

ZONING BOARD OF APPEALS

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

Date: June 15, 2023

TO: OBAPAE

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

Review of Plans: Ford 33 Realty LLC, 33 Corporate Drive, Orangeburg, NY
Section 73.19 Block 1 Lot 9; LIO zone

This matter is scheduled for:

Chapter 43, LIO District, Section 3.12, Group CC, Column 12 (Building Height: 27'6" permitted, 37' proposed) for an addition to the existing building. The premises are located at 33 Corporate Drive, Orangeburg, New York and identified on the Orangetown Tax Map as Section 73.19, Block 1, Lot 9 in the LIO zoning district.

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

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

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

Zoning Board Meeting Date: July 19, 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 July 19, 2023. Kindly forward your completed review to this office by July 19, 2023.

Reviewing Agency _____

Name _____ **date:** _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final Interpretation
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PERMIT#: BLDC-952-22
ASSIGNED
INSPECTOR: Glenn

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

Project Name: Ford 33 Realty

Street Address: 33 Corporate Drive
, Orangeburg, NY 10962

Tax Map Designation:
 Section: 73.19 Block: 1 Lot(s): 9
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Corporate Drive, approximately _____ feet West of the intersection of Olympic Drive, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>2.0</u>	Zoning District <u>LIO</u>
School District <u>Pearl River</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
This project involves raising the roof of an existing one (1) story warehouse (block and steel) building with structural steel panels

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 6/12/23 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:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

Are there **streams** on the site? If yes, please provide the names. No

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

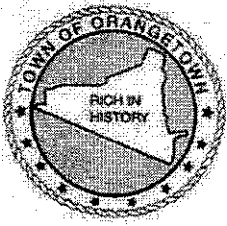
No

Project History:

Has this project ever been reviewed before? _____

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.

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



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

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: April 25, 2022

Applicant: Ford 33 Realty LLC

Address: 33 Corporate Dr, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 LIO District, Column 2 Group CC, Column 3 All other uses, Column 12.
Max height 3' per foot from front lot line allows 27'6" with 37' proposed.

On Variance required

Section: 73.119

Block: 1

Lot: 9

Dear Ford 33 LLC:

Please be advised that the Building Permit Application, which you submitted on
April 12, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

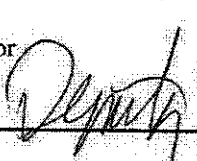
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**

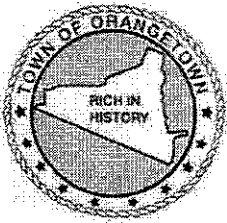
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

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


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



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

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

**Referral to the ARCHITECTURE AND COMMUNITY APPARANCE
 BOARD OF REVIEW**

Date: April 25, 2021 Section: 73.19 Block: 1 Lot: 9
 Applicant: Ford 33 Realy LLC
 Address: 33 Corporate Dr, Orangeburg, NY
 RE: Application Made at: same

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

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

Comments: raise roofline

Dear Ford 33 Realy LLC:

Please be advised that the Building Permit Application, which you submitted on April 12, 2022, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


 Richard Oliver
 Deputy Building Inspector


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

Date
 CC: Liz Decort
 Cheryl Coopersmith

Ⓢ 200 FT From edges Ⓢ

SWIS	PRINT KEY	NAME	ADDRESS
392489	73.15-1-18	BREO NY LLC Peter Smith	731 Lexington Ave, New York, NY 10022
392489	73.19-1-1	BREO NY LLC Peter Smith	731 Lexington Ave, New York, NY 10022
392489	73.19-1-2	30 Corporate LLC	151 N Main St Ste 400, New City, NY 10956
392489	73.19-1-3	Csilleberc Inc	20 Corporate Dr, Orangeburg, NY 10962
392489	73.19-1-8	29 Corporate Drive LLC	200 Performance Dr Ste 207, Mahwah, NJ 07495
392489	73.19-1-9	Ford 33 Realty LLC	100 Challenger Rd Ste 105, Ridgeland Park, NJ 07650

392489 73.19-1-5 Chartwell Orangeburg Realty LLC 1 Olympic Dr. Orangeburg NY
10962

Project Narrative

Ford 33 Realty
33 Corporate Drive
Orangeburg, New York 10962
Section 73.19, Block 1, Lots 9
23-2915

Based on the nature of the items being stored and the availability of these items for distribution it is imperative that additional storage be provided.

The client proposes to elevate the roof of the existing building and with the availability of additional unclaimed storage, this needed storage problem can be resolved.

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: Ford 33 Realty LLC
PROPERTY ADDRESS: 33 Corporate Drive Orangeburg, NY 10962
TAX LOT ID: 73.19-1-9
NAME OF APPLICANT: Ford 33 Realty LLC
OWNER OF PROPERTY: Ford 33 Realty LLC

Land Use Application/Brief Description of Project: Commercial Building
Renovate existing office space
Raise the Warehouse Roof

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:	Ford 33 Realty LLC
Address:	100 Challenger Road Suite 105 Ridgefield Park, NJ 07660
Telephone Number:	551-225-8334
E-Mail Address:	akiva@fordmed.com
State/Date of Formation:	November 1, 2020
Contact Person:	Akiva Goldberger

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. Akiva Goldberger	100 Challenger Road Suite 105 Ridgefield Park, NJ 07660		akiva@fordmed.com	45%
2. OI Alt Investments, LLC	1805 Swathmore Ave. Lakewood, NJ 08701			16.875%
3. Libeck Enterprises, LLC	126 W. Maple Ave. Monsey, NY 10952	(845) 426- 7496	heiny75@gmail.com	11.25%
4. Moshe Scheiner	30 Dr. Frank Road Spring Valley, NY 10977			11.25%
5. Rates Enterprises	2 McLeod Terrace New City, NY 10956			10%
6. Kushner Family IDF, LLC	111 Madison Ave. Lakewood, NJ 08701			5.625%

PART THREE

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

PART FOUR

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

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

I, AKVA Colberger being duly sworn, deposes and says that I am (Title) CEO an active or qualified member of the Fuel 33 Realty LLC a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

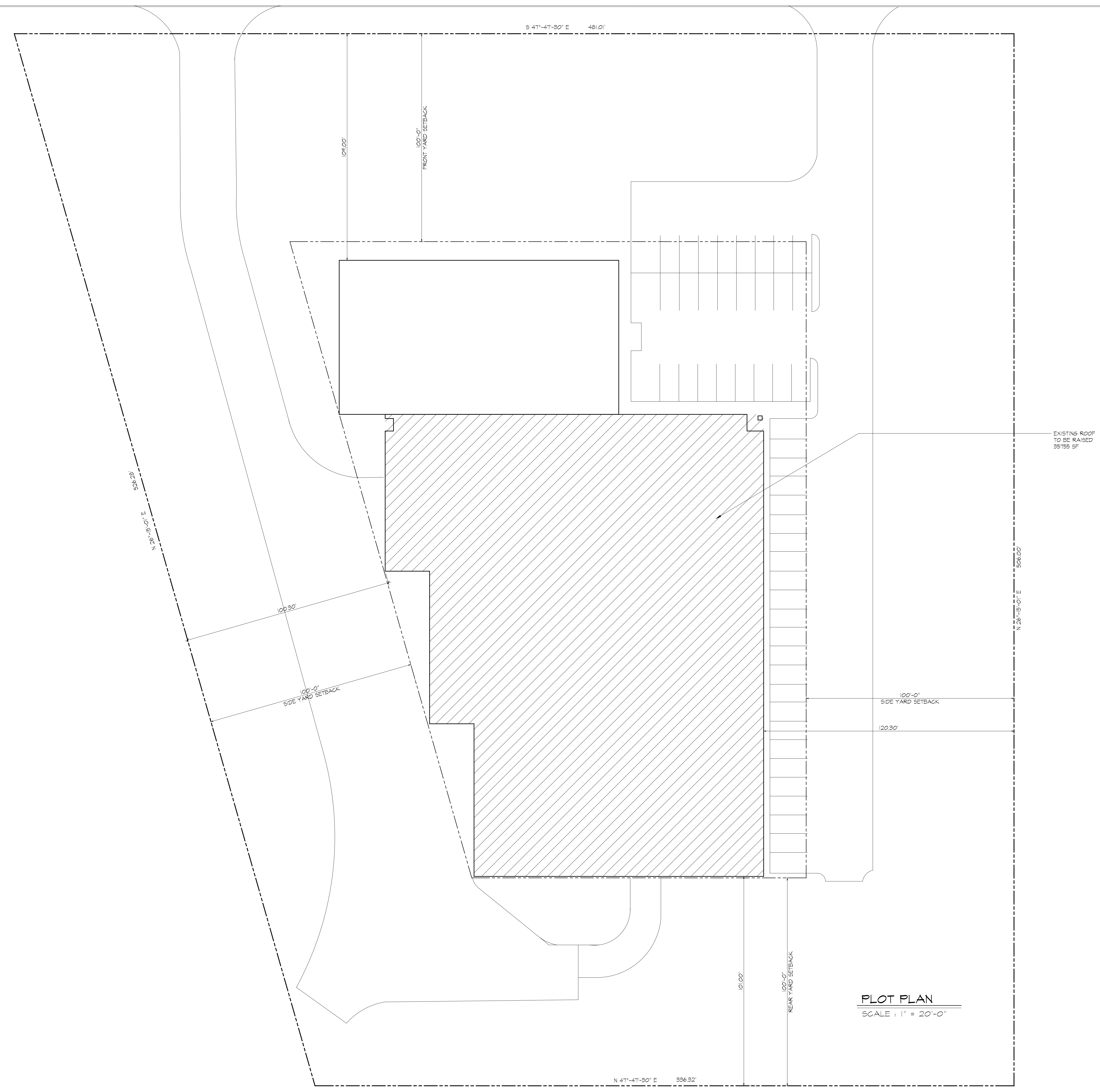
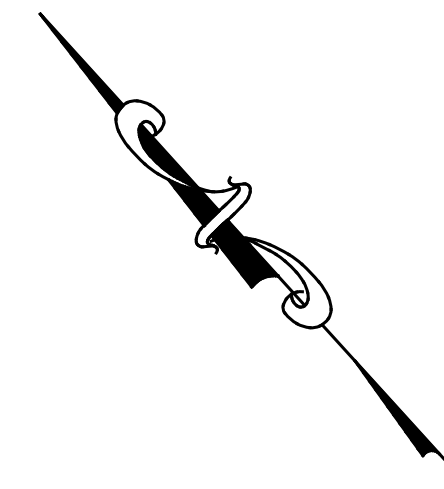
[Signature]
Signature

Sworn to and subscribed in my presence

This 31 day of May, 2023

[Signature]
NOTARY PUBLIC

JUDAH VORCHHEIMER
Notary Public - State of New York
No. 01V06353384
Qualified in Rockland County
My Commission Expires January 23, 2025



PLOT PLAN
SCALE: 1" = 20'-0"

ZONING SCHEDULE				
SECTION-BLOCK-LOT	73.19-1-9			
ACTUAL LOT AREA (SF)	206,785	MINIMUM LOT AREA:	87,120 SF	
ZONE: LIO	USE GROUP: S-1, B	CLASS:	2A	
CRITERIA	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT REQUIREMENTS				
LOT AREA (SF)	87,120	206,785	NO CHANGE	NO
LOT WIDTH (MIN.)	300'	336.32'	NO CHANGE	NO
AVG LOT WIDTH	N/A	N/A	N/A	
LOT DEPTH	N/A	N/A	N/A	
LOT FRONTAGE	150'	481.01'	NO CHANGE	NO
SETBACKS				
HEIGHT	27.50'	25'	37'	YES
FRONT YARD S.B. (1)	3" PER 1'-0"	100.00'	NO CHANGE	NO
SIDE YARD S.B. (1)	100'	122.00'	NO CHANGE	NO
SIDE YARD S.B. (2)	100'	100.00'	NO CHANGE	NO
TOTAL SIDE YARD	200'	222.00'	NO CHANGE	NO
REAR YARD S.B.	100'	100.00'	NO CHANGE	NO
COVERAGES				
BUILDING COV.	N/A	N/A	N/A	
LOT COVERAGE	N/A	N/A	N/A	
F. A. R.	0.400	0.225	0.225	NO
F. A. R. (SF)	82713.82	46571.00	46571.00	
	EXISTING	ADDED	TOTAL PROP	
CONSTRUCT. DATA				
VOLUME (CF)	961682	0	961682	
OFFICE FLOOR AREA (SF)	9967	0	9967	
WAREHOUSE FLOOR AREA (SF)	35667	0	35667	
MEZZANINE FLOOR AREA (SF)	937	0	937	
TOTAL HABITABLE AREA (SF)	46571	0	46571	

EXISTING ROOF
TO BE RAISED
95785 SF

**UZZIAH COOPER JR.
DESIGNS**
403 E 32nd Street
Paterson NJ, 07504
845-821-1472 UzziahCooperRA@hotmail.com

DATE	REVISIONS / REVISIONS
04-21-22	REVISIONS AS PER BUILD'G DEPT
01-10-22	ISSUED TO BUILDING DEPT
01-20-21	EXISTING CONDITIONS
	SUBMISSIONS / REVISIONS

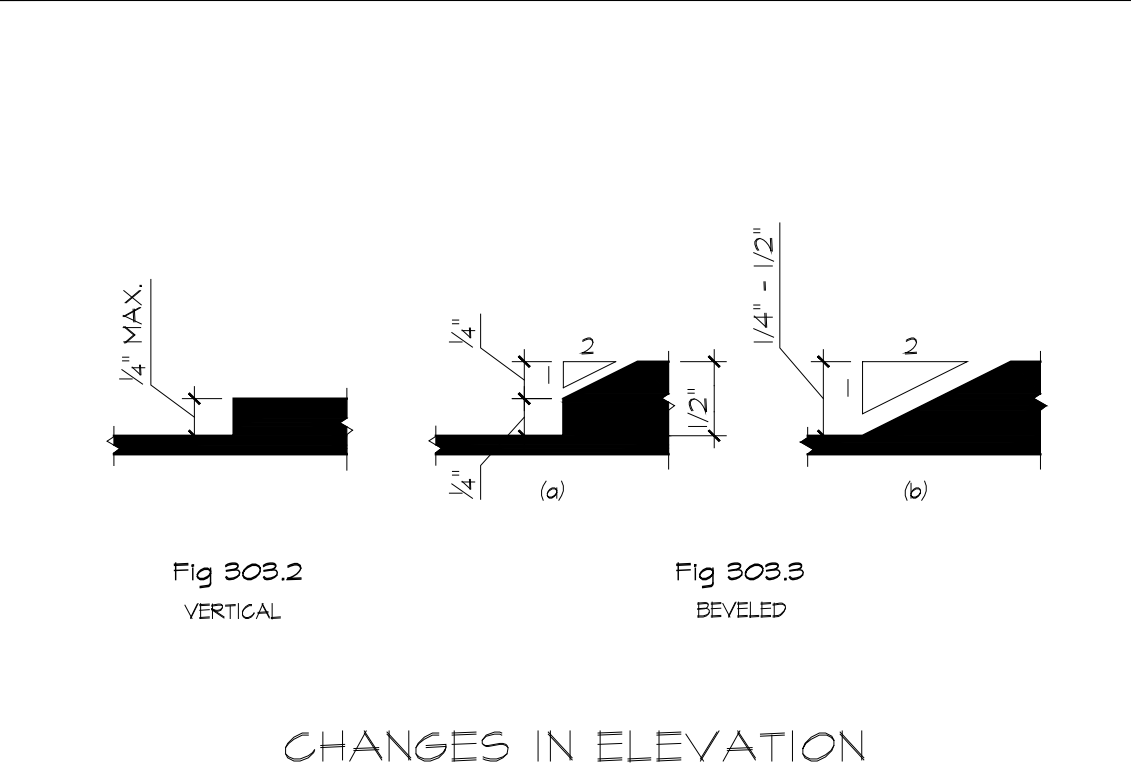
**BUILDING DEPARTMENT NOTES
GENERAL NOTES**

