



HOCHERMAN
TORTORELLA
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April 20, 2023

Via Hand Delivery

Hon. Rosanna Sfraga, Town Clerk
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, New York 10962

*Re: Petition of FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC, FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (the "FB Orangetown Entities") and FB Greenbush LLC for Amendment of the Town of Orangetown Town Code, Section 4.32(O)iii(h) and Application for Amended Special Permit Approval
Tax Parcels: Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, 21./5 and 22*

Dear Ms. Sfraga:

Our firm represents the owners and ground lessee of the above-referenced properties, commonly known as Orangeburg Commons and The Shops at Orangeburg Commons. Enclosed for filing are fifteen (15) copies of a Petition for Zoning Amendment and Amended Special Permit Application for the Concept Plan for the mixed use development and mixed use expansion on the respective properties. We would appreciate having the matters scheduled for discussion and consideration at the Town Board's May 9, 2023 meeting.

If you require additional information or the payment of any fees, kindly let me know. Thank you.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc
Enclosures

cc: Jane Slavin, R.A. Director of the Office of Buildings,
Zoning, Planning, Administration and Enforcement
Robert Magrino, Esq., Town Attorney
Mr. Richard Birdoff
Alfred Rossi, P.E.
Mr. Michael Rossi



HOCHERMAN
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Hon. Rosanna Sfraga, Town Clerk
April 20, 2023
Page 2

Mr. Jordan Goldblum
Chirag V. Thakkar, P.E., LEED AP
A. Peter Russillo, P.E., PTOE
Ronald P. Rieman, Project Manager
Mr. Todd Nagy

S:\# MATTERS\Birdoff 0163\Orangeburg Commons Fast Casual Rest & Site Plan Amds 012\Letters\Town Clerk 4-20-2023.docx



April 20, 2023

Via Hand Delivery

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, New York 10962

*Re: Petition of FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC, FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (the "FB Orangetown Entities") and FB Greenbush LLC for Amendment of the Town of Orangetown Town Code, Section 4.32(O)iii(h) and Application for Amended Special Permit Approval
Tax Parcels: Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, 21./5 and 22*

Dear Supervisor Kenny and Members of the Town Board:

Our firm represents the FB Orangetown Entities, owners of the five condominium units commonly known as Orangeburg Commons, which is located at the southwest corner of the intersection of Route 303 and Stevens Way ("Orangeburg Commons" or the "Property") and FB Greenbush LLC, Ground Lessee of property on the south end of the Greenbush Road cul-de-sac ("The Shops Parcel"). (Hereinafter, The FB Orangetown Entities and FB Greenbush LLC are collectively referred to as the "Applicants".) Orangeburg Commons is developed as a Mixed Use Development pursuant to Section 4.32(O) of the Town of Orangetown Town Code ("Town Code"); The Shops Parcel is approved for development as a Mixed Use Expansion pursuant to Section 4.32(P) of the Code. Your Board granted special permits, and the Planning Board granted site plan approvals, for a food market, two hotels, a "traditional" restaurant and a bank with a drive through on the Property and for retail and restaurant space on The Shops Parcel. As you know, the Stop & Shop Supermarket and Residence Inn Hotel have been operating on the Property for several years.¹

A Mixed Use Development was first approved on the Property in 2006 and the site plan originally included, among other improvements, pads for retail buildings, a restaurant and a bank building with drive-through services. The FB Orangetown Entities obtained amended approvals for the project to permit the Stop & Shop food store, which has been a successful addition to the Property. It has been more than a decade since the Residence Inn and Stop & Shop were constructed. Despite diligent efforts to find tenants for the restaurant and bank pads, such uses have not been attracted to the Property.² Recently, Chipotle has expressed a serious

¹ In February 2020, your Board granted amended special permit approval for a dual-brand hotel on the Property, but the pandemic intervened and amended site plan approval for the project was never sought. The child day care project once proposed on The Shops Parcel never received final approval. Therefore, the Concept Plan is based on the last-approved site plans, which include the second hotel and The Shops on their respective parcels.

² As you may recall, the Property was in the Brownfield Cleanup Program and all site remediation was fully completed before any buildings were built.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 2

commitment to establishing and operating one of its restaurants on the Property. However, according to Building Inspector Jane Slavin, R.A., the Chipotle Restaurant is not permitted on the Property under current regulations.

