CONSULTING ENGINEERS  
26 FREEMAN MEMORIAL DRIVE, POMONA, NEW YORK 10970  
PHONE: (845) 354-4382 FAX: (845) 354-4401

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TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

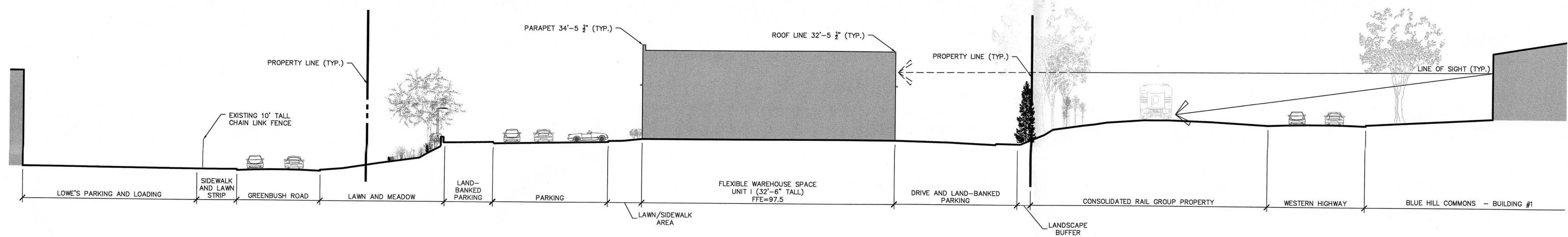
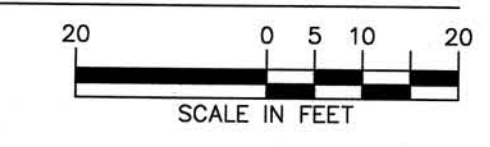
LANDSCAPE & LIGHTING NOTES & DETAILS

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Drawing Number: 5B

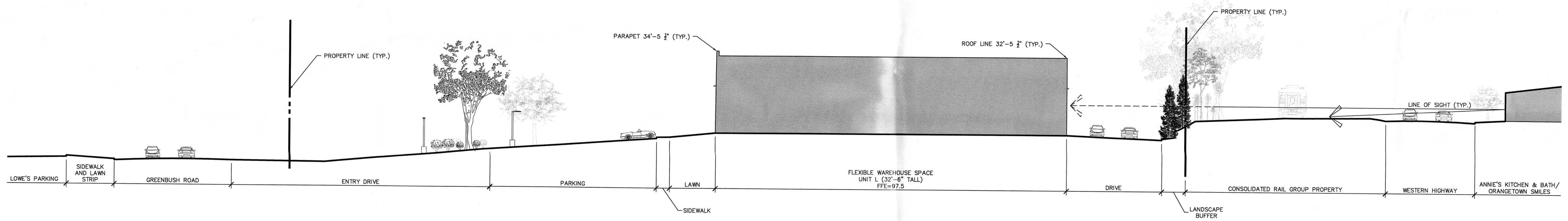
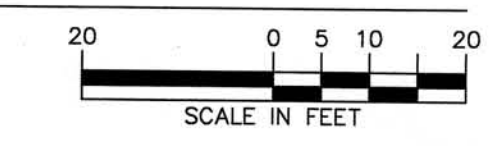




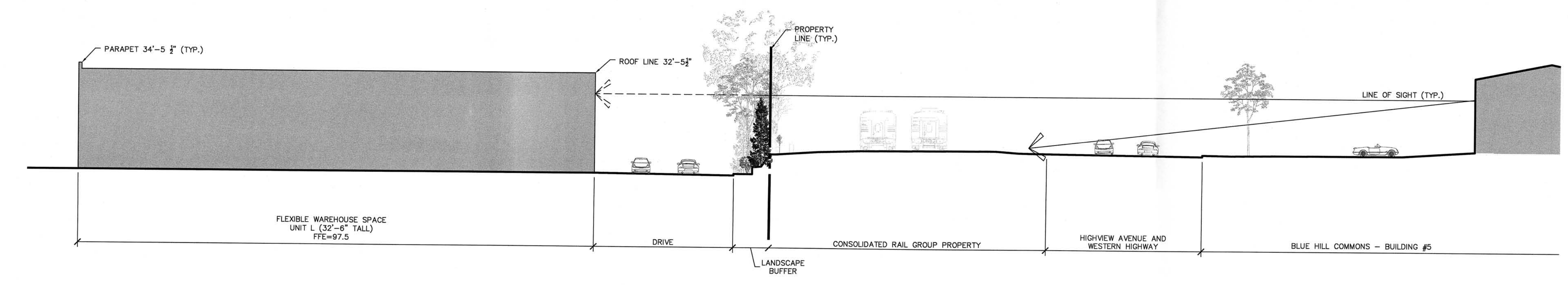
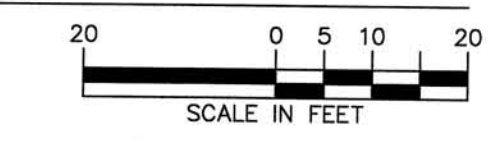
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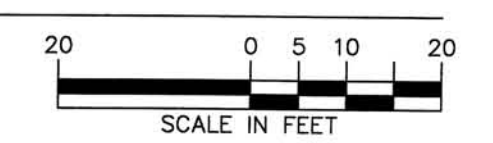
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3 SECTION C-C  
1"=20'



4 VIEW FROM BLUE HILL COMMONS - BUILDING #5  
1"=20'



TOWN OF ORANGETOWN  
ARCHITECTURE AND COMMUNITY  
APPEARANCE BOARD OF REVIEW  
**APPROVED**  
Date: 9-8-18  
Subject: ACH 19-36