PROPOSED ROOF RAISE FOR:
FORD 33 LLC
33 CORPORATE DRIVE
ORANGEBURG NY, 10962
SECTION - BLOCK - LOT: 73.19-1-9

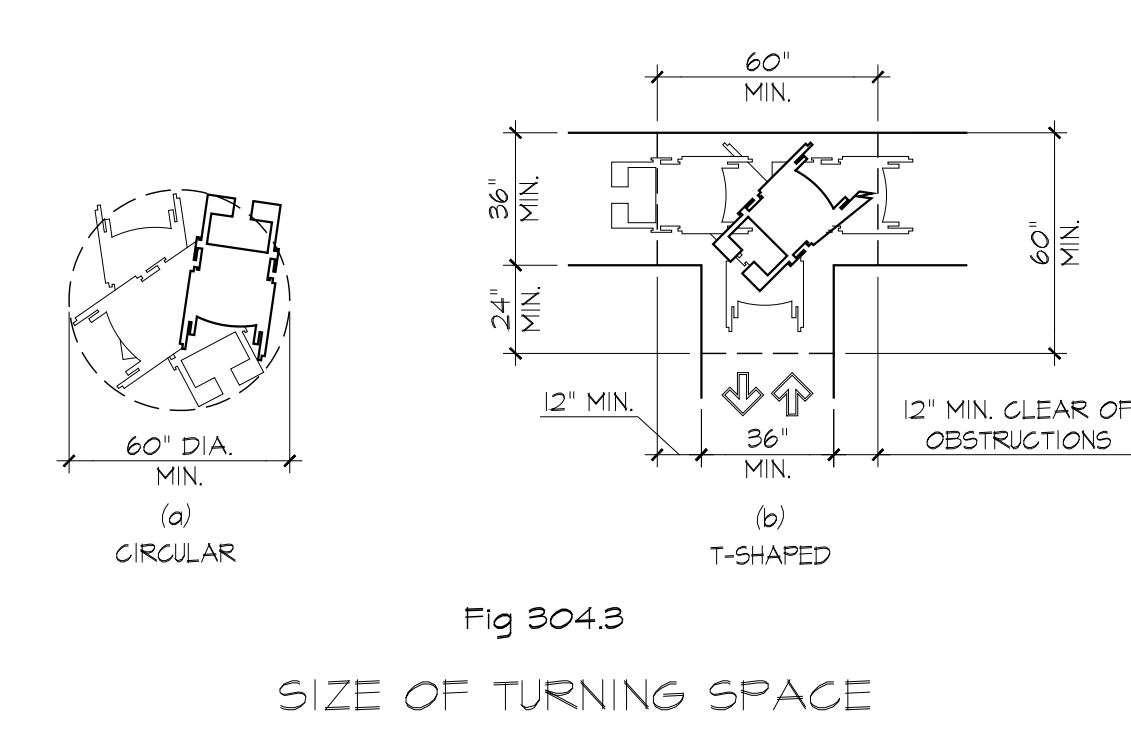
SEAL & SIGNATURE

 UZZIAH R. COOPER JR.
ARCHITECT, NY 036003

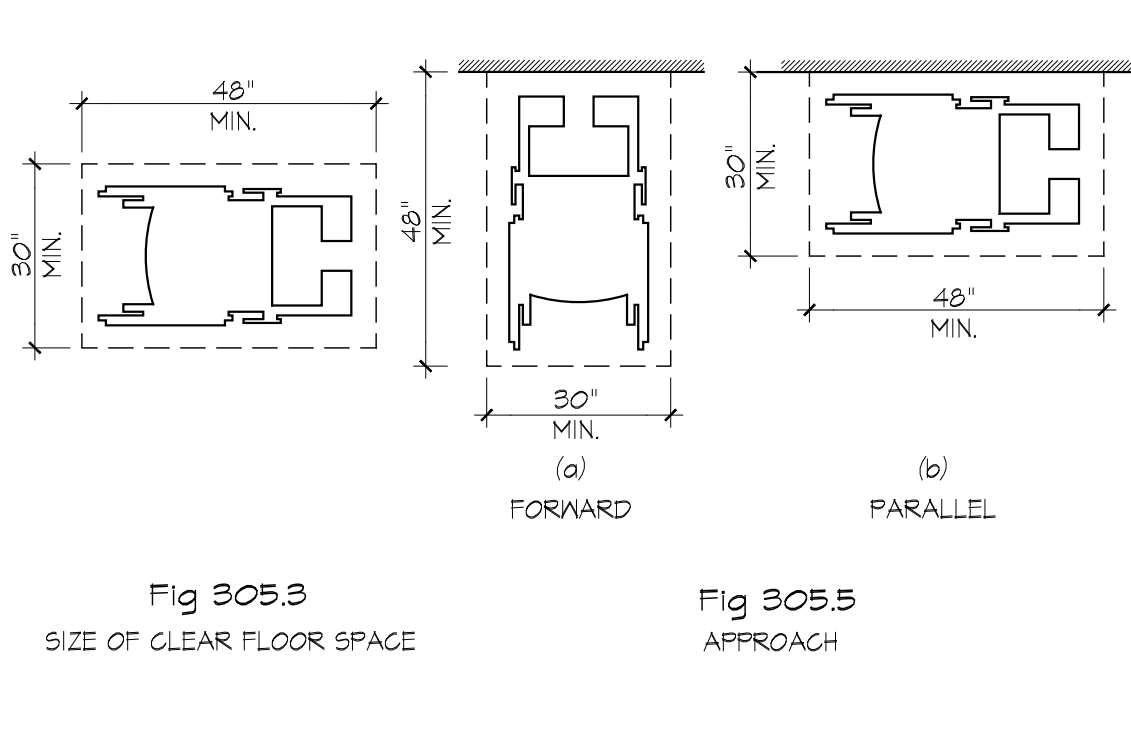
ISSUE DATE:	PROJECT NO.:
05-17-23	#21-05
DRAWN BY:	CHECKED BY:
UZ	UZ
SCALE:	SHEET NO.:
AS NOTED	
DRAWING NO.:	
	Z-100



