

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)

4/24
✓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 additional extension of time for sign variances granted in ZBA# 16-62, ZBA#18-06, ZBA#20-10, ZBA#21-43.

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

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

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

Zoning Board Meeting Date: 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^(NY, CT)
Adam L. Wekstein^(NY)
Noelle C. Wolfson^(NY, CT)

Henry M. Hocherman, Retired

April 19, 2023

*Via Federal Express and Electronic Mail (DArbolino@orangetown.com and
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 #21-43 Sign Size, Illumination and Location Variances – Application for
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 #21-43, dated May 19, 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 #20-10, ZBA #18-08 and ZBA #16-62 for sign size, illumination and location variances for two monument signs for the Orangetown Commerce Center Project. (A copy of the ZBA Resolution is enclosed as Document #1 for your convenient reference.) The variances are 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 variances 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 or reapproval of the previously granted area variances for the size, illumination and setback of two monument signs proposed as part of this project.

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
and Members of the Zoning Board of Appeals
April 19, 2023
Page 2

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 variances arises out of the need to situate the proposed monument signs on the Property to avoid parking and stormwater detention improvements approved for construction while still being visible to those accessing the Property.

The extension/reapproval of the variances will have no negative impacts on the health, safety and welfare of the community. The signs, which will front on Greenbush Road, will not be visible from the residential properties across Western Highway. Surrounding improvements from which the signs may be visible consist of the loading and parking area serving Lowe's and the back of its store, and the back of the Stop & Shop store. The design is attractive and was approved by the Town's Architecture & Community Appearance Review Board (ACABOR). (The sign plan is submitted herewith as Document #8.)

The size of the monument signs will obviate the need for more extensive building signage which we believe would be much more apparent to the general public. Assuming 14 tenant spaces within the building, under the Town's Zoning Code, 840 square feet of building signage would be permitted; the Applicant proposes a total of 240 square feet of signage on the monument signs.

The Planning Board, as lead agency in the SEQRA review of this project, reaffirmed its negative declaration of environmental significance on November 14, 2018, indicating that the project will not result in any significant environmental impacts. Indeed, the remediation will confer a significant environmental benefit on the community and street level improvements along Highview Avenue, i.e. the reconstruction of the sidewalk and new landscaping along the Highview Avenue, will result in an overall community benefit.

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 variances 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
April 19, 2023
Page 3

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:¹

1. ZBA #21-43 Resolution Extending the Sign Size, Illumination and Location Variances;
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;
5. Short Environmental Assessment Form, resigned as of April 13, 2023;
6. Existing Conditions Survey, last revised March 27, 2017;
7. Layout Plan for Orangetown Commerce Center, prepared by Leonard Jackson Associates, last revised January 3, 2019; and
8. Orangetown Commerce Center Sign Plan, prepared by Allied Environmental Signage, last revised May 25, 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 4-19-23 Reapproval Of Monument Sign Variances.Docx

¹ The documents referred to in items 4 through 8 are the same as those previously submitted to this Board in connection with the prior applications for the sign size, illumination and location variances because the design and details of the monument signs have not changed.

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

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

ZBA #21-43
Date: May 19, 2021
Permit #45232

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-43: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA #16-62 and extended once in ZBA # 18-06 and again in ZBA#20-10: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 5 #7 (Total Sign Area: 60 sq. ft.: illuminated area of sign: 30 sq. ft. permitted: 240 sq. ft. proposed)) and #8 c (sign setback: 30' required 6' 10" and 3' proposed) for two (2) internally lite freestanding signs) at 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. Survey of Property for BF Orangetown LLC last revised 3/27/2017 signed and sealed by Jay A. Greenwell, PLS.
2. Plans labeled "Orangetown Commerce Center Layout Plan last revised 01/03/2019 signed and sealed by Leonard Jackson , P.E.
3. Drawing of the proposed sign by Allied Signage last revised 05/25/2016.
4. ZBA Decision #20-10 dated February 5, 2020.
5. Short Environmental Assessment Form
6. Deed.
7. Cover letter dated March 30, 2021 from Geraldine N. Tortorella. Esq.
8. A letter dated April 22, 2021 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
9. 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

TOWN OF ORANGETOWN
2021 MAY 25 P 1:20
TOWN CLERK'S OFFICE

The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Mr. Quinn, aye; Mr. Sullivan, aye; and Mr. Bonomolo, aye; and Mr. Bosco, aye.

Geraldine Tortorella, Esq., testified that property is located on the cul-de-sac behind Stop & Shop and Lowes and abuts Highview Avenue; that the warehouse self-storage was approved with 14 spaces for tenants that they could have chosen to have individual signs for each tenant on the buildings but opted for two entrance signs with the tenants listed; that the sign at the entrance of Stevens Way and Greenbush Road would be set back 3' and be double sided; that the other signs on the cul-de-sac would be one sided; that sign plans have not changed since the original approval.

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, Deputy Town Attorney, 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.