Town of Orangetown  
Planning Board  
**APPROVED FOR FILING**  
Date: 05/23/2016  
Scale: 1" = 20'  
Drawing Number: 50

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ORANGETOWN COMMERCE CENTER  
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ROCKLAND COUNTY, NEW YORK  
LANDSCAPE SECTIONS

12 SELF STORAGE  
4 REVISED PER ACABOR COMMENTS  
REV. DATE  
5/5/18  
9/16/16

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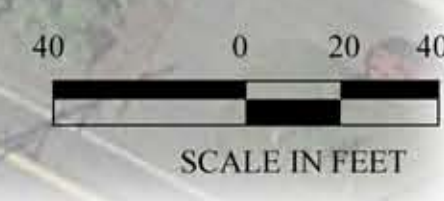
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LANDSCAPE SECTIONS

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# DENOTES PHOTO LOCATION, REFER TO SHEET 5E & 5F FOR PHOTOS



**LANGAN**
  
 MICHAEL J. LANGAN, P.E.
   
 REGISTERED PROFESSIONAL ENGINEER
   
 STATE OF NEW YORK
   
 #40895-1

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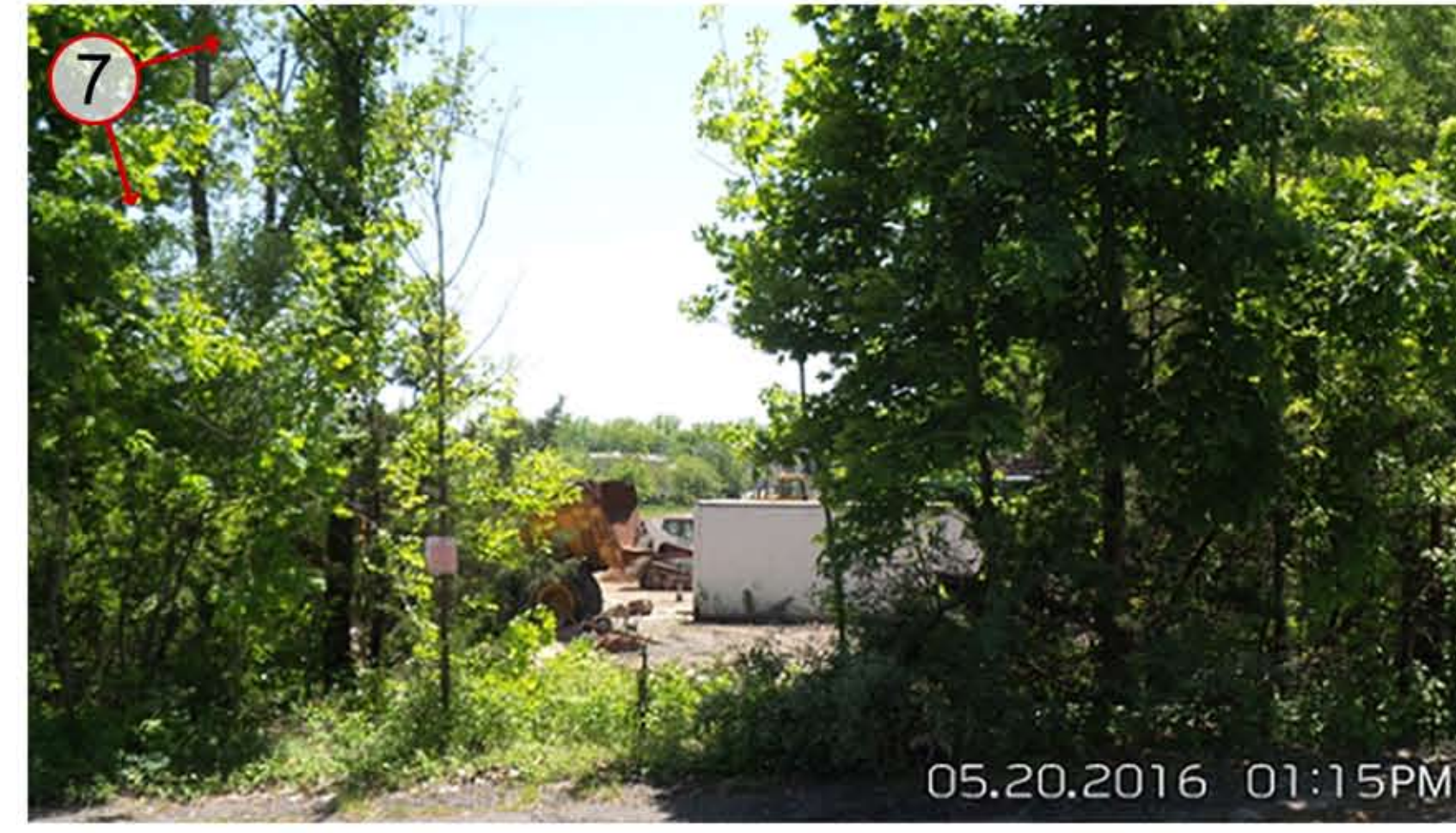
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 TOWN OF ORANGETOWN
   
 ROCKLAND COUNTY, NEW YORK
   
 PLAN RENDERING

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REV.	DESCRIPTION	DATE





REV.	DESCRIPTION	DATE

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 PHOTO INVENTORY

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**ORANGETOWN COMMERCE CENTER**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK  
 PHOTO INVENTORY

Job number: 200078301  
 Drawn by: ALM  
 Checked by: NEB  
 Date: 05/23/2016  
 Scale: N/A  
 Drawing Number: 5F