By this submission, the Applicants petition your Board for (i) an amendment to Section 4.32(O)iii(h) of the Town Code to permit all restaurant types in Mixed Use Developments and Mixed Use Expansions and (ii) Amended Special Permit approval to use the two commercial pads (three tenant spaces) on the eastern side of the Property for a Chipotle Restaurant with a drive-through (“Tenant-B”) and a mix of restaurant, retail and/or personal service uses. In addition, the use of the approximately 18,304 SF commercial building on The Shops Parcel is proposed to be limited to retail use.³

Enclosed are fifteen (15) copies of the following documents in support of these requests:

1. Petition for Amendment of the Town Code, signed by Richard Birdoff, Managing Member of the FB Orangetown Entities and FB Greenbush LLC;
2. Concept Plan, prepared by Bhatt Thakkar Engineering, DPC, Drawing Nos. CP16 and CP-16A, dated April 5, 2023 and last revised April 12, 2023;
3. Renderings, Elevations and Lease Outline Drawing Site Plan for Chipotle, the abutting tenant space and the tenant space on the north pad, prepared by Onyx Creative, dated April 18, 2023;⁴ and
4. Full Environmental Assessment Form signed by Alfred Róssi, to which are attached a Trip Generation Analysis prepared by Colliers Engineering, dated April 14, 2023, an amended Fiscal Impact Analysis, and a Sewer and Stormwater Statement prepared by Bhatt Thakkar Engineering, DPC., dated April 18, 2023.⁵

Also enclosed is one copy of an Entity Disclosure Statement for the FB Orangetown Entities and FB Greenbush LLC.⁶

As shown on the Concept Plan, the Chipotle Restaurant (“Tenant-B,” 2,435 SF) is proposed on a part of the “southern” commercial pad previously approved for an approximately 5,167 SF traditional restaurant. The balance of the southern pad is proposed to be improved with an approximately 2,054 SF space for a “traditional” restaurant, retail or personal service use (“Tenant-C”) and 187 SF of landlord utility room and corridor. The “northern” pad is proposed to be developed with an approximately 2,556 SF building that could be used for all restaurant types or a retail or personal service use. Together, Tenants A, B and C total in the aggregate 1,604 SF less than the two buildings previously approved by this Board and the Planning Board on the two pads.

³ The Shops approval included up to 5,000 SF. for restaurant use.

⁴ Items 2 and 3 are provided to inform your Members how the Chipotle Restaurant and other commercial uses would be situated, function and appear on the Property and relate to the existing and approved uses. We recognize that following favorable action by your Board on these applications, we must also obtain amended approvals from the Planning Board and the Architecture and Community Appearance Board of Review.

⁵ The Full Environmental Assessment Form has been prepared as if the amendment has been granted and the site is developed for a Chipotle Restaurant, a “traditional” restaurant/retail/personal service use and a restaurant/retail/personal service use with a drive through.

⁶ At the appropriate time before the public hearing, we will provide the Board with stamped, addressed envelopes for the public hearing notices.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 3

We believe the proposed amendment is consistent with the purposes and objective of the Mixed Use Development regulations, which “are to facilitate the development of a plan for a large-scale site development that combines several economically viable, nonresidential uses, planned as an integrated whole. The site plan shall provide for adequate vehicular and pedestrian access, traffic circulation, parking and loading for each individual use. The site and building designs shall recognize the importance of the interchange location and the proximity to Palisades Interstate Parkway, and shall provide sufficient landscaping, buffers and other design treatments in recognition of said location.” Town Code Section 4.32(O)ii(b). Orangeburg Commons will continue to be “a large-scale site development that combines several economically viable, nonresidential uses, planned an integrated whole.” The Chipotle Restaurant represents a substantial investment in the Property, will expand food options in the vicinity of the Route 303 corridor and on-site and will support the existing hotel which has no food service for its guests, all in furtherance of the economic success of the Center.

Review of the Environmental Assessment Form (“EAF”), Concept Plan and zoning data table (on the Concept Plan) demonstrates that the amendment and resulting potential mix of uses will not adversely affect vehicle and pedestrian access, traffic circulation, parking or loading. According to the Trip Generation Analysis performed by Colliers’ Engineering (formerly Maser Consulting, formerly John Collins Engineers), the newly proposed mix of uses is not expected to have an adverse impact on the operation of surrounding roadways or internal driveways. While a net increase in Weekday Peak PM Hour and Saturday Peak hour trips is expected (20 and 84 trips, respectively), the surrounding intersections and road network can absorb the additional trips without any adverse effect. This is due, in part, to the fact that the actual number of trips generated by the Stop & Shop and Residence Inn is considerably less than was projected for the food market and hotel in the original traffic study. According to traffic counts recently collected on the Applicant’s behalf on Tuesday, March 28, 2023 and Saturday, March 25, 2023, the number of trips actually generated during the Weekday Peak PM hour is approximately 41% less than was originally projected for the approved, existing food market and hotel (383 actual trips vs. 647 projected trips) during the Weekday Peak PM hour and the number generated during the Saturday Peak hour period is approximately 58.5% less than was projected (284 actual trips vs. 684 projected trips). Thus, Colliers concludes, “the current development plan is not anticipated to have a significant impact on the area roadways.” (The Colliers Trip Generation Analysis is annexed to the EAF.)