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 #16-62 and reaffirmed (with an extension granted) in ZBA# 18-06 and ZBA#20-10 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.

TOWN CLERK'S OFFICE
2021 MAY 25 P 1:20
TOWN OF ORANGETOWN

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#20-10, ZBA #18-08, ZBA#16-62 for sign size, Illumination, and location 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.

(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.

TOWN CLERK'S OFFICE

2021 MAY 25 P 1:20

TOWN OF ORANGETOWN

Orangetown Commerce Center signs extension of time
ZBA#21-43 Permit #45232
Page 4 of 4

The foregoing resolution to approve the application for the requested extension of time to implement the variances granted in ZBA#20-10, ZBA #18-08, ZBA#16-62 for sign size, Illumination, and location 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-G.M.

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

TOWN OF ORANGETOWN
2021 MAY 25 P 1:21
TOWN CLERK'S OFFICE

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

<i>Please check all that apply:</i>	
<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%2FXCb8NvLpyD0mcOQFzPFfpUwThdFSqGRzlj8WsNCiUSNNhUdK08WatWSmflx9DuDALXTdqLLuHjPEklplpLqRctRelzYqcs09mGrbmm3em%2BLIN4iqFWZBAPlyViTXtli1HUahCJVZgUFC3wnrMqjWmk5Mg51EaE1pfECkl7YpC%2Fp4ky3s7E5Kf9u23wwFuxiO0My59F6MolovmbAb%2BfrcO8DvSJXyjLhrk%2BJwDUjLQkR9npTjkoqWklJpC%2FsQhGENpY5Hny%2B4nMeC88okJSqM9FjdJIVPDk6uSjm3BzpgAmpbsfFsF4a39fEoCSkLsBvY9WYQt1kHDznUWnoTE1NtTd6ePf0b8ogsMgKgTrfsRR4Lz23L%2FIQVkbynL8yLMD79Z9LuraSYpozsl1PvmRhfdEn05u%2BlpflIJ%2BAftEvrTffQNOR70LvD7ujVUA3wnC8QPhUX37UdYeJPa%2B6jD3rzg8FLDft6%2BzL2zWR1PO282ghO0%2FAnHv0hB0k178ld2Osne2tq4eamlpkAPLsu%2BEb1ESyIM3GfHTxNzcQqCebGiKwLlINIZRBoMKOAUz3DY0NUOsOsUQUXDIKQ4VrXrgEEdKQtxuL1m03f1aOmICU6LIGMWuxqt%2FNNefjVNrcl3fdj]
<https://us.report.cybergraph.mimecast.com/alert-details/?dep=SjSeez5Yo%2BehohXL2VF7cQ%3D%3DqoVI1iYUg3OcJAoy9ZJpacVO2Net7WZC2qr5IYQ%2F1MigSYRyiOIFzJXEj8RPw6W8F1tIgo9fvzQRilLtxWzTAmk3SgbenRxz%2BeKirH%2FOJlfmMSzTVJtD1%2F3TenGqq%2FXCb8NvLpyD0mcOQFzPFfpUwThdFSqGRzlj8WsNCiUSNNhUdK08WatWSmflx9DuDALXTdqLLuHjPEklplpLqRctRelzYqcs09mGrbmm3em%2BLIN4iqFWZBAPlyViTXtli1HUahCJVZgUFC3wnrMqjWmk5Mg51E>

aE1pfEckl7YpC%2Fp4ky3s7E5Kf9u23wwFuxiO0My59F6MolovmbAb%2BfrC08DvSJXyjLhrk%2BJwDUjLQkR9npTjkoqWkIjpC%2FsQhGENpY5Hny%2B4nMeC88okJSqM9FjdJIVPDk6uSjm3BzpgAmpbsfFsF4a39fEoCSkLuSbY9WYQt1kHDznUWnoTE1NtTd6ePf0b8ogsMgKgTrfsRR4Lz23L%2FIQVkbynL8yLMd79Z9LuraSYpozsl1PvmRhfdEn05u%2Bipfllj%2BAftEvrTffQNOR0r70LvD7ujVUA3wnC8QPhUX37UdYeJPa%2B6jD3rzg8FLDft6%2BzL2zWR1PO282ghO0%2FAnHv0hB0k178ld2Osne2tq4eamlpkAPLsu%2BEb1ESylM3GfHTxNzcQqCebGiKwLINIZRBoMKOAUz3DY0NUsOsuQUXDlKQ4VrXrgEEdKQtxuL1m03f1alOmICU6LIGMWuxqt%2FNNefjVNrcel3fd>

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.

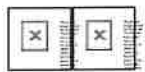
I am preparing the applications for renewal of the variances with which I typically include a "determination" from your office that the applications are required if additional time to implement the variances is required (which it is). Kindly confirm that the renewals are required. Thank you.

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]

This message is for the designated recipient only and may contain privileged, confidential, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.



<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

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

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.