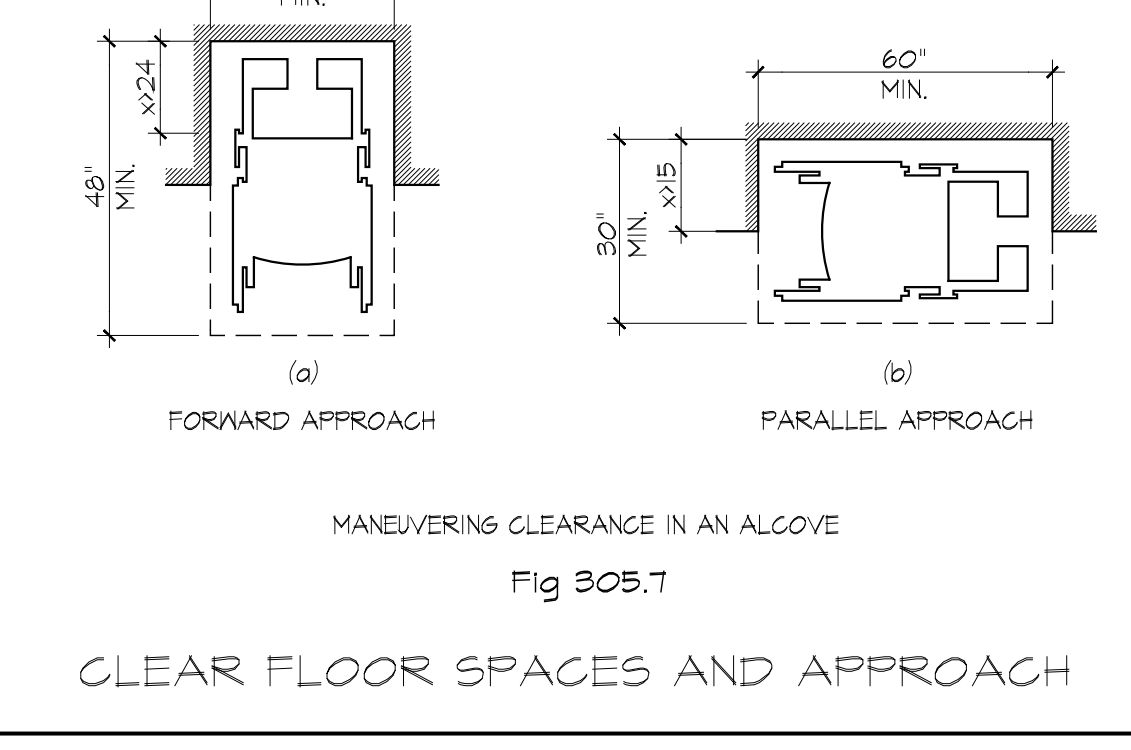
CHANGES IN ELEVATION



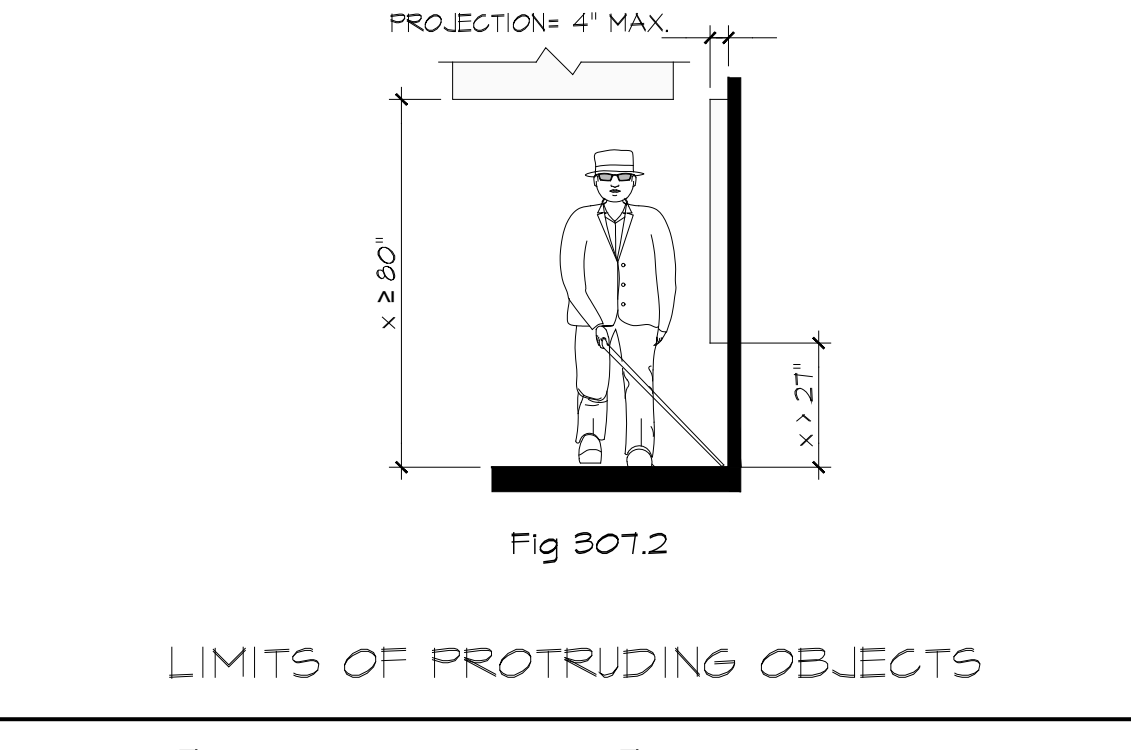
SIZE OF TURNING SPACE



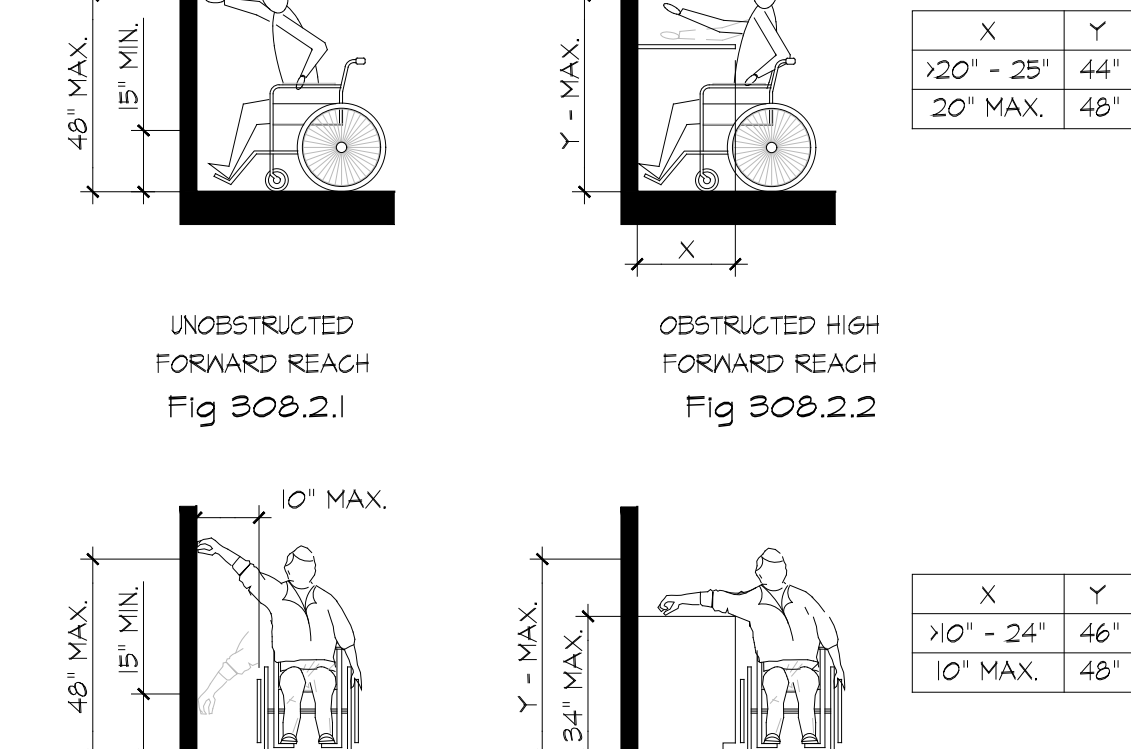
SIZE OF CLEAR FLOOR SPACE



MANEUVERING CLEARANCE IN AN ALCOVE



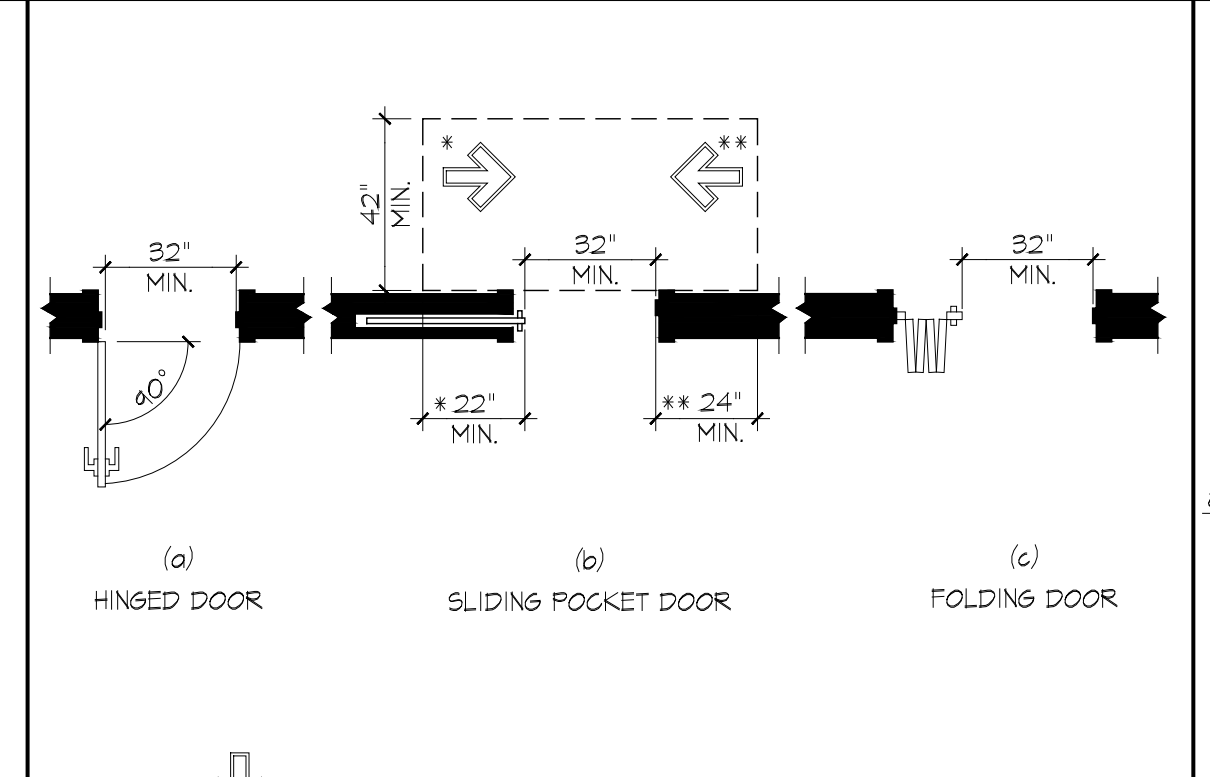
LIMITS OF PROTRUDING OBJECTS



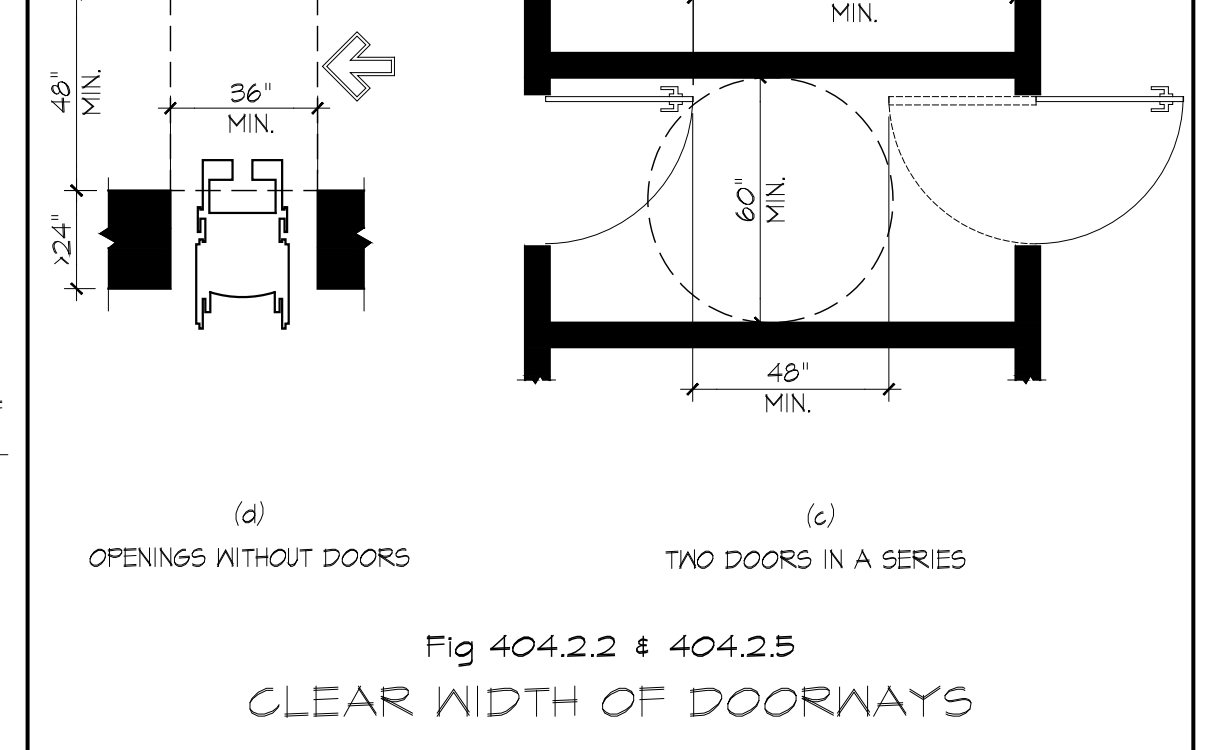
UNOBSTRUCTED FORWARD REACH



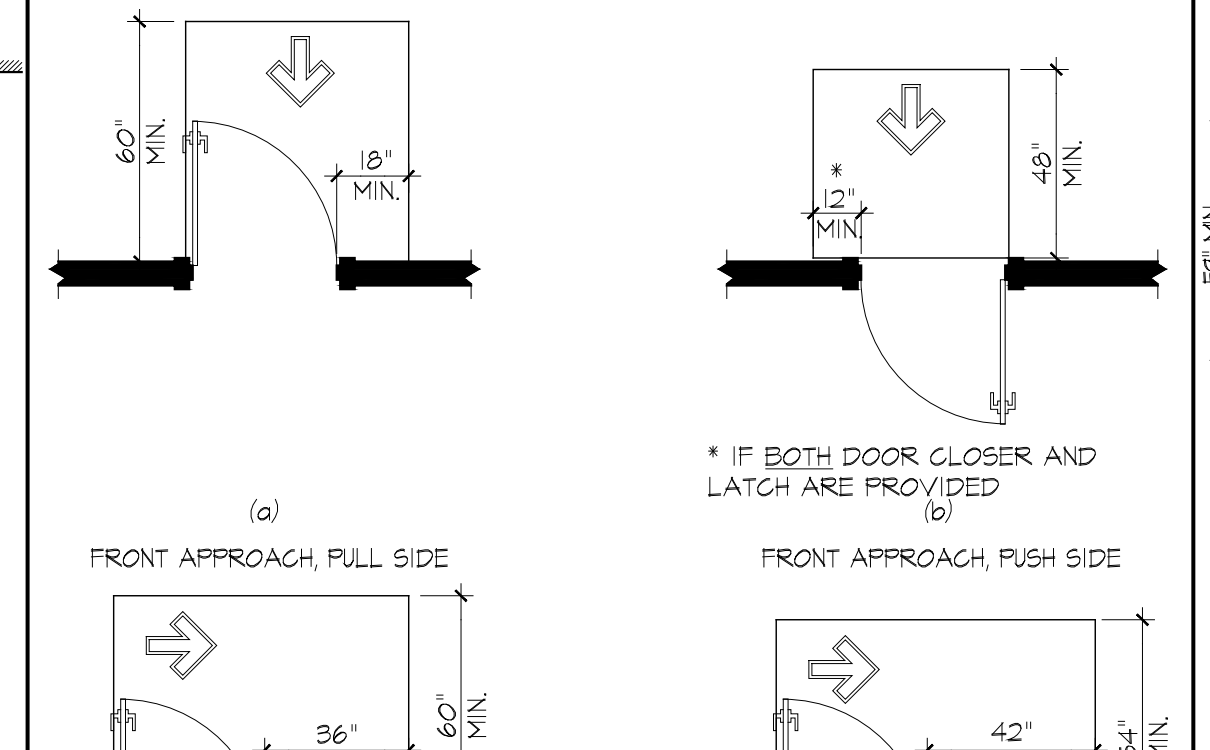
UNOBSTRUCTED & OBSTRUCTED REACHES



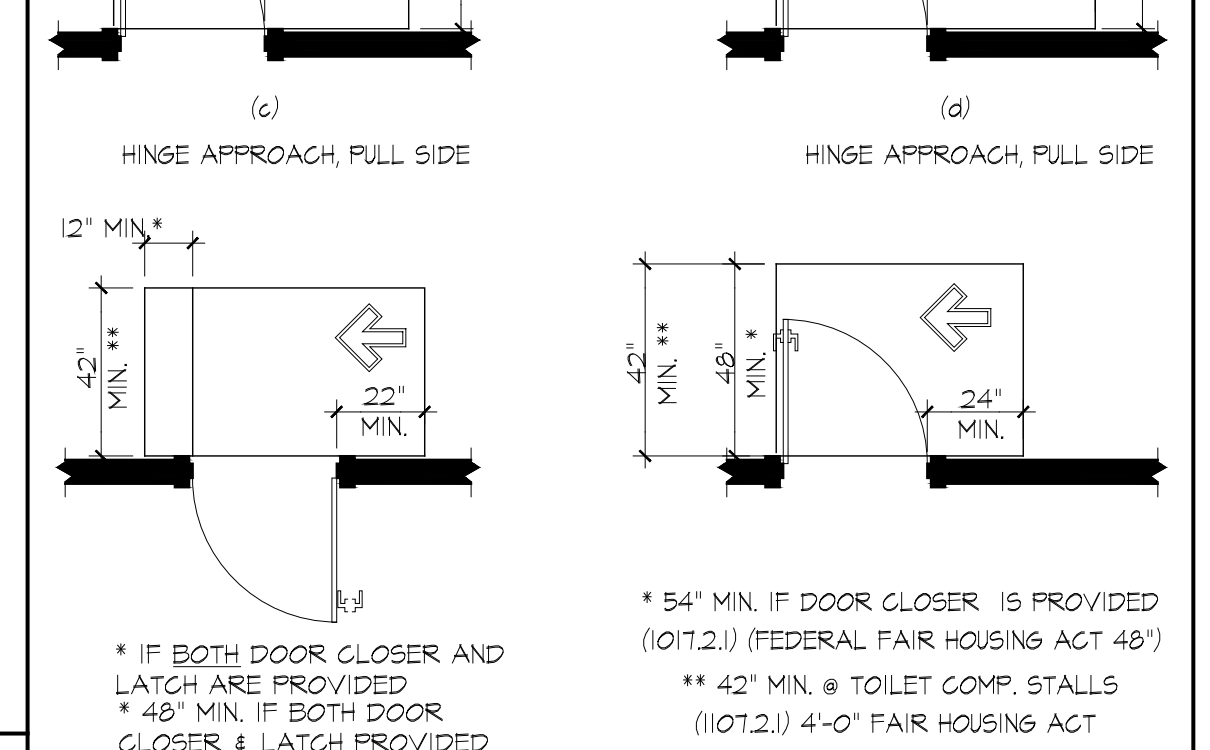
HINGED DOOR, SLIDING POCKET DOOR, FOLDING DOOR



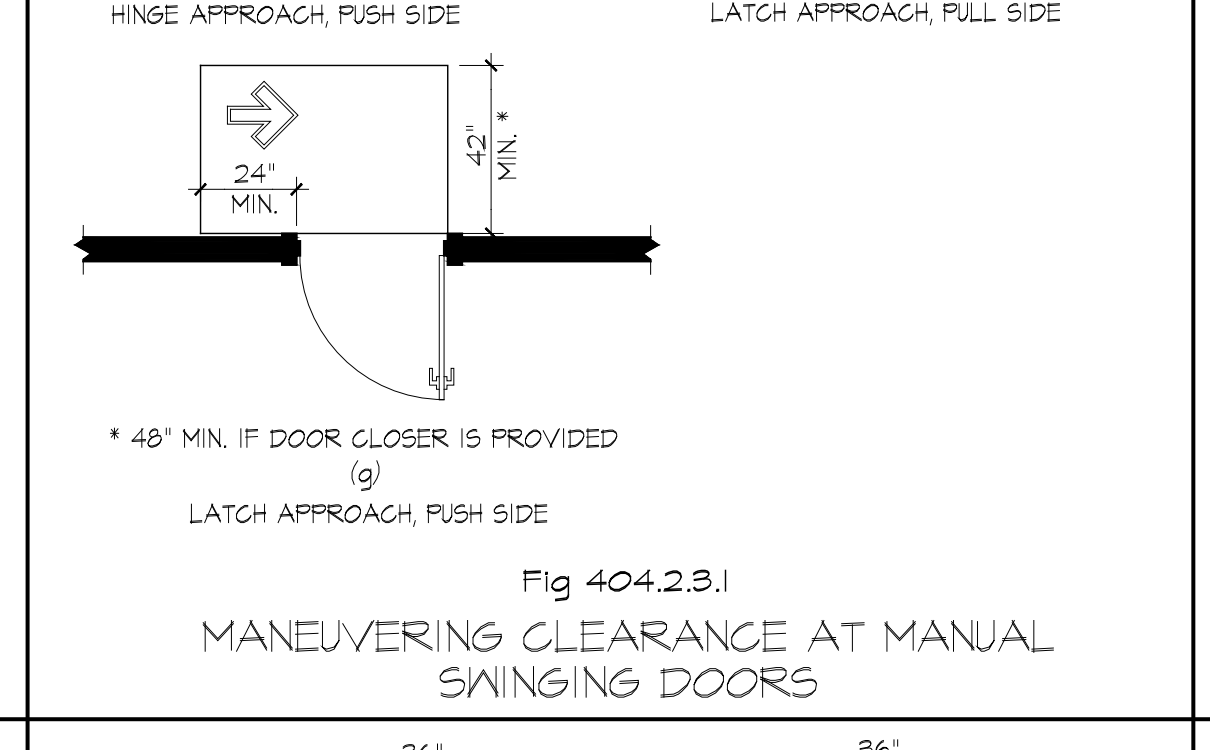
CLEAR WIDTH OF DOORWAYS



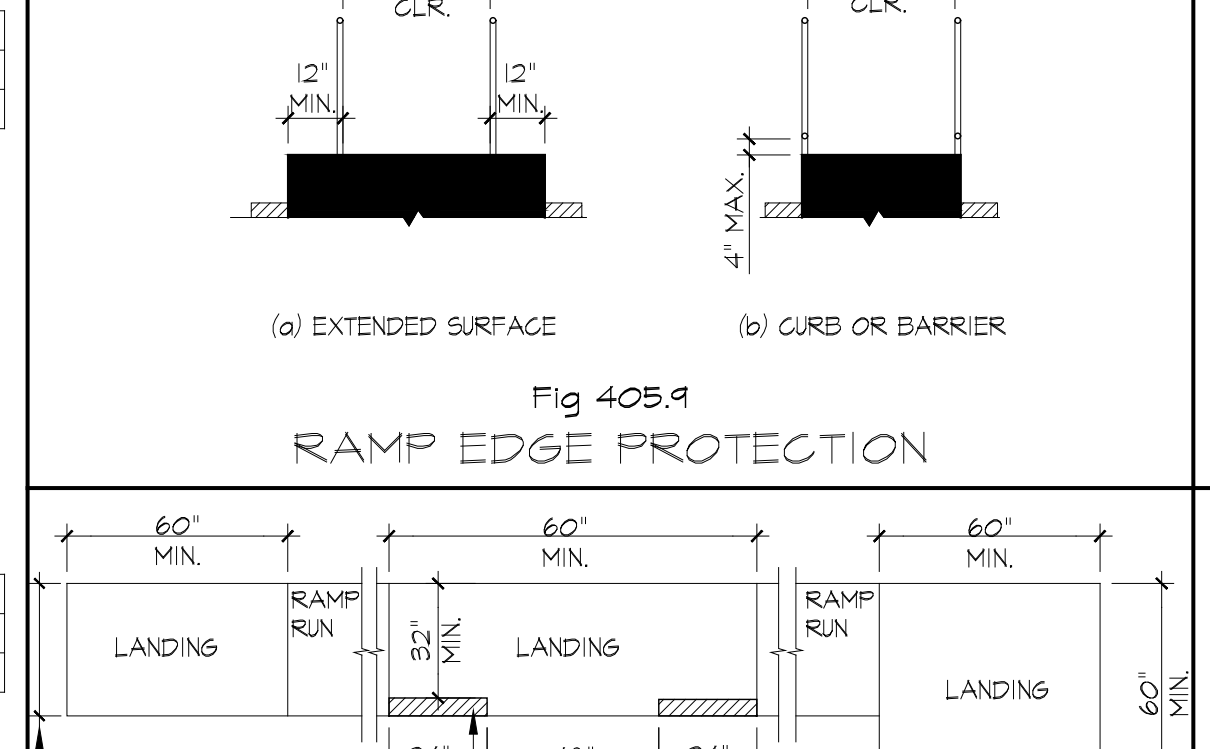
WATER CLOSET CLEARANCE



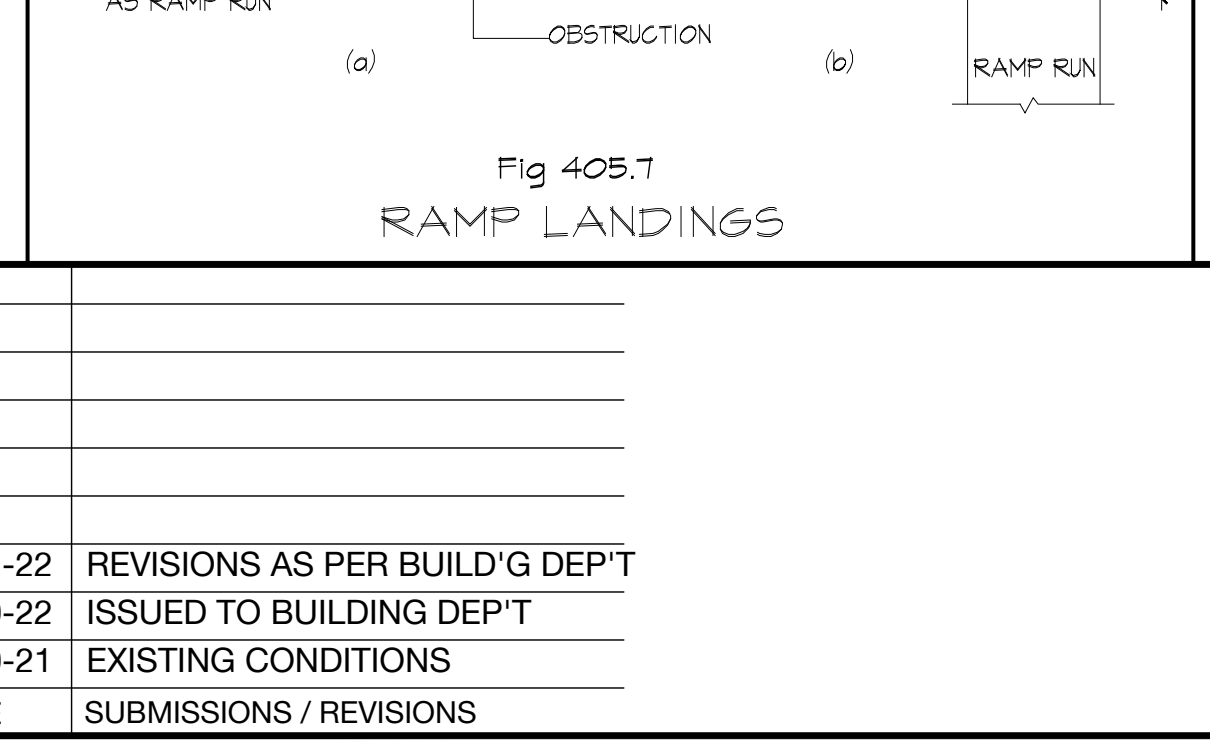
GRAB BAR FOR WATER CLOSET



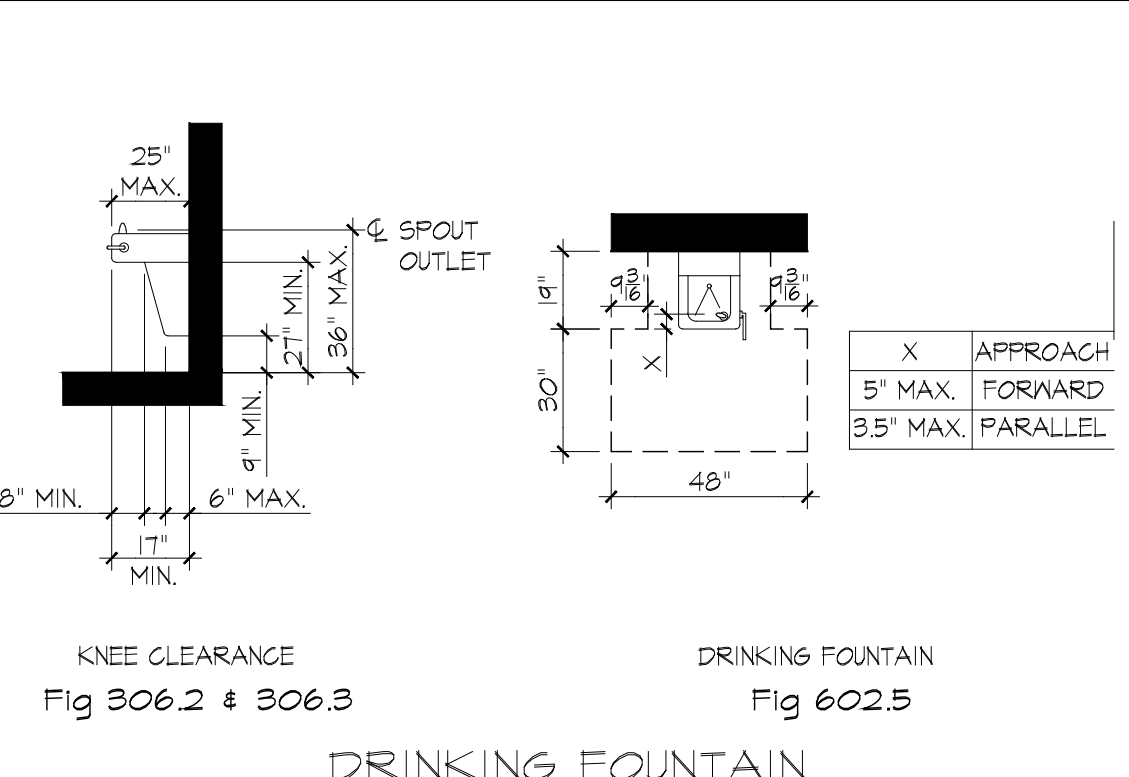
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