Colliers further notes that the number of cars accommodated in the drive-through queues provided for Chipotle (i.e. Tenant-B) (11 vehicles) and Tenant-A (9 vehicles) is commensurate with the rates of use published in the Institute of Transportation Engineers (ITE) Transportation and Land Development Handbook.

As the zoning table indicates, the proposed mix of uses requires 700 parking spaces; 701 spaces are provided, which include 89 spaces proposed to be landbanked until such time as they are needed (if ever). The existing and proposed uses will comply with all area, dimensional and other requirements applicable to Mixed Use and Mixed Use Expansion developments.⁷

At the time Orangeburg Commons was undergoing its original review, considerable attention was devoted to landscaping, buffers, lighting, signage and other design considerations because of the development’s proximity to the Palisades Interstate Parkway. Controls related to those considerations were incorporated into the site design,

⁷ An attachment to the EAF also addresses the capacity of existing utilities and stormwater management facilities and systems to meet the needs of the proposed mix of uses.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 4

have been implemented and have been maintained throughout subsequent reviews of Orangeburg Commons and the related Shops Mixed Use Expansion next door. No material change to such conditions will be required to develop the proposed mix of uses shown on the amended Concept Plan.

The proposed amendment to permit all restaurant types in Orangeburg Commons is also consistent with and will promote the policies for development in the Route 303 Corridor, which discourage large scale retail development in the Route 303 Corridor (Comprehensive Plan, pages iv-19-20), encourage upscale development such as hotel and conference uses (Comprehensive Plan, page iv-6) and favor buffers to the Palisades Interstate Parkway (Comprehensive Plan, page iv-21). Development on the Property has been stagnant for several years. We hope that the investment required to bring Chipotle to the Property will stimulate other activity on the Property (and, by extension, The Shops Parcel), such as construction of the approved dual brand hotel and other restaurant, retail and/or personal service uses, so that the Town Board's vision for the Mixed Use Development in the Route 303 Corridor can be fully realized.

Kindly schedule this matter for discussion at the Board's May 9, 2023 meeting, at which time we would like to make a presentation of the proposed amended Concept Plan and have your Board refer the Petition and Amended Special Permit application to the required agencies, declare the Board's intent to be lead agency of the environmental review under SEQRA, circulate the FEAF to the involved agencies and schedule a public hearing.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc

Enclosures

cc: *(via electronic mail with enclosures)*
Jane Slavin, R.A. Director of the Office of Buildings,
Zoning, Planning, Administration and Enforcement
Robert Magrino, Esq., Town Attorney
Mr. Richard Birdoff
Alfred Rossi, P.E.
Mr. Michael Rossi
Mr. Jordan Goldblum
Chirag V. Thakkar, P.E., LEED AP
A. Peter Russillo, P.E., PTOE
Ronald P. Rieman, Project Manager
Mr. Todd Nagy

STATE OF NEW YORK
TOWN OF ORANGETOWN TOWN BOARD

Petition of
FB GREENBUSH LLC,
FB ORANGETOWN RETAIL LLC,
FB ORANGETOWN RETAIL TWO LLC,
FB ORANGETOWN RETAIL THREE LLC,
FB ORANGETOWN HOTEL TWO LLC, and
FB ORANGETOWN HOTEL LLC

**ZONING
PETITION**

to amend Chapter 43, Zoning, of the Code of the Town
of Orangetown to add “Fast-Food Restaurants”
(i.e. “Restaurant, Fast Food”) to the list
of uses permitted in “Mixed Use Developments”
and, by extension, “Mixed Use Expansions”

WHEREAS, FB ORANGETOWN RETAIL LLC, FB ORANGETOWN RETAIL TWO LLC, FB ORANGETOWN RETAIL THREE LLC, FB ORANGETOWN HOTEL TWO LLC, FB ORANGETOWN HOTEL LLC (collectively, the “FB Orangetown Entities”) are the owners of the five condominium units commonly known as Orangeburg Commons, which is approved as a Mixed Use Development pursuant to Section 4.32(O) of the Town of Orangetown Zoning Ordinance (Chapter 43 of the Town of Orangetown Code), designated on the Town of Orangetown Tax Map as Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, and 21./5, and located in the LI Zoning District (collectively, the “Commons Parcel”); and