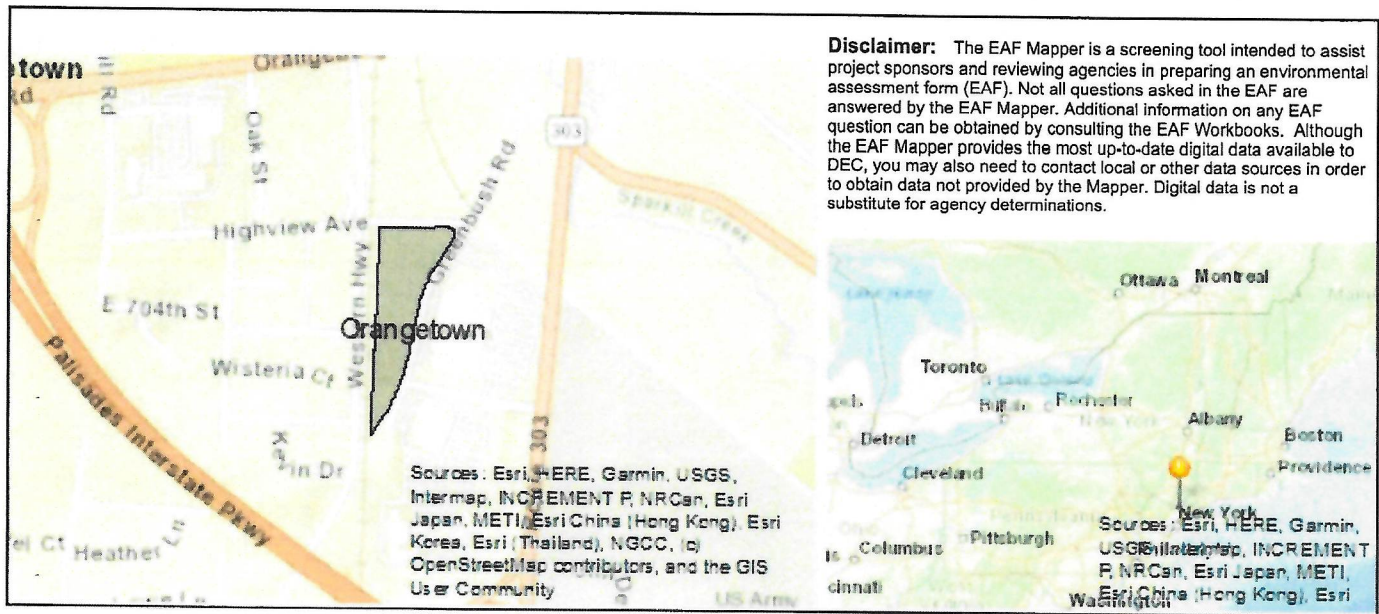
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
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:			
<p>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.</p>			
Name of Applicant or Sponsor:		Telephone: 212-265-6600	
BF Orangetown LLC (Alfred T. Rossi, P.E.)		E-Mail: arossi@rdmanagement.com	
Address:			
810 7th Avenue, 10th Floor			
City/PO:		State:	Zip Code:
New York		NY	10019
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Planning Board, ACABOR, NYSDEC, NYSDOH, Rockland County Health Department (all have been received)			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			

5. Is the proposed action,	NO	YES	N/A
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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action? N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? Mapper)	<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)	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: See Addendum	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<hr/> <hr/>		
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) If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Albert T. Rossi</u> Date: <u>12/19/15</u> Signature: <u>[Signature]</u> Title: <u>SVP</u>		

Albert T. Rossi SVP 3/24/21
Albert T. Rossi SVP 4/13/23



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 polycyclic aromatic 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.

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 Cunney	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./1 FB Orangetown Retail LLC 1149 Harrisburg Pike, Carlisle, PA, 17013
 ATTN: 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 Feeney	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./30	Robert W Cupani	4C Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./31	Kerri Brown	4D Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./32	Luciano Leone	4E Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./33	Jonathan E Delgado	4F Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./34	Donna Robinson	4G Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./35	Michael M Andrea	4H Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./36	Steven M Park	4I Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./37	Joshua Nelson	4J Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-31./38	Lizaira Fernandez-Diaz	9650 Surface Hill Rd, Charlotte, NC 28277
392489	74.10-1-31./39	Roger L James	4L Blue Hill Commons, Orangeburg, NY 10962
392489	74.10-1-38	Dolores Mittler	4 Executive Blvd Ste 100, Suffern, NY 10901
392489	74.10-1-38	Orangetown Housing Authority	

Duplicate

SWIS	PRINT KEY	NAME	ADDRESS
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

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

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)