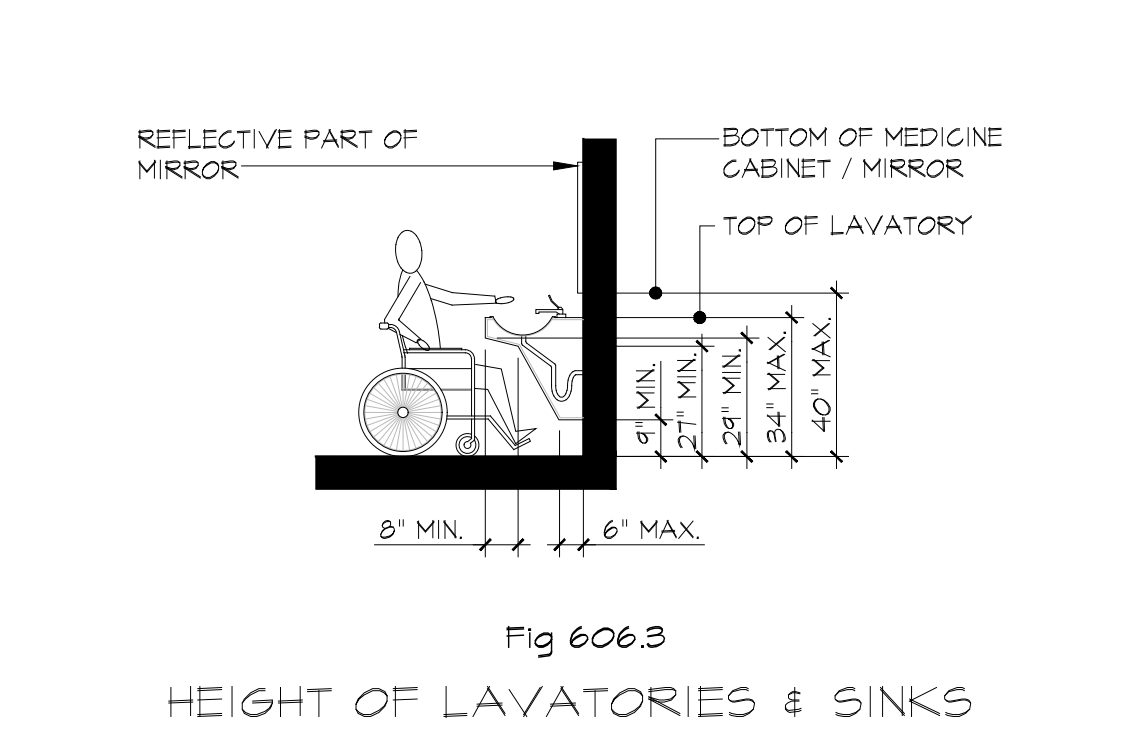
RAMP LANDINGS



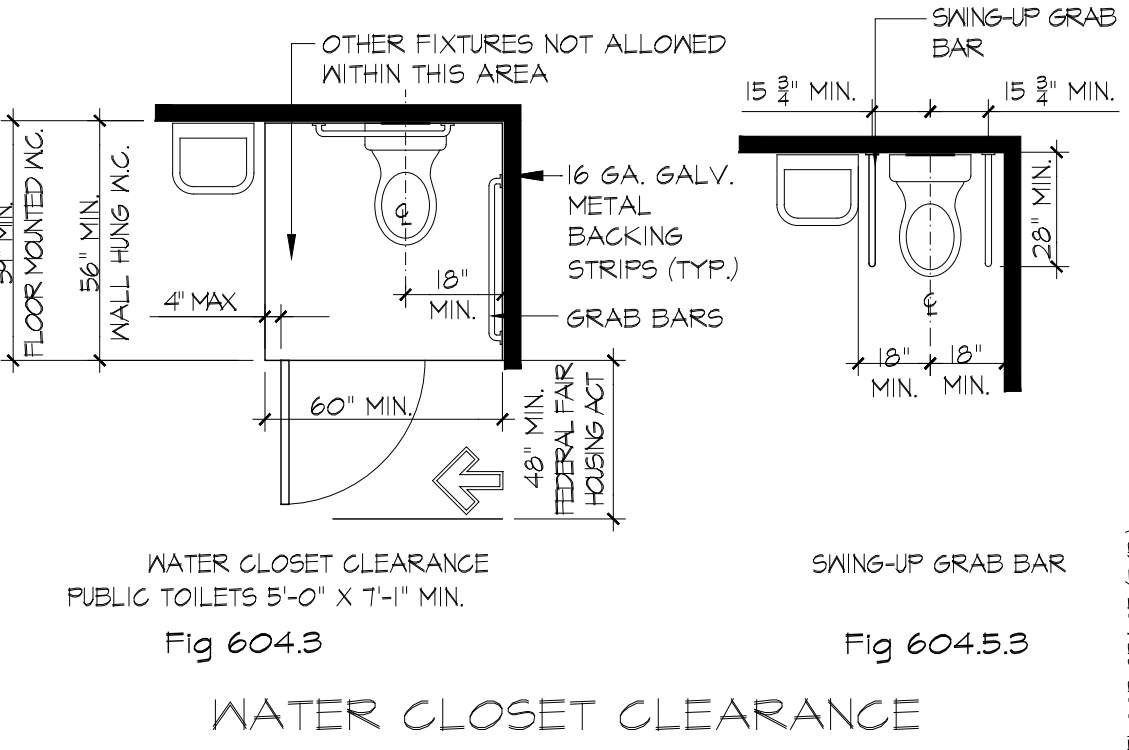
HANDRAIL EXTENSION



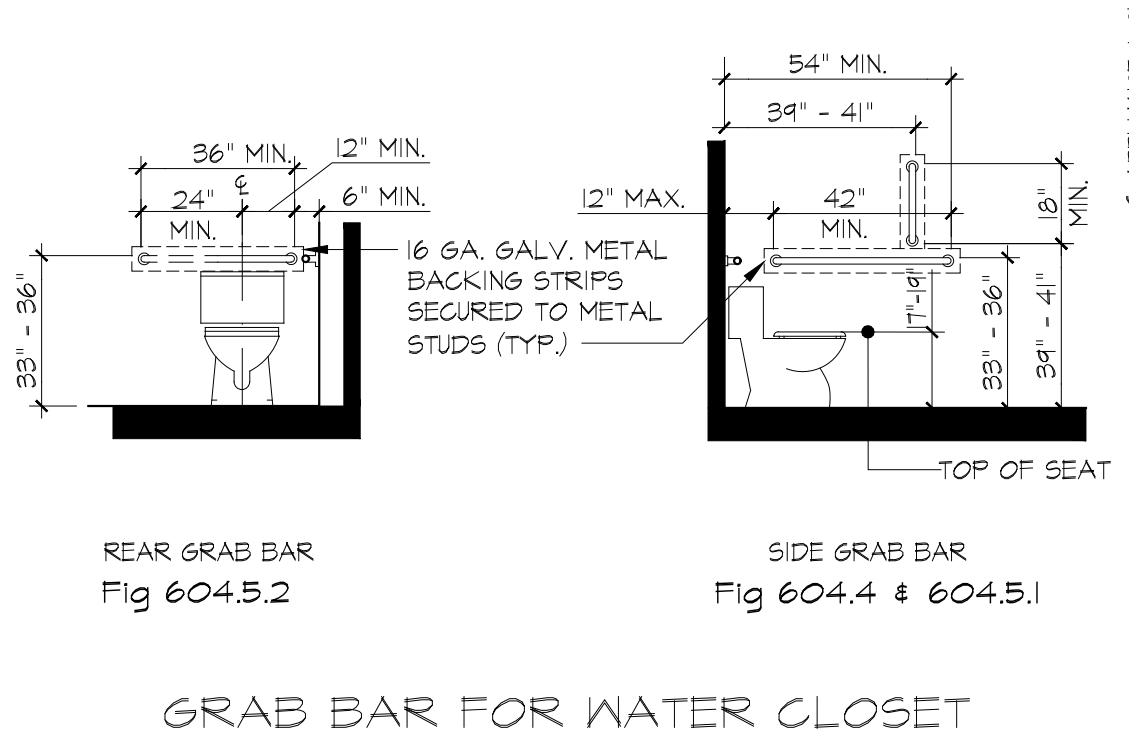
KNEE CLEARANCE, DRINKING FOUNTAIN



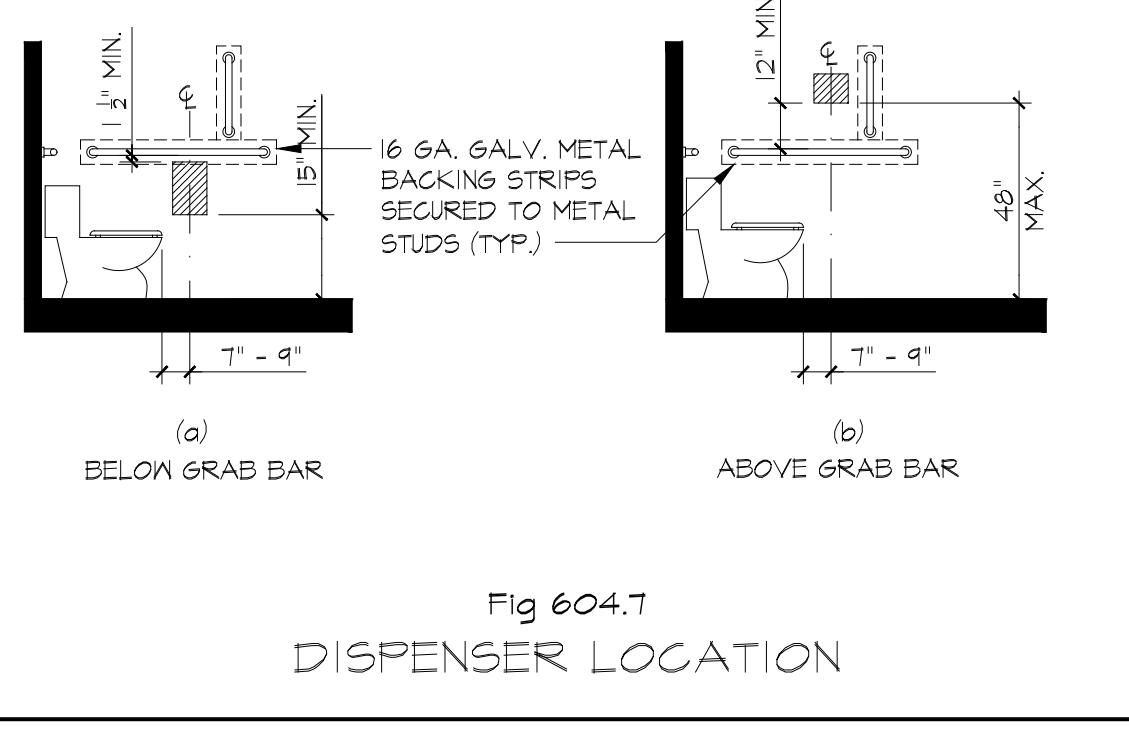
HEIGHT OF LAVATORIES & SINKS



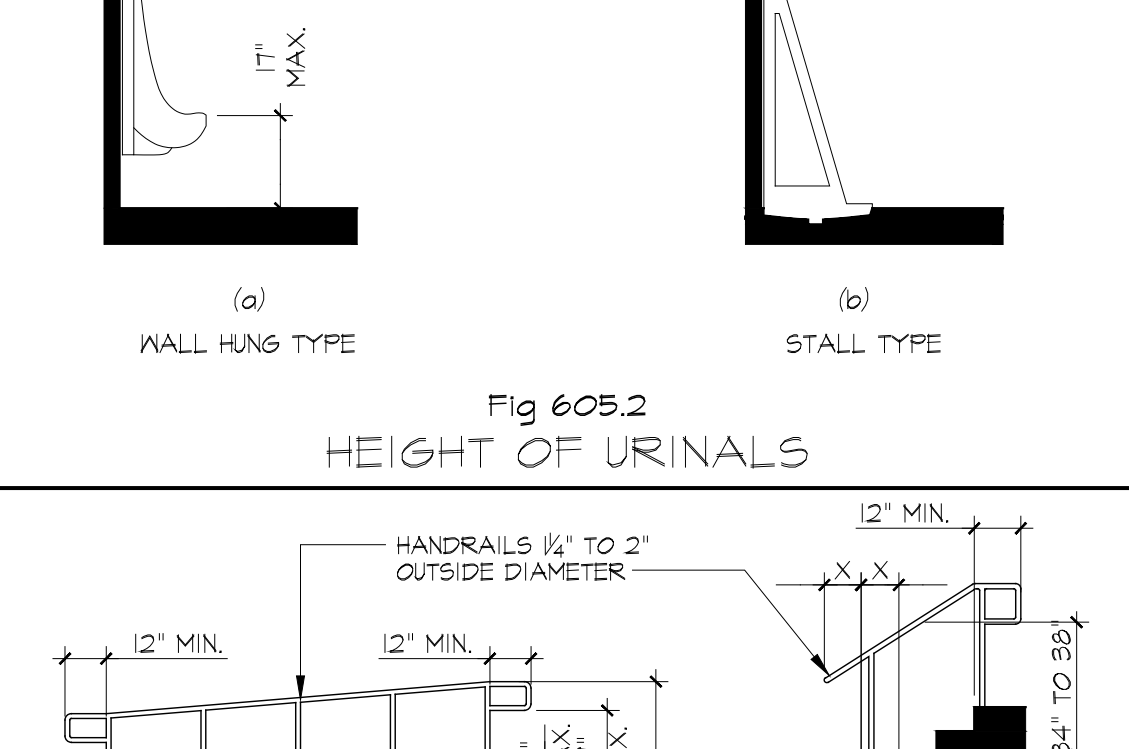
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



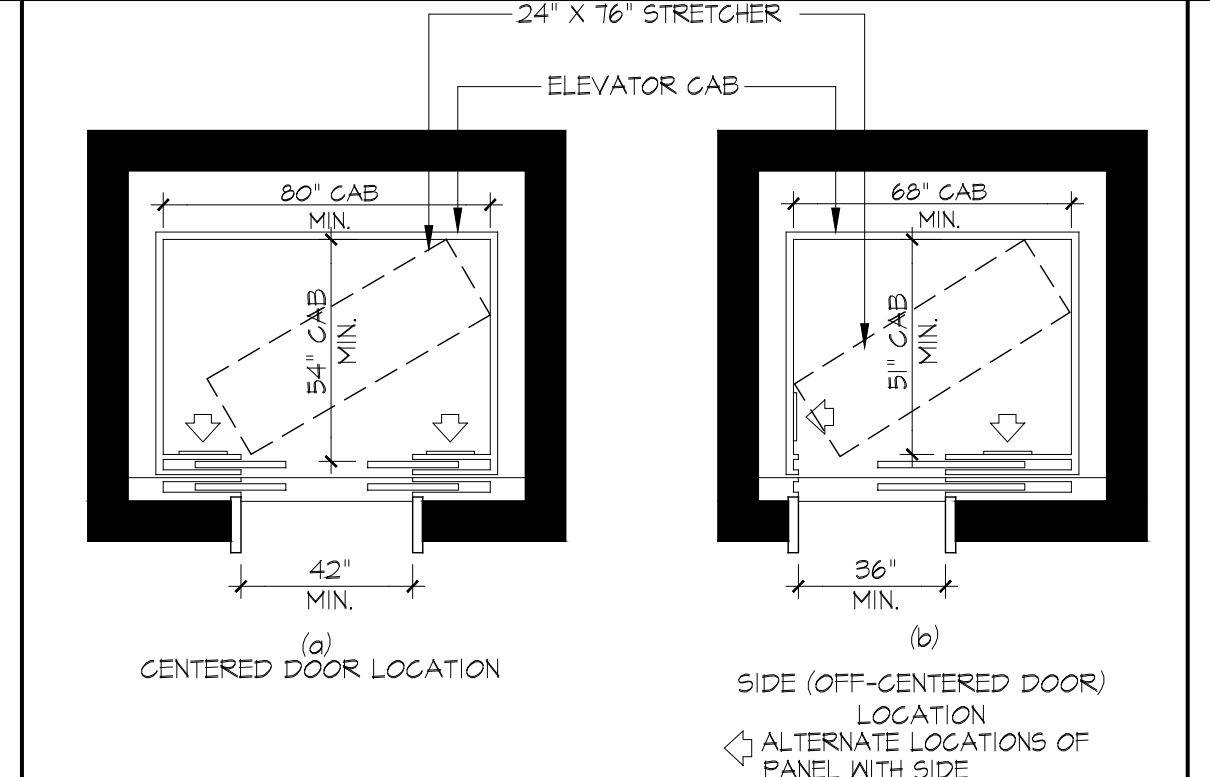
GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