Richard Birdoff

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

BF Orangetown LLC

By: Richard Birdoff, Manager Signature

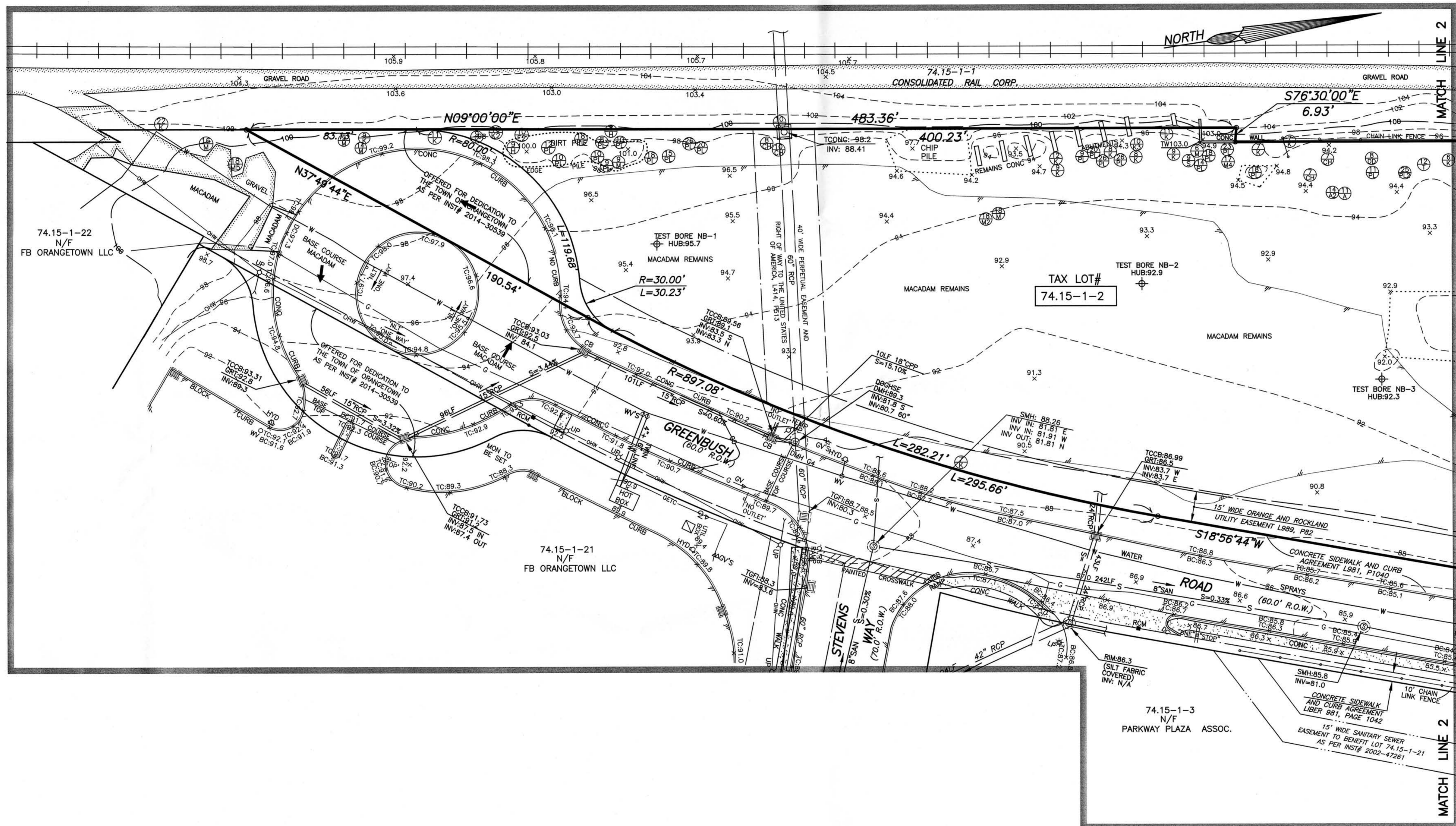
Sworn to and subscribed in my presence


This 17 day of April, 2023

Mepa Padon

NOTARY PUBLIC

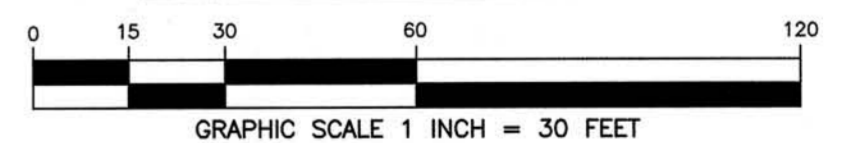
MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 2024



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	

LEGEND	
SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE WITH PIPES	DMH
TOP CURB & CATCH BASIN	TCOB
TOP GRADE FIELD INLET	TOFI
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	OWH
EDGE OF PAVEMENT	EOP
CONTOUR LINE	CL
SPOT GRADE	SG
TOP CURB	TC
BOTTOM CURB	BC
WATER MAIN	WM
GAS MAIN	GM
ELECTRIC UNDERGROUND CONDUIT	EC
TELEPHONE UNDERGROUND	TE
UNDERGROUND UTILITIES	UU
ELECTRIC, TELEPHONE, CABLE	ETC
GAS, ELECTRIC, TELEPHONE, CABLE	ETC
SON WITH TEM	ST
MONITORING WELL	MW
TEST BORING LOCATIONS	TBL

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
12/16/15	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.

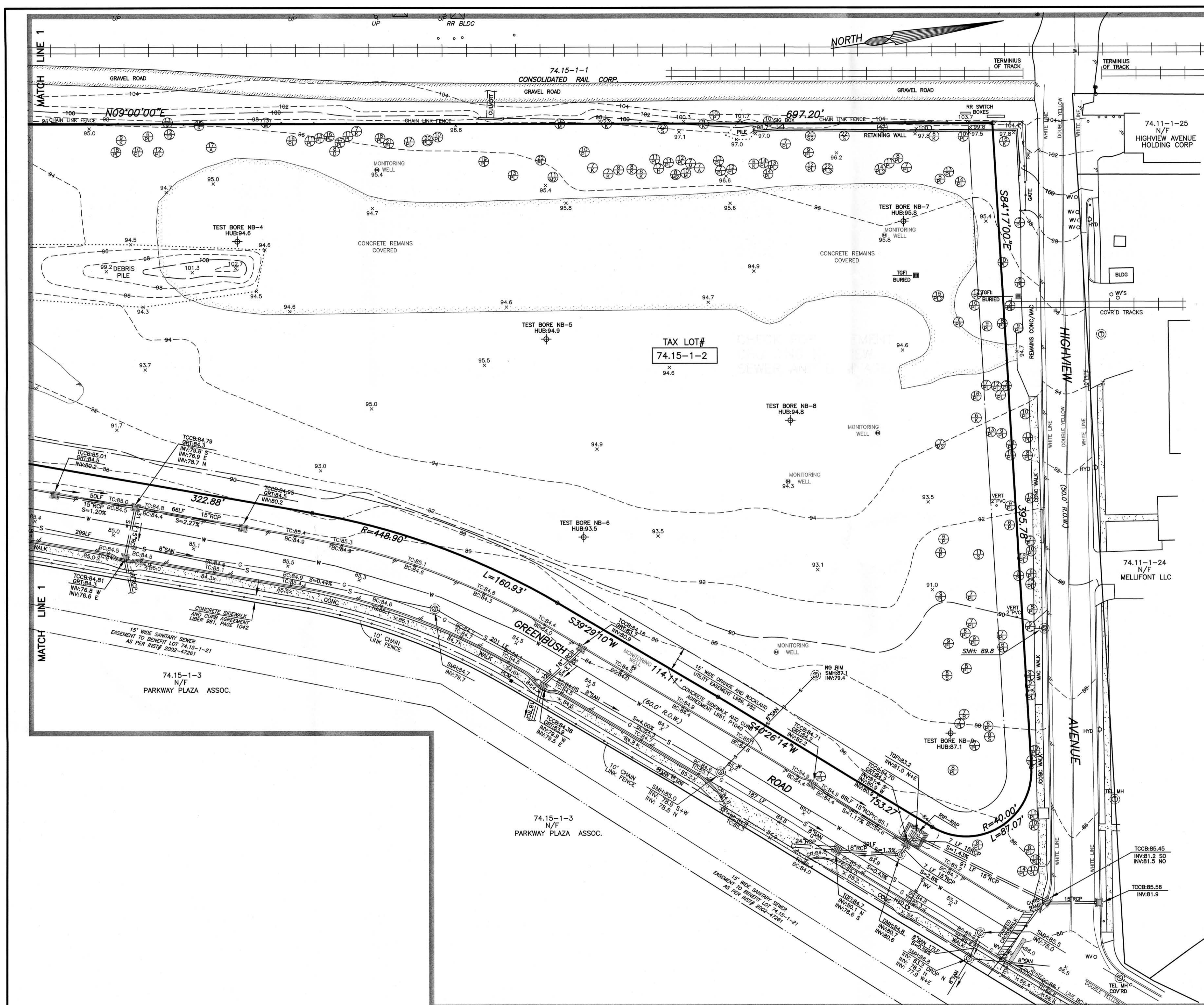
CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

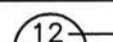
JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF PROPERTY FOR
BF ORANGETOWN LLC
TOWN OF ORANGETOWN, ROCKLAND COUNTY
STATE OF NEW YORK
JAY A. GREENWELL, PLS
SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

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

Town of Orangetown
Planning Board
APPROVED FOR FILING
Date: April 24, 2019
By: Chief Corporation



TREE LEGEND		
	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)	
	LETTER INDICATES TREE TYPE (SEE BELOW)	
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE	
<hr/>		
A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULIP
C = CATALPA	M = MAPLE	
CH = CHERRY	P = PINE	
D = DOGWOOD	S = SYCAMORE	
E = ELM		
		DD = DEAD