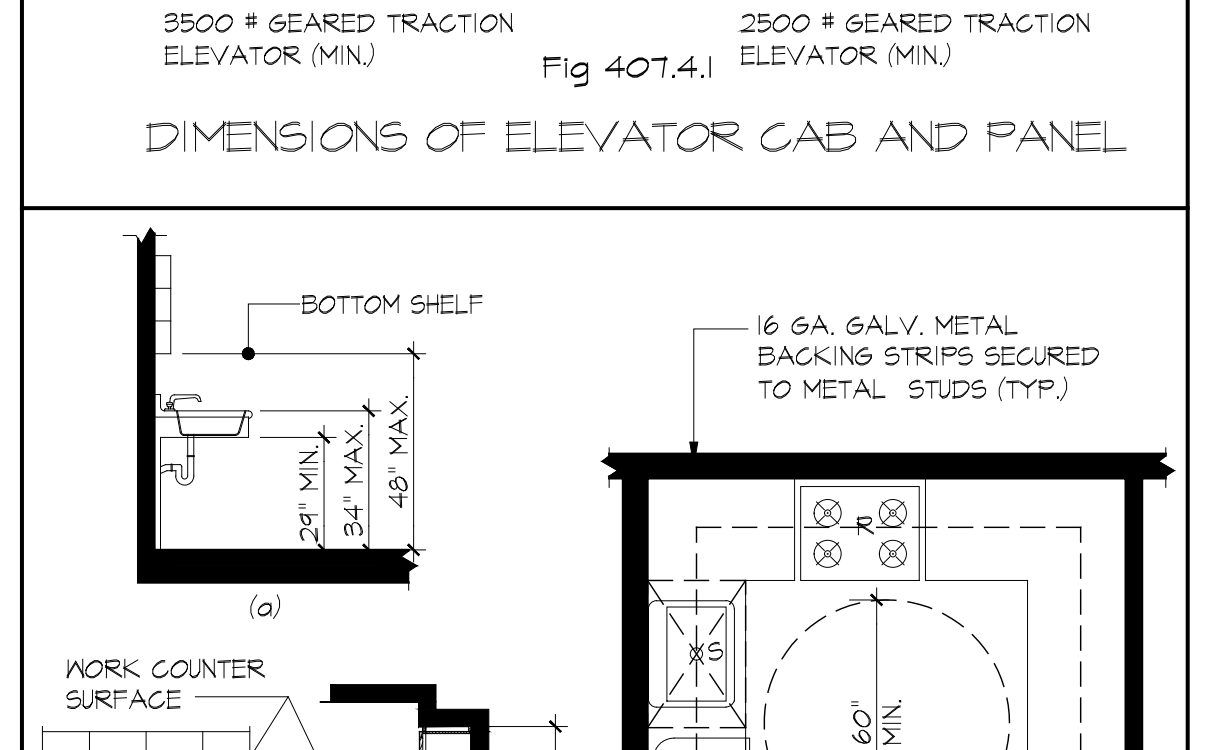
HEIGHT OF URINALS



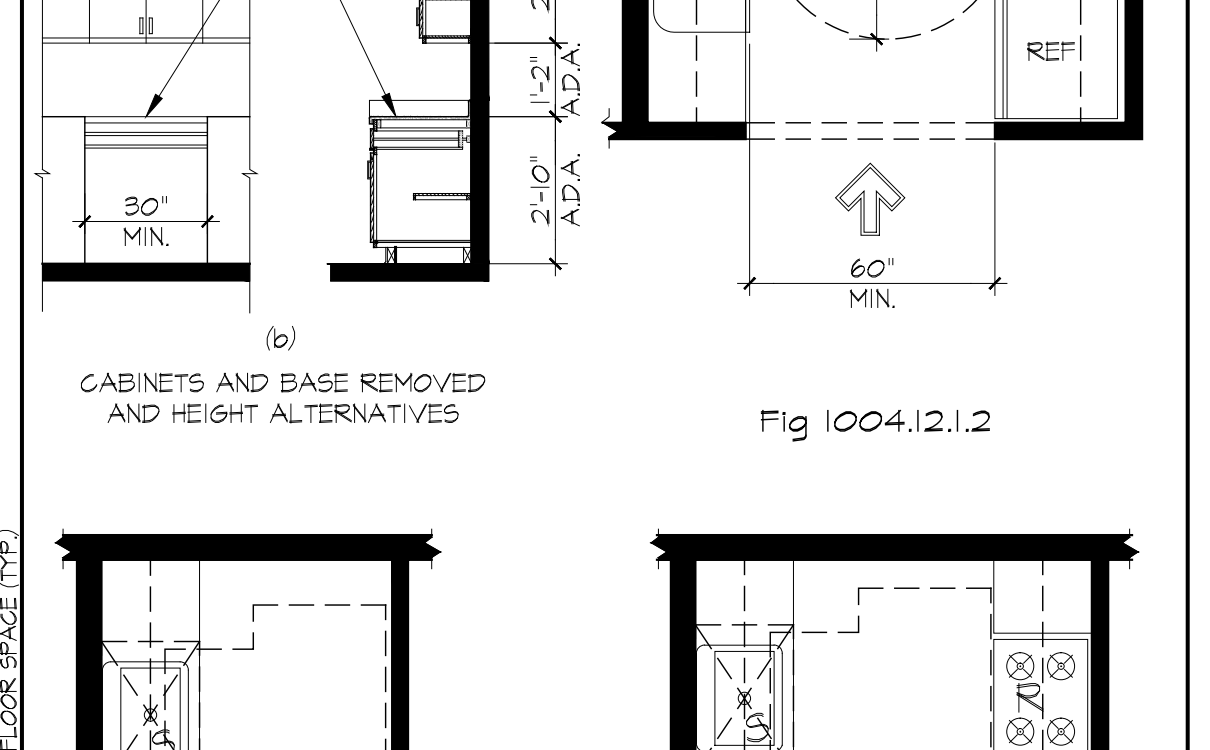
BATHTUB SEATS & GRAB BARS



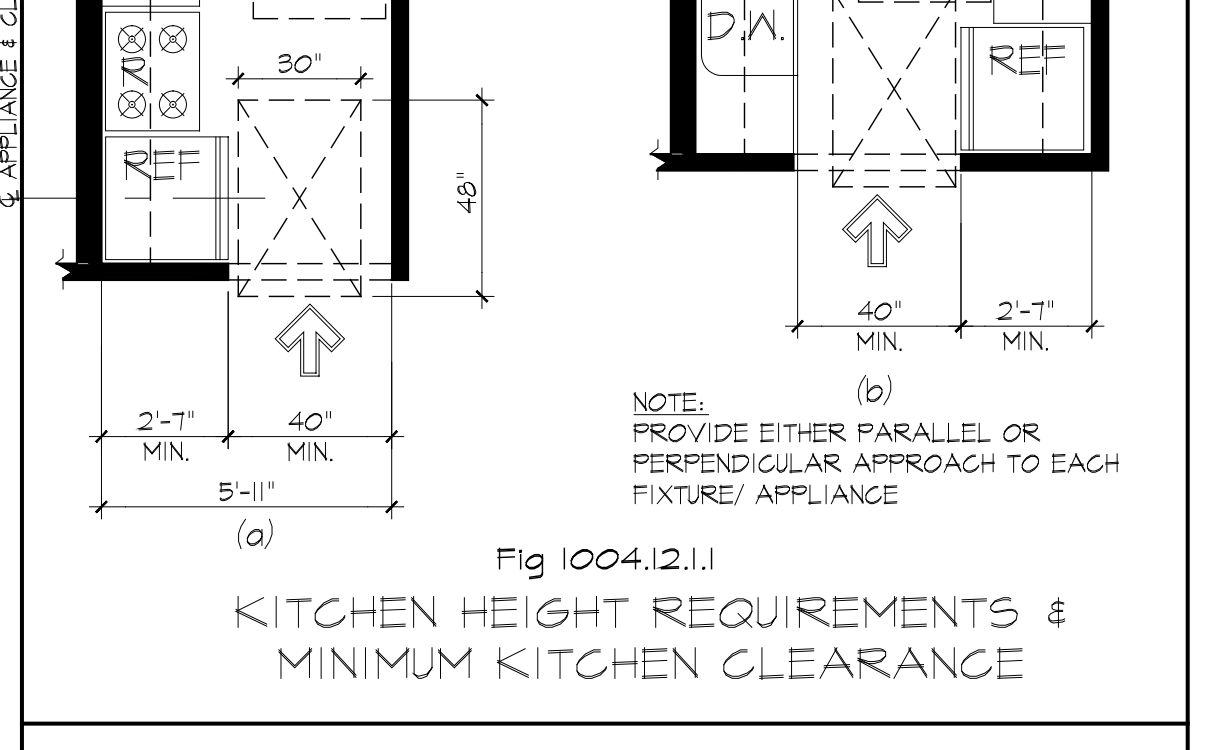
DIMENSIONS OF ELEVATOR CAB AND PANEL



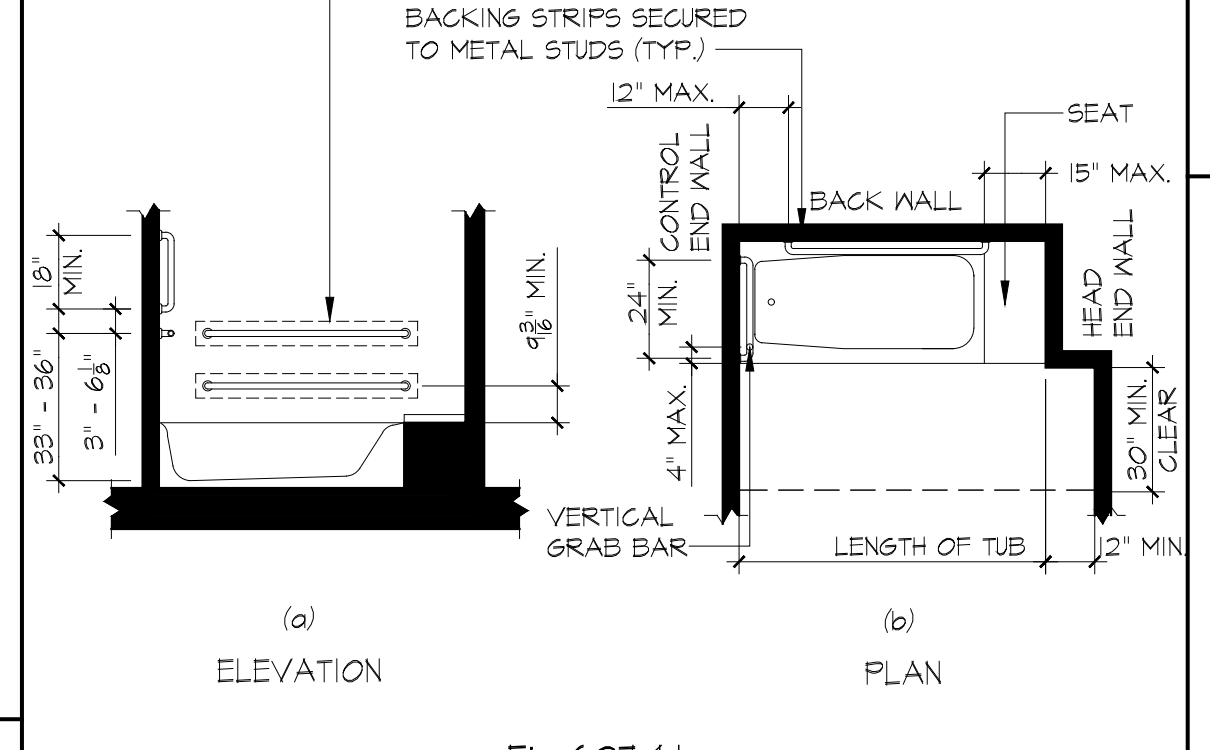
CABINETS AND BASE REMOVED AND HEIGHT ALTERNATIVES



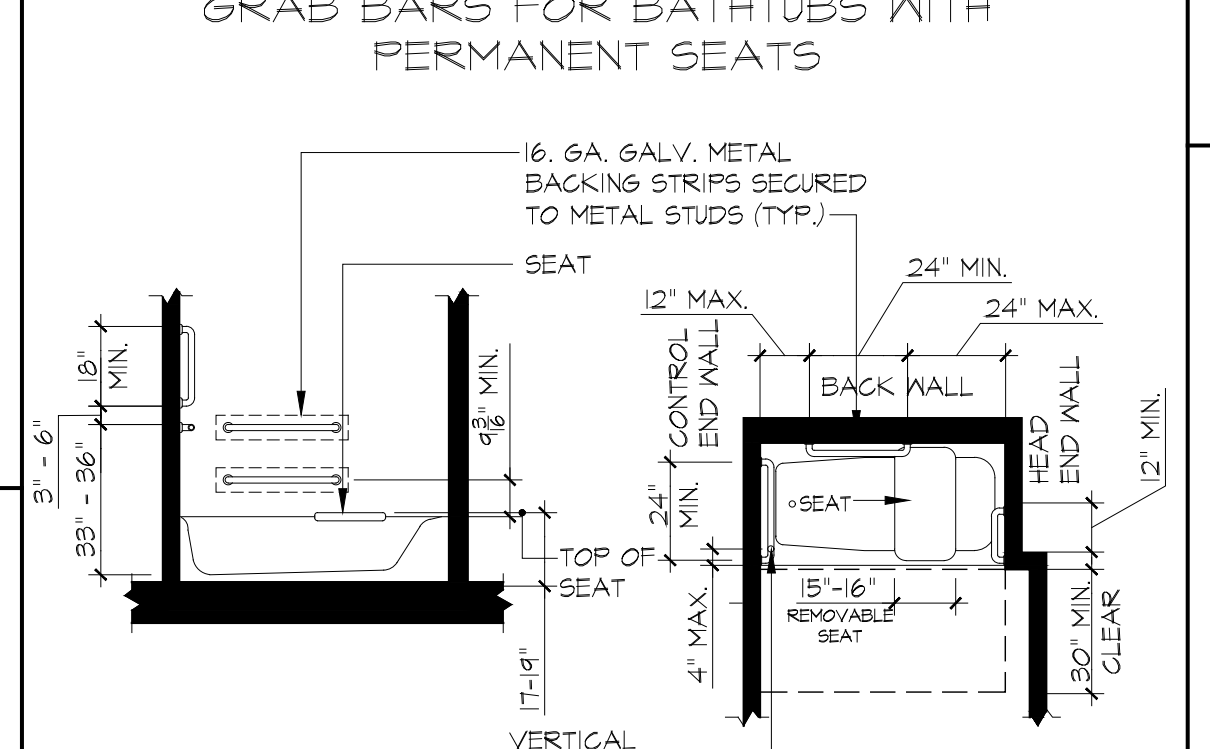
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



BATHTUB SEATS & GRAB BARS



BATHTUB SEATS & GRAB BARS



KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



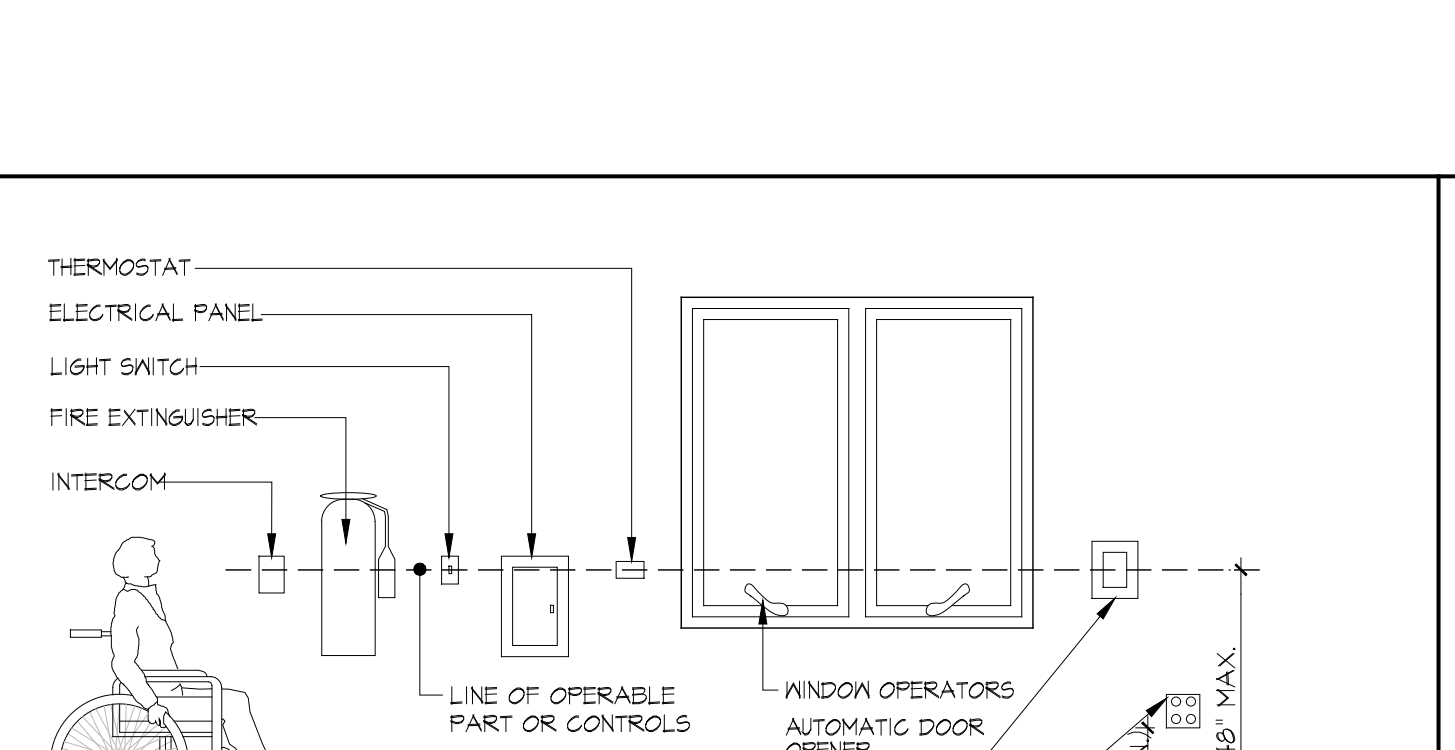
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