LEGEND	
SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DI
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB @ CATCH BASIN	TCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
DROP CURB	DC
DROP RAMP	DR
UTILITY POLE	UP
LIGHT POLE ON CONC BASE	LP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OWH
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	UG
ELECTRIC, TELEPHONE, CABLE	ETC
GAS, ELECTRIC, TELEPHONE, CABLE	ETC
STOP SIGN WITH ITEM	STOP
MONITORING WELL	MW
TEST BORING LOCATIONS	MB



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

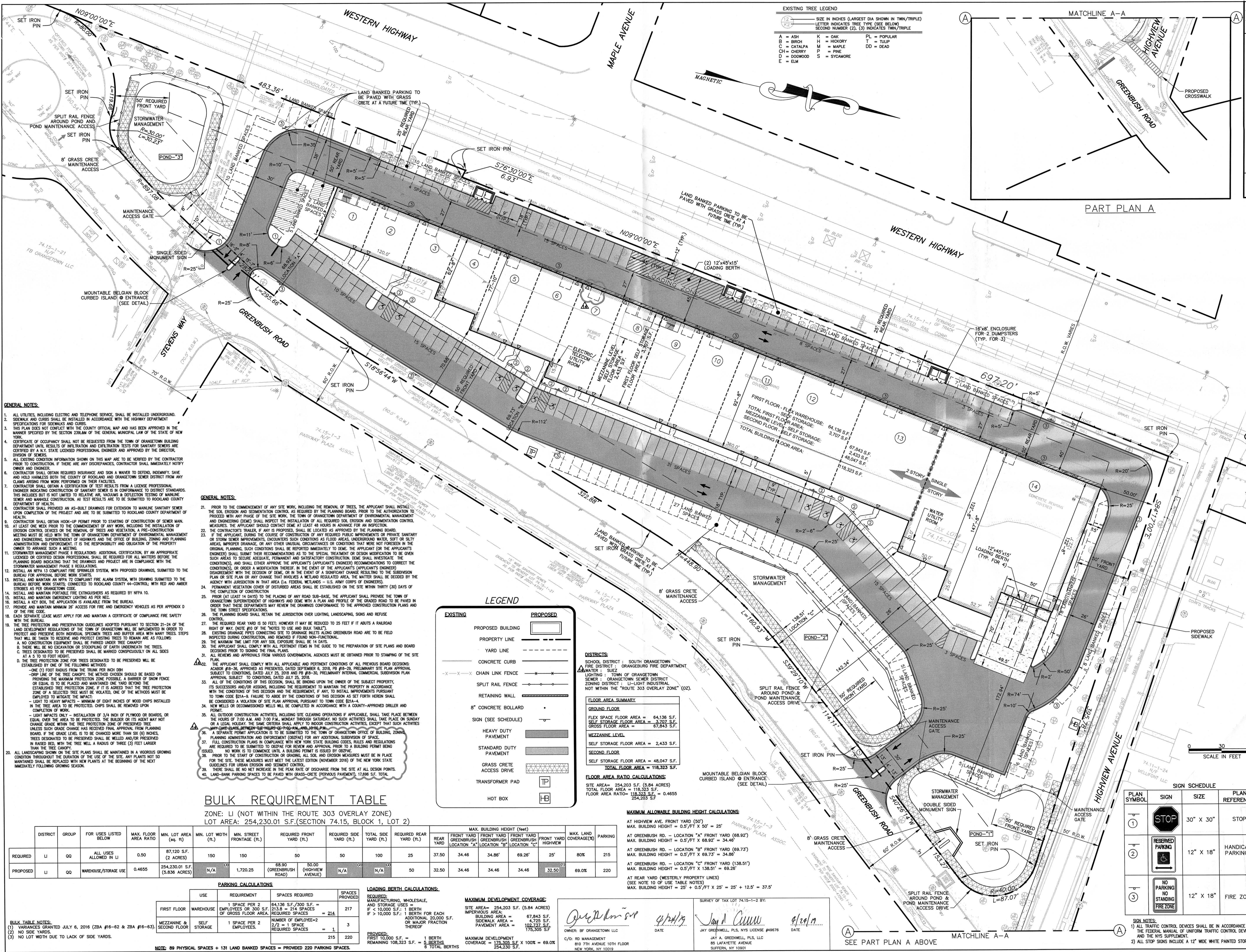
SURVEY OF PROPERTY FOR
BF ORANGETOWN LLC
TOWN OF ORANGETOWN, ROCKLAND COUNTY
STATE OF NEW YORK
JAY A. GREENWELL, PLS
SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

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

Town of Orangetown
Planning Board
APPROVED FOR FILING
Date: April 24, 2019
By: Cheryl Capompoli

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, 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.

JAY A. GREENWELL, PLS
NYS LIC. # 49876



- GENERAL NOTES:**
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
 2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY THE SECTION 230.04M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 3. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF WETLANDS AND EXISTING TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
 4. 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.
 5. CONTRACTOR SHALL OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ORANGETOWN DISTRICT FROM ANY CLAIMS ARISING FROM WORK PERFORMED ON THEIR FACILITIES.
 6. CONTRACTOR SHALL OBTAIN A CERTIFICATION OF TEST RESULTS FROM A LICENSED PROFESSIONAL ENGINEER INDICATING CONSTRUCTION OF SANITARY SEWER IS IN 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.
 7. 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.
 8. CONTRACTOR SHALL OBTAIN HOOK-UP PERMIT PRIOR TO STARTING CONSTRUCTION OF SEWER MAIN.
 9. 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, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENGINEERING. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 10. STORMWATER MANAGEMENT PHASE I 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 I REGULATIONS.
 11. INSTALL AN NFPA 13 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU FOR APPROVAL BEFORE WORK STARTS.
 12. INSTALL AND MAINTAIN AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU BEFORE WORK STARTS, CONNECTED TO ROCKLAND COUNTY 44-CONTROL; WITH RED AND AMBER STROBES AS PER ORANGETOWN CODE.
 13. INSTALL AND MAINTAIN PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10.
 14. INSTALL AND MAINTAIN EMERGENCY LIGHTING AS PER NEC.
 15. PROVIDE AND MAINTAIN MINIMUM 26' ACCESS FOR FIRE AND EMERGENCY VEHICLES AS PER APPENDIX D OF THE FIRE CODE.
 16. EACH SEPARATE LEASE MUST APPLY FOR AND MAINTAIN A CERTIFICATE OF FLOOD RISK SAFETY WITH THE BUREAU.
 17. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 24-04 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:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
 - B. THERE WILL BE NO OCCUPATION OR STOODING OF EARTH UNDERNEATH THE TREES.
 - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SITES AT A 5 TO 10 FOOT HEIGHT.
 - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADII FROM THE TRUNK FOR NON-BOW ORP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION 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 IS TO 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 IN THE TREE PROTECTION ZONE. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" NET OF PLYWOOD OR BARRIERS, OR EQUAL, OVER THE AREA TO BE PROTECTED. THE BARRIER OR ITS ASSET MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF THE TREE.
 - UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL 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 BEDS WITH THE TREE WELL AT LEAST TWO (2) FEET LARGER THAN THE TREE CANOPY.
 18. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A MATURE GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

BULK 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 USES 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.)	MAX. BUILDING HEIGHT (feet)					MAX. LAND COVERAGE(%)	PARKING
												REAR YARD	FRONT YARD GREENBUSH LOCATION "A"	FRONT YARD GREENBUSH LOCATION "B"	FRONT YARD GREENBUSH LOCATION "C"	FRONT YARD HIGHVIEW		
REQUIRED	LI	QQ	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 ⁽¹⁾	69.26 ⁽¹⁾	25'	80%	215
PROPOSED	LI	QQ	WAREHOUSE/STORAGE USE	0.4655	254,230.01 S.F. (5.836 ACRES)	N/A ⁽³⁾	1,720.25	68.90 (GREENBUSH)	50.00 (HIGHVIEW)	N/A ⁽²⁾	N/A ⁽²⁾	32.50	34.46	34.46	34.46	32.50 ⁽¹⁾	69.0%	220

PARKING CALCULATIONS:

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE	1 SPACE PER 2 EMPLOYEES OR 300 S.F. OF GROSS FLOOR AREA	64,136 S.F./300 S.F. = 213.8	214
MEZZANINE & SECOND FLOOR	1 SPACE PER 2 EMPLOYEES	2,433 S.F./2 = 1,216.5	1
TOTAL		215.3	215

LOADING BERTH CALCULATIONS:

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

MAXIMUM DEVELOPMENT COVERAGE:

SITE AREA = 254,230 S.F. (5.84 ACRES)	MAXIMUM DEVELOPMENT COVERAGE = 125,305 S.F. x 100% = 69.0%
IMPERVIOUS AREA:	
BUILDING AREA = 67,843 S.F.	
SEWER AREA = 4,723 S.F.	
PAVEMENT AREA = 102,737 S.F.	
TOTAL IMPERVIOUS AREA = 175,303 S.F.	

MAXIMUM ALLOWABLE BUILDING HEIGHT CALCULATIONS:

AT HIGHVIEW 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' = 37.5'

EXISTING TREE LEGEND

SIZE IN INCHES (LARGEST DIA SHOWN IN TWN/TRIPLE)	LETTER INDICATES TREE TYPE (SEE BELOW)	SECOND NUMBER (2, 3) INDICATES TWN/TRIPLE
A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULIP
C = CATALPA	M = MAPLE	P = PINE
D = CHERRY	S = SYCAMORE	DD = DEAD
E = ELM		

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16
RAMP-Pond fence deleted
REV. DESCRIPTION

07/03/19
09/21/18
12
13
14

FINAL RESOLUTION OF NOVEMBER 14, 2018
SELF STORAGE
GENERAL REVISIONS
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16
FINAL SITE PLAN APPROVAL CONDITIONS