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KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



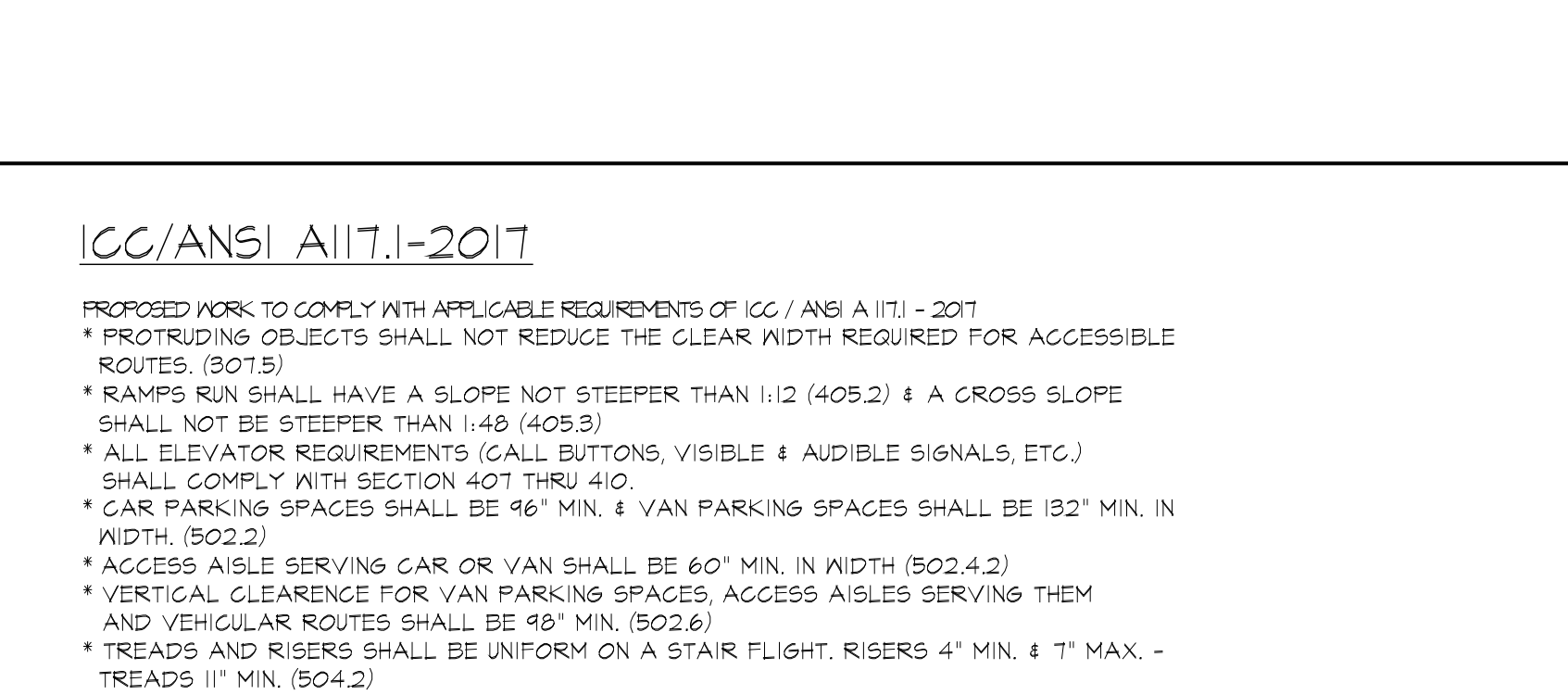
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



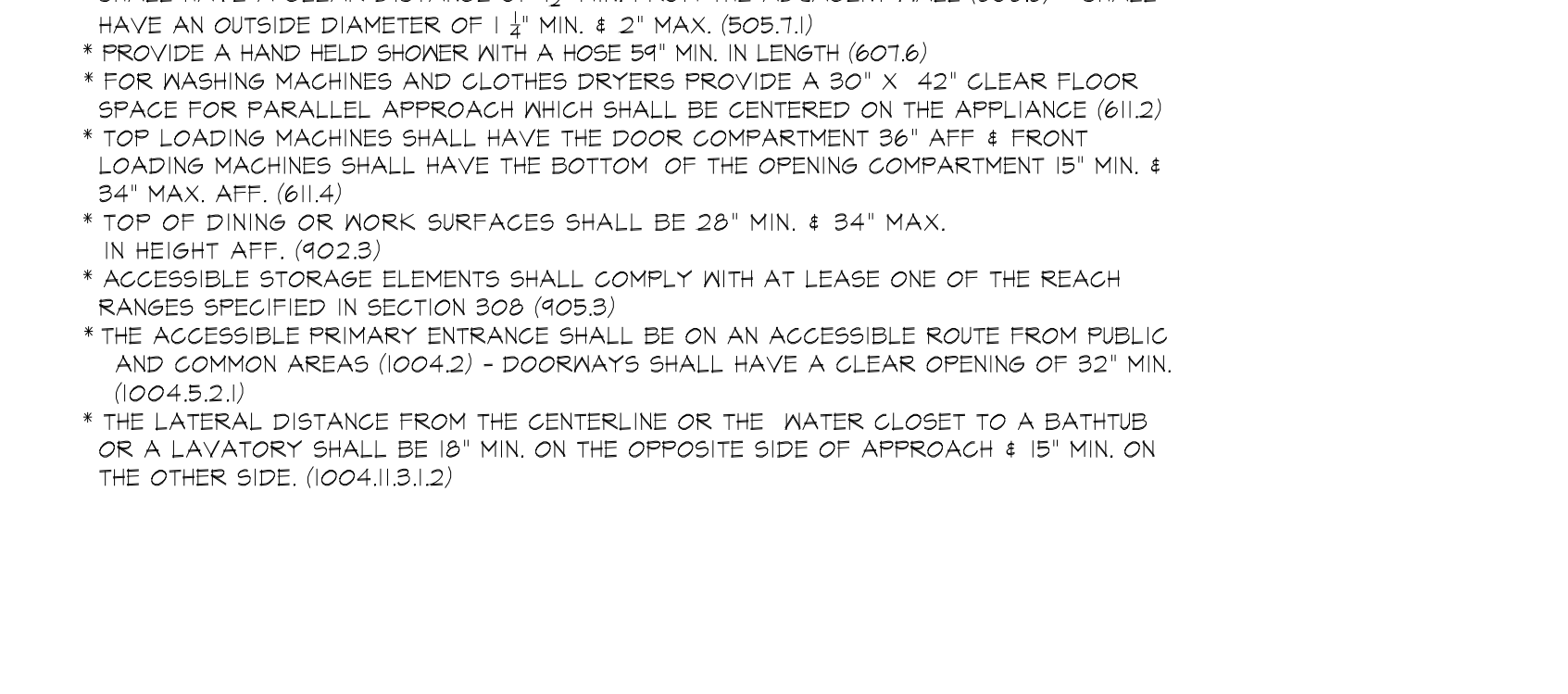
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



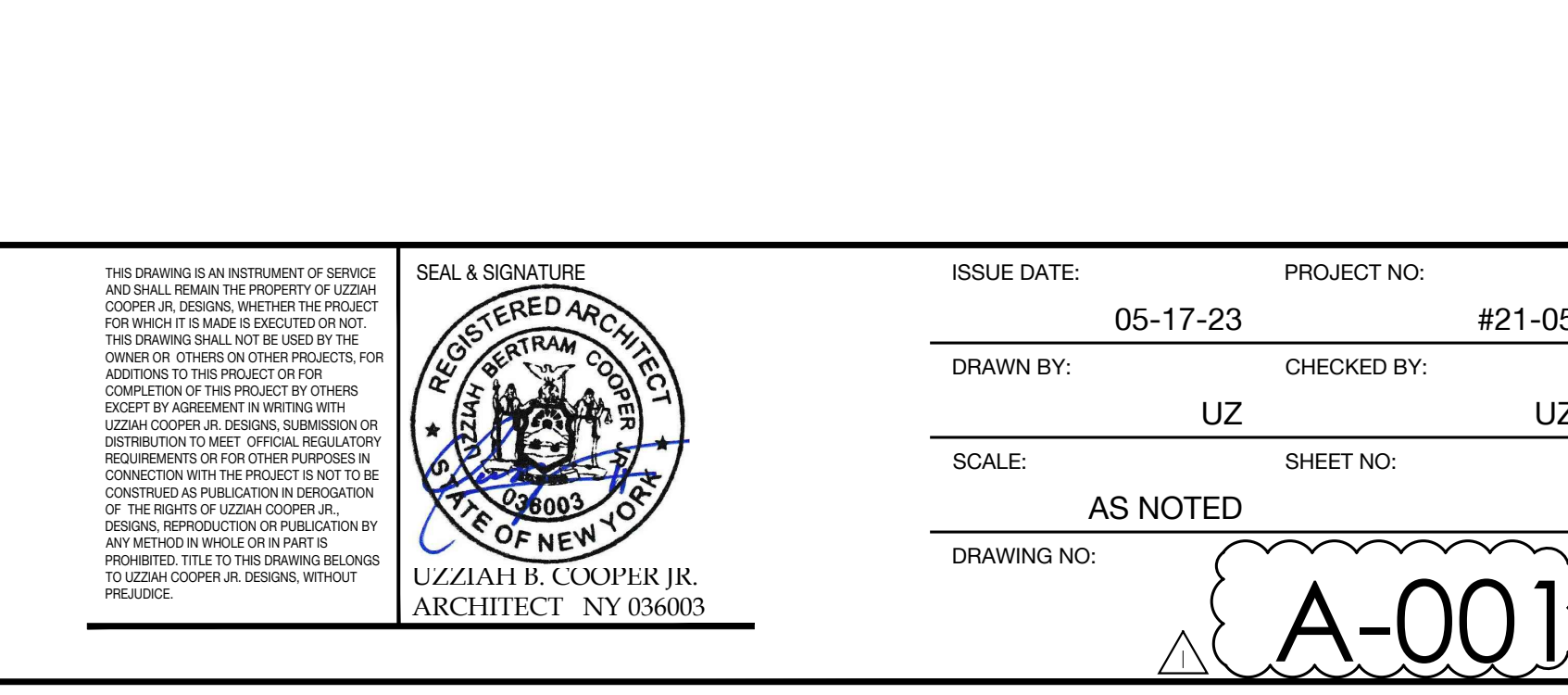
KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE



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KITCHEN HEIGHT REQUIREMENTS & MINIMUM KITCHEN CLEARANCE

UZZIAH COOPER JR. DESIGNS
 403 E 32nd Street
 Paterson NJ, 07504
 845-821-1472 UzziahCooperRA@hotmail.com

04-21-22	REVISIONS AS PER BUILD'G DEPT
01-10-22	ISSUED TO BUILDING DEPT
01-20-21	EXISTING CONDITIONS
DATE	SUBMISSIONS / REVISIONS

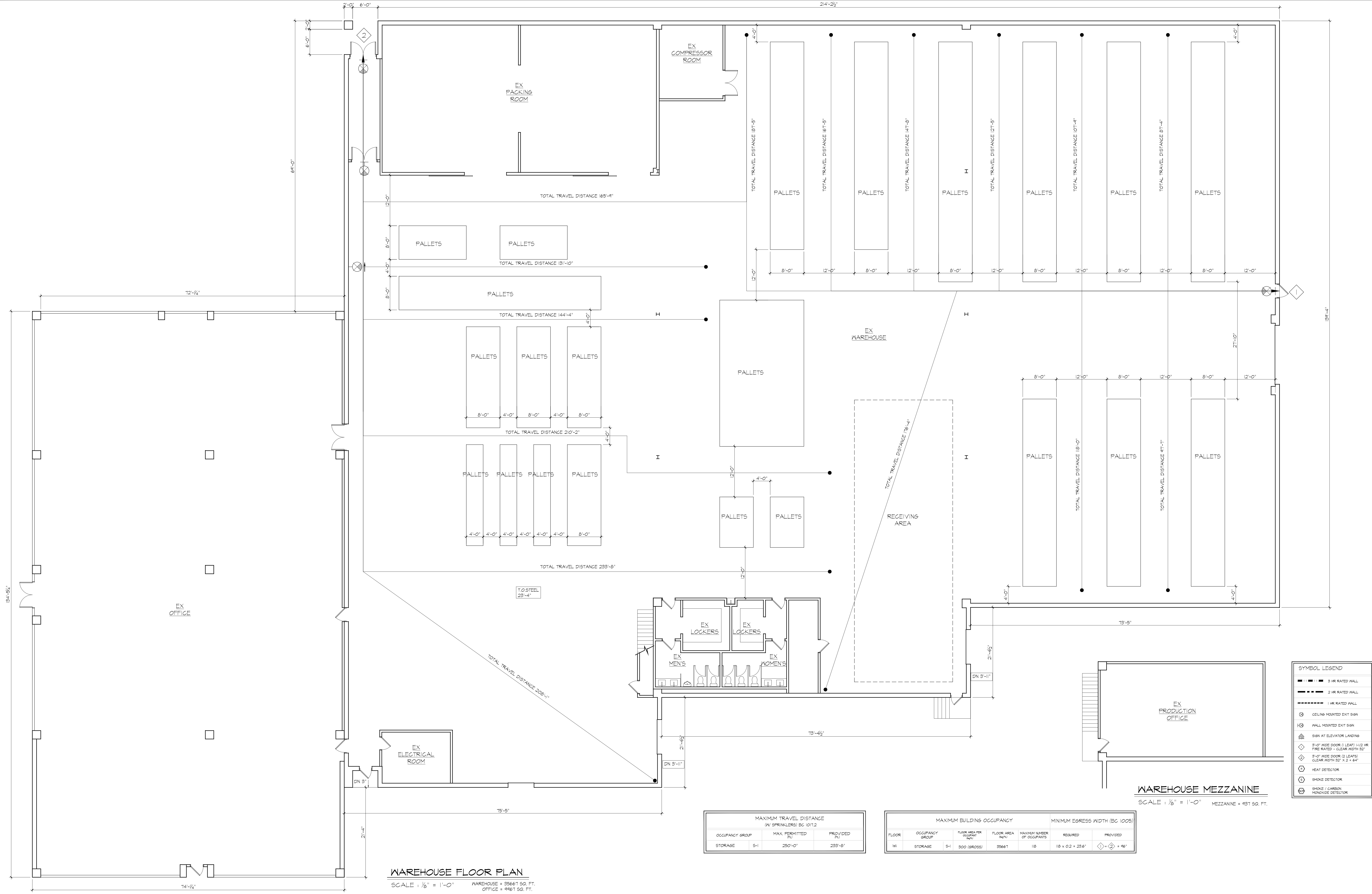
ACCESSIBILITY

PROPOSED ROOF RAISE FOR:
FORD 33 LLC
 33 CORPORATE DRIVE
 ORANGEBURG NY, 10962
 SECTION - BLOCK - LOT: 73.19-1-9

SEAL & SIGNATURE

 UZZIAH COOPER JR.
 ARCHITECT NY 086003

ISSUE DATE:	PROJECT NO.:
05-17-23	#21-05
DRAWN BY:	CHECKED BY:
UZ	UZ
SCALE:	SHEET NO.:
AS NOTED	
DRAWING NO.:	
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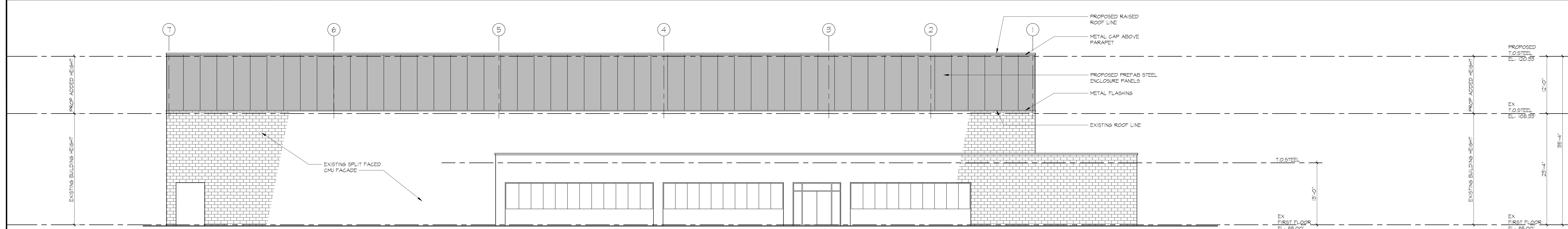
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WAREHOUSE FLOOR PLAN

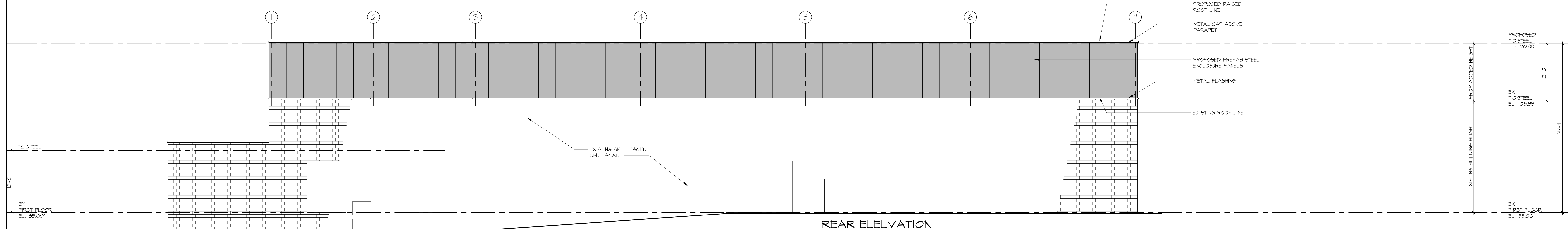
PROPOSED ROOF RAISE FOR:
FORD 33 LLC
33 CORPORATE DRIVE
ORANBURG NY, 10962
SECTION - BLOCK - LOT: 73.19-1-9

SEAL & SIGNATURE
UZZIAH COOPER JR.
REGISTERED ARCHITECT
STATE OF NEW YORK
036003

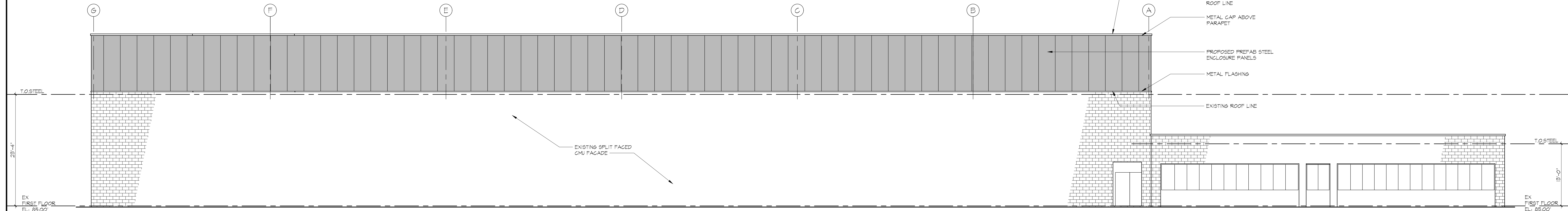
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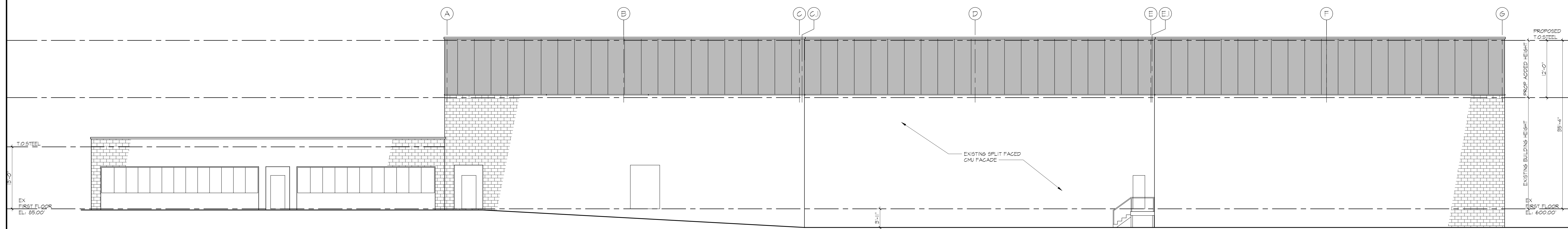
FRONT ELEVATION
SCALE : 1/8" = 1'-0"



REAR ELEVATION
SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"




RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

UZZIAH COOPER JR.
DESIGNS
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Paterson NJ, 07504
845-821-1472 UzziahCooperRA@hotmail.com

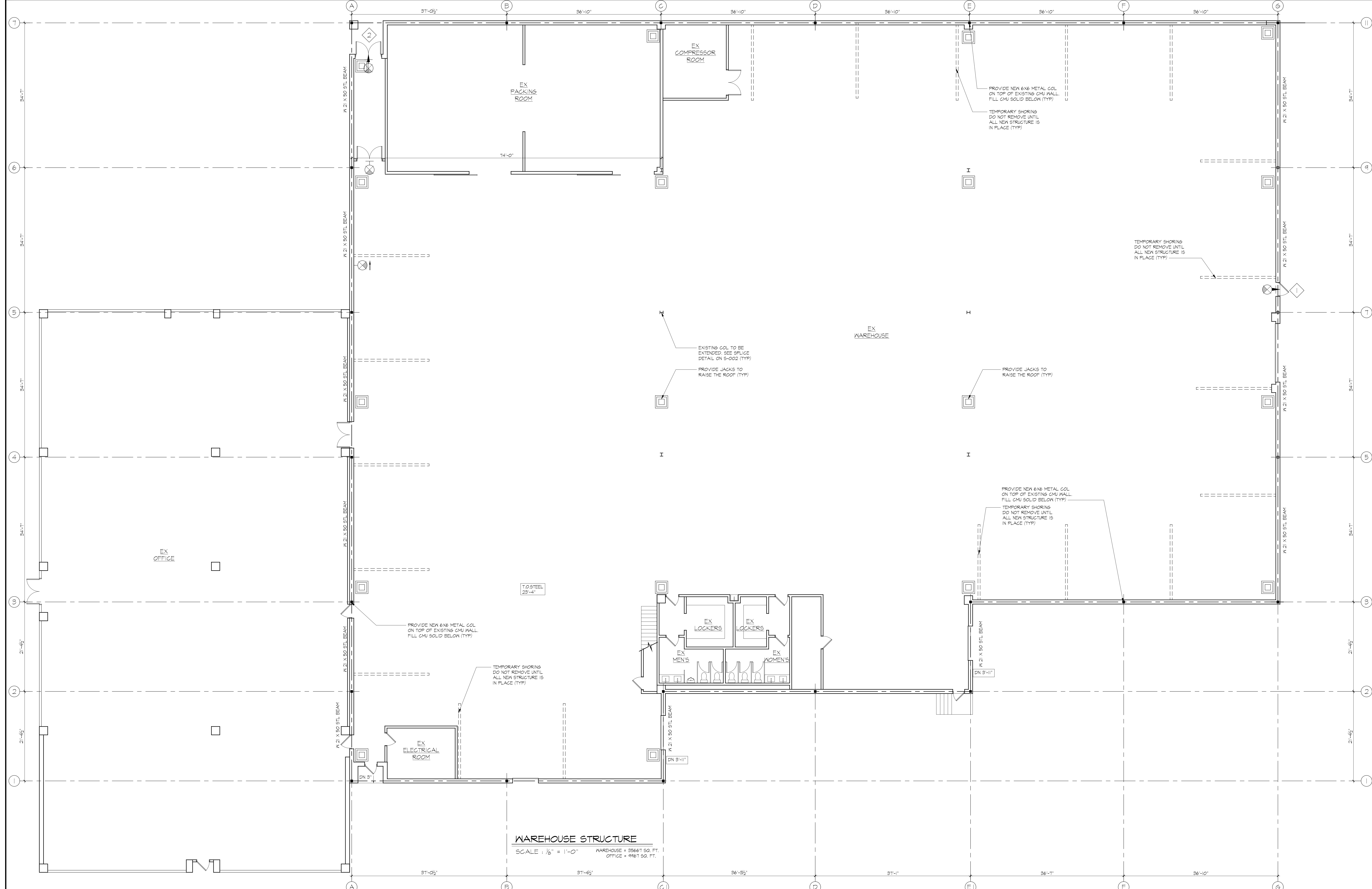
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ELEVATIONS

PROPOSED ROOF RAISE FOR:
FORD 33 LLC
33 CORPORATE DRIVE
ORANGEBURG NY, 10962
SECTION - BLOCK - LOT: 73.19-1-9

SEAL & SIGNATURE

UZZIAH K. COOPER JR.
ARCHITECT, NY 036003

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WAREHOUSE STRUCTURE
 SCALE : 1/8" = 1'-0" WAREHOUSE = 3566'1 50. FT.
 OFFICE = 446'1 50. FT.