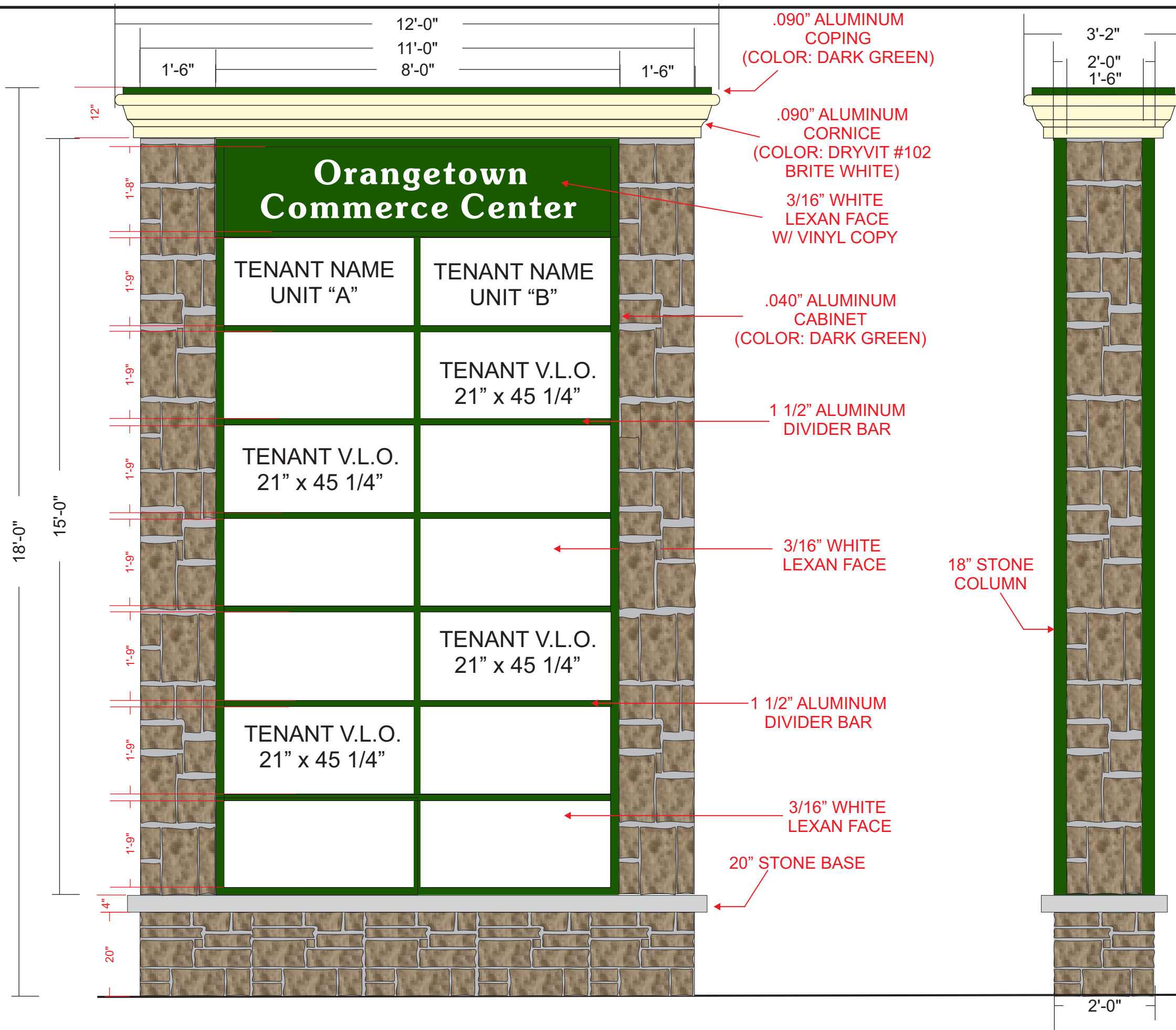
HEADER SECTION
2' x 8'
16 SQ. FT.

TENANT SECTION
13' x 8'
104 SQ. FT.

TOTAL SQ. FT.
120 SQ. FT.

TYPICAL TENANT
SQ. FT.-7.4

BOTTOM TWO
TENANT PANELS
SQ. FT.-7.6



LISTED
UL
Underwriters
Laboratories, Inc.

69 MEGILL RD
FARMINGDALE, NJ 07727
PH 732-751-1818
FAX: 732-751-0398
www.allied-signs.com

ALL ARTWORK AND DESIGNS
ARE THE PROPERTY OF
ALLIED ENVIRONMENTAL SIGNS
ANY REPRODUCTION OF ARTWORK
WITHOUT WRITTEN PERMISSION IS
STRICTLY PROHIBITED

FILE:

C:/ ART FILES 03/
J.AMBROSE/
ORANGETOWN
COMMERCE CENTER

DATE:

ORIG. 3-01-2016

REV.: 5-25-2016

REV.:

REV.:

REP.:

JIM AMBROSE

DRN. BY:

P. Pesapane

X

APPROVED FOR FABRICATION

PAGE: 1 of 1