WAREHOUSE FLOOR PLAN

PROPOSED ROOF RAISE FOR:
FORD 33 LLC
 33 CORPORATE DRIVE
 ORANGEBURG NY, 10962
 SECTION - BLOCK - LOT: 73.19-1-9

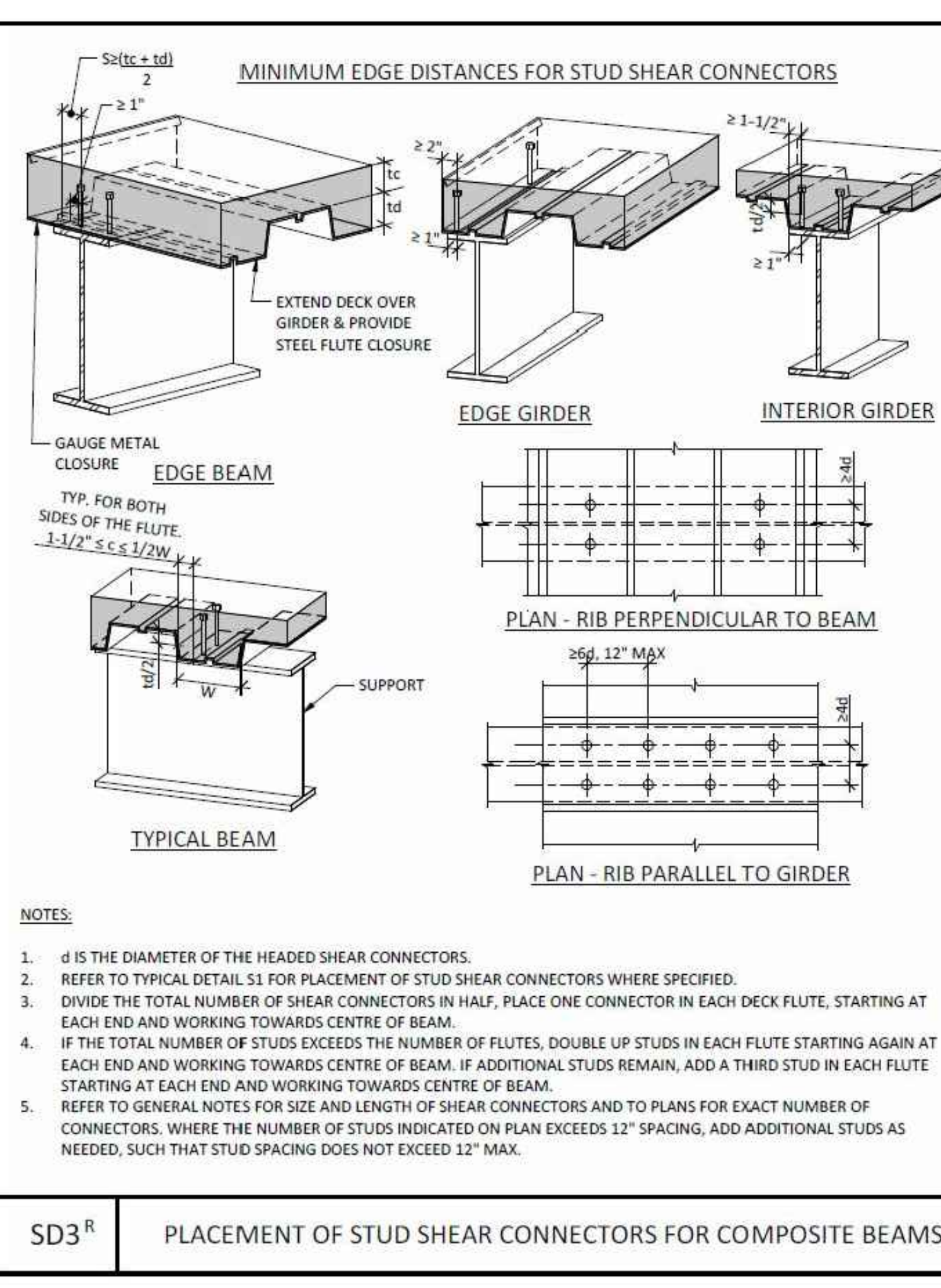
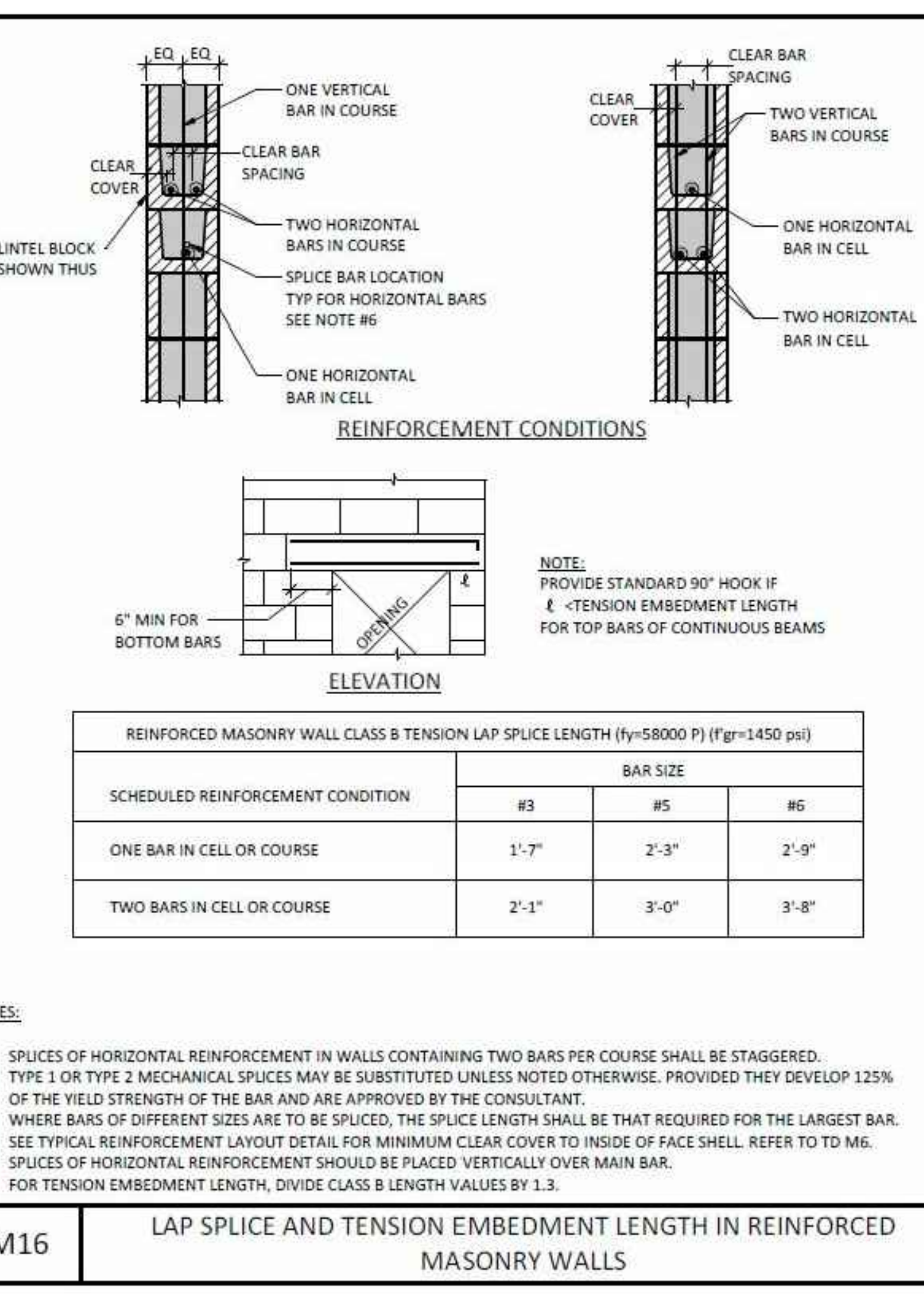
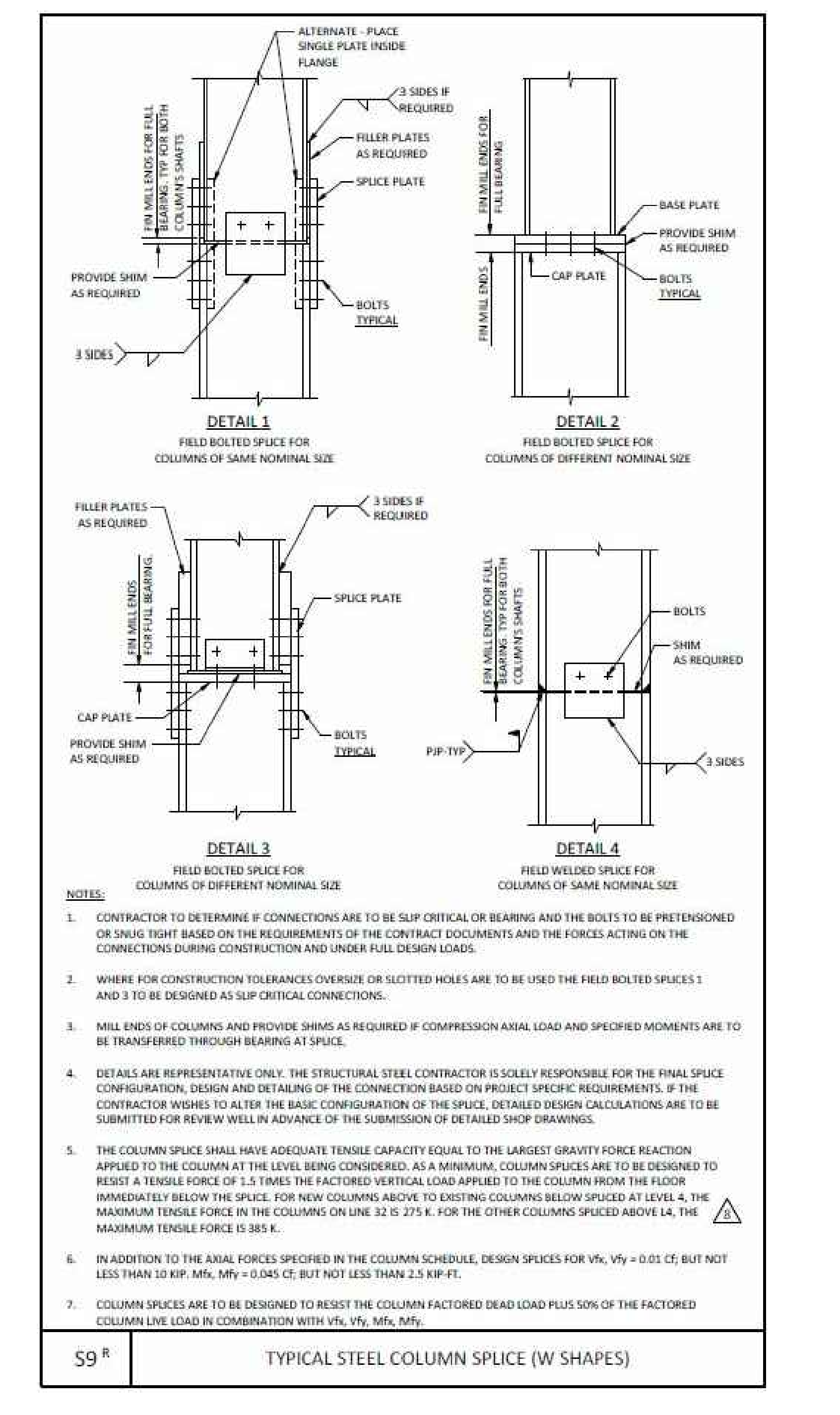
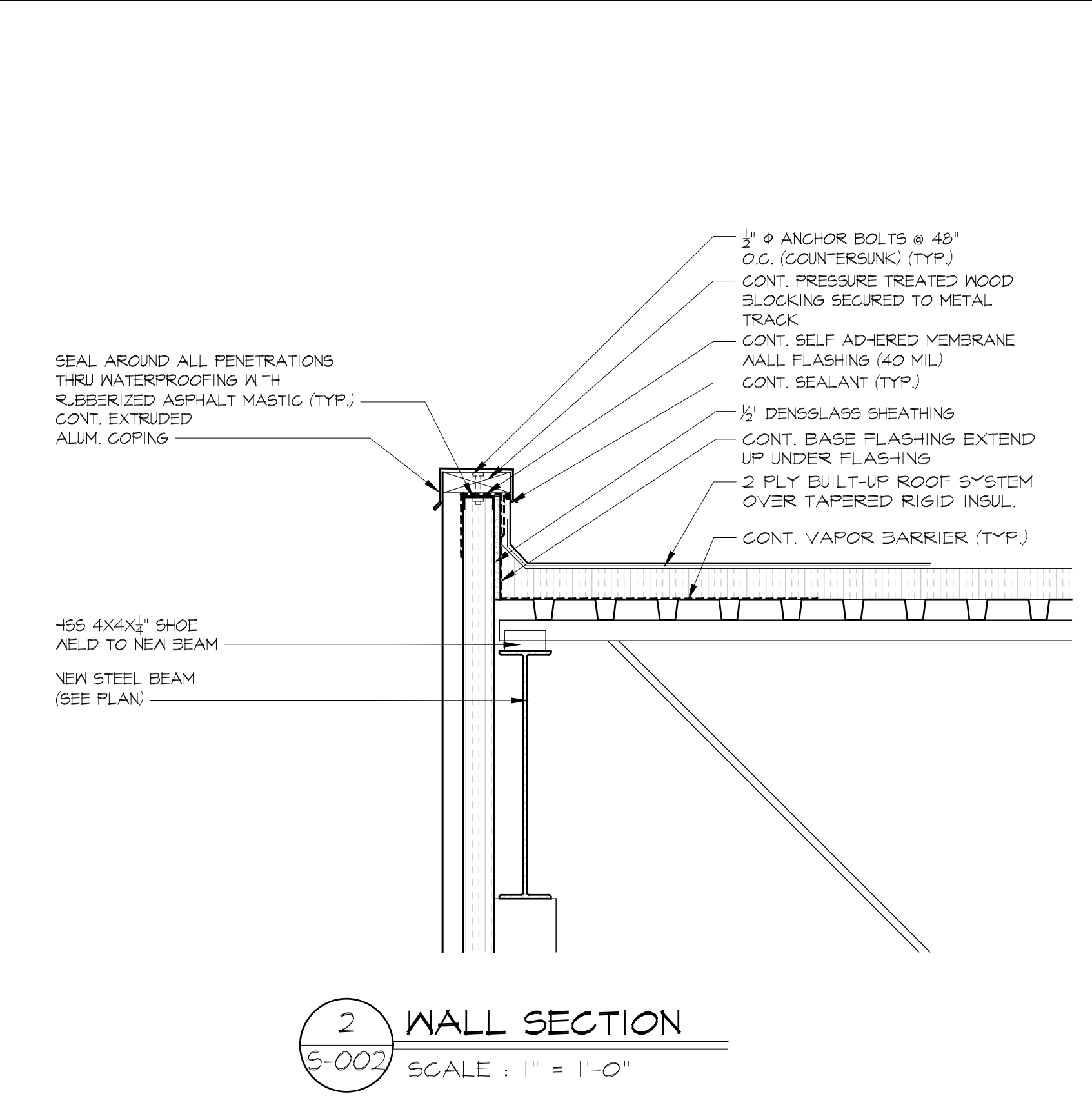
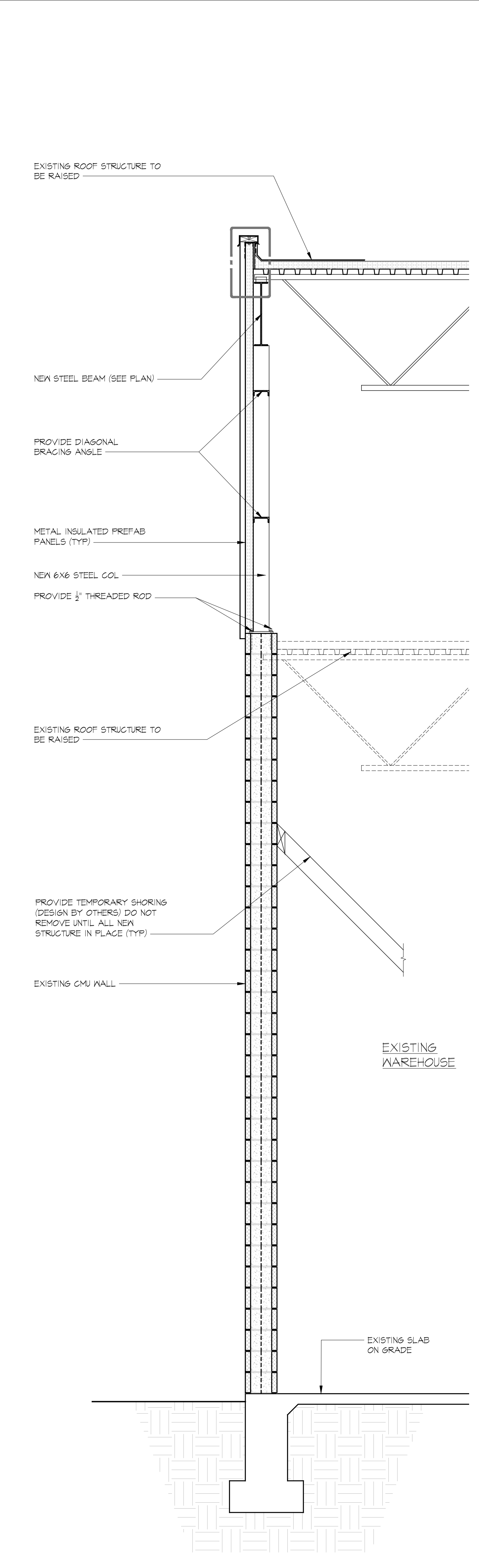
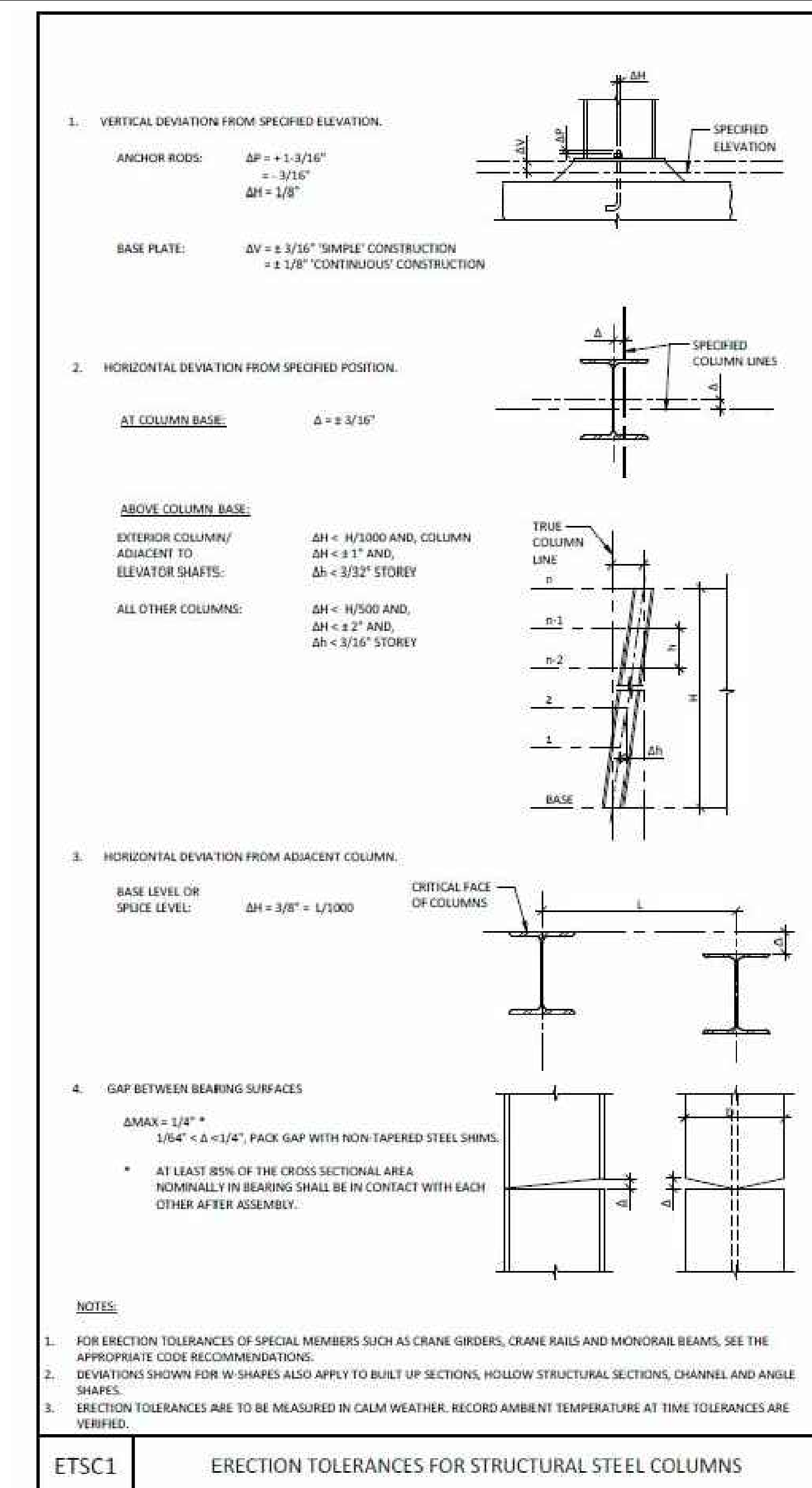
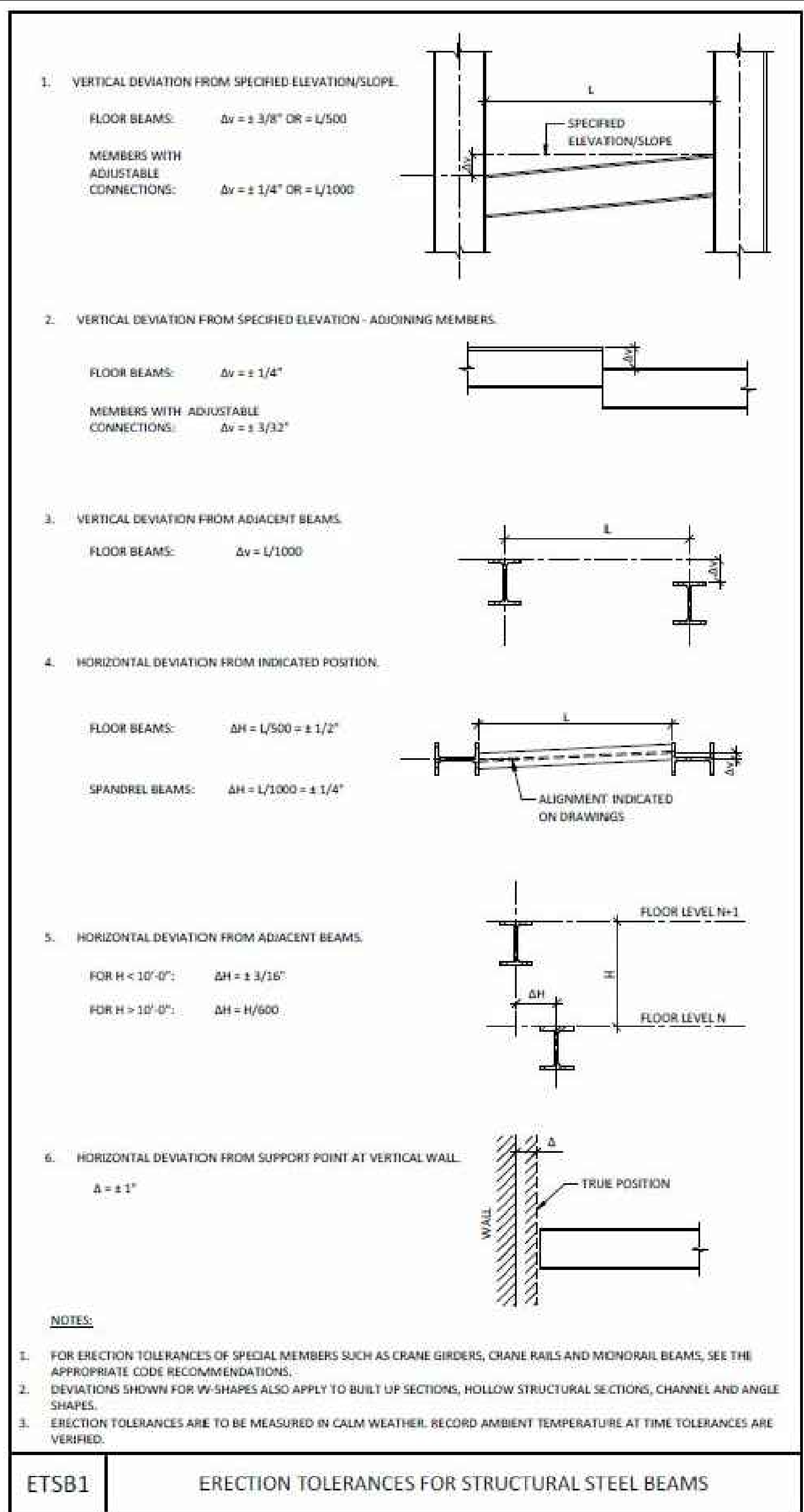
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01-20-21	EXISTING CONDITIONS

SEAL & SIGNATURE

UZZIAH COOPER JR.
 ARCHITECT, NY 03603

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SECTION DETAILS

PROPOSED ROOF RAISE FOR:
FORD 33 LLC
 33 CORPORATE DRIVE
 ORANGEBURG NY, 10962
 SECTION - BLOCK - LOT: 73.19-1-9

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REGISTERED ARCHITECT
 UZZIAH COOPER JR. ARCHITECT
 NY 03603

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DRAWN BY: UZ	CHECKED BY: UZ
SCALE: AS NOTED	SHEET NO.:
DRAWING NO.:	

S-002