WHEREAS, FB GREENBUSH LLC (“FB Greenbush”) is the ground lessee of an approximately .98-acre parcel of real property in the Town of Orangetown, designated on the Town of Orangetown Tax Map as Section 74.15, Block 1, Lot 22, which is approved as a Mixed Use Expansion pursuant to Section 4.32(P) of the Town of Orangetown Zoning Ordinance (Chapter 43 of the Town of Orangetown Code) and is located in the LI Zoning District (the “Shops Parcel”)(FB

Greenbush LLC and the FB Orangetown Entities, collectively, “Petitioners”); and

WHEREAS, the Commons Parcel and the Shops Parcel have been approved for development as a single, functionally-integrated commercial center sharing certain facilities and infrastructure; and

WHEREAS, the purpose of the Mixed Use Development is to “facilitate the development of a plan for a large-scale site development that combines several economically viable, nonresidential uses planned as an integrated whole,” with the proposed mix of uses being subject to review and approval by your Town Board pursuant to Sections 4.32(O)(ii), (iv) of the Town’s Code; and

WHEREAS, at present “Restaurant” as that term is defined in Section 11.2 of the Town’s Code is a permitted use in Mixed Use Developments or, by extension, a Mixed Use Expansion, but “Restaurant, Fast Food”, also defined in Town Code Section 11.2, is not; and

WHEREAS, the approved plan for the Commons Parcel and the Shops Parcel includes the development of restaurant, retail and bank uses; and

WHEREAS, despite Petitioners’ best efforts to lease the smaller commercial locations on the Commons Parcel and the Shops Parcel for several years, they remain undeveloped for want of suitable tenants for the permitted uses; and

WHEREAS, Petitioners have received inquiries from fast casual restaurants interested in establishing their business on the Commons Parcel; and

WHEREAS, the Town Code contains only two classes of restaurants – “Restaurant” and “Restaurant, Fast Food” (also referred to as “fast-food restaurants” in the Town Code); and

WHEREAS, fast casual restaurants technically fall within the broad definition of

“Restaurant, Fast Food” in Section 11.2 of the Town Code; and

WHEREAS, in light of the above-described circumstances, Petitioners hereby respectfully request that your Board amend Section 4.32(O)(iii) (Mixed Use Developments; Permitted Uses) to include “fast-food restaurants”; and

WHEREAS, expanding the list of permitted uses as proposed will provide Petitioners with greater flexibility to obtain suitable tenants for their properties and is consistent with the stated goal of the Mixed Use Development regulations to facilitate the full development of a non-residential large scale project that combines several economically viable uses. *See* Town Code §4.32(O)(ii)(b).

NOW, THEREFORE, Petitioners hereby petition the Town Board of the Town of Orangetown to amend Section 4.32(O)(iii) of the Town of Orangetown Zoning Ordinance as follows:

DELETE THE EXISTING TEXT OF SECTION 4.32(O)(iii)(h) AND REPLACE IT WITH THE FOLLOWING TEXT:

(h) Restaurants, including fast-food restaurants (*see* “Restaurant, Fast Food” in Section 11.2), subject to the standards of Section 4.32(O). (The provisions of Section 8.13 of the Town Code shall not apply to fast-food restaurants under this Section 4.32(O)(iii)(h).)

Dated: New York, New York
March 30, 2023

[Signature Page Follows]

FB ORANGETOWN RETAIL LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN RETAIL TWO LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN RETAIL THREE LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN HOTEL TWO LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN HOTEL LLC

By: 
Richard Birdoff, Manager

Sworn to before me this
30 day of March, 2023.


Notary Public

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

NOTES:

1. BASE SURVEY INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY CAD FILE PROVIDED BY JAY A. GREENWELL, P.L.S.
2. PROPOSED COURTYARD BY MARRIOTT LAYOUT IS BASED ON CAD FILE PROVIDED BY RD MANAGEMENT ON 04/03/2023.
3. THE PROPOSED "THE SHOPS" LAYOUT, THE OVERALL SITE AREA AND SHOP & STOP SQUARE FOOTAGES HAVE BEEN OBTAINED FROM PREVIOUSLY APPROVED PLAN SET TITLED "SHOPS AT ORANGEBURG COMMONS" PREPARED BY LEONARD JACKSON ASSOCIATES, LAST REVISED 02/17/16.



Project

ORANGEBURG

TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK

Drawing Title

CONCEPT PLAN

ANAND AJAY BHATT
 PROFESSIONAL ENGINEER
 NEW YORK LIC. NO. 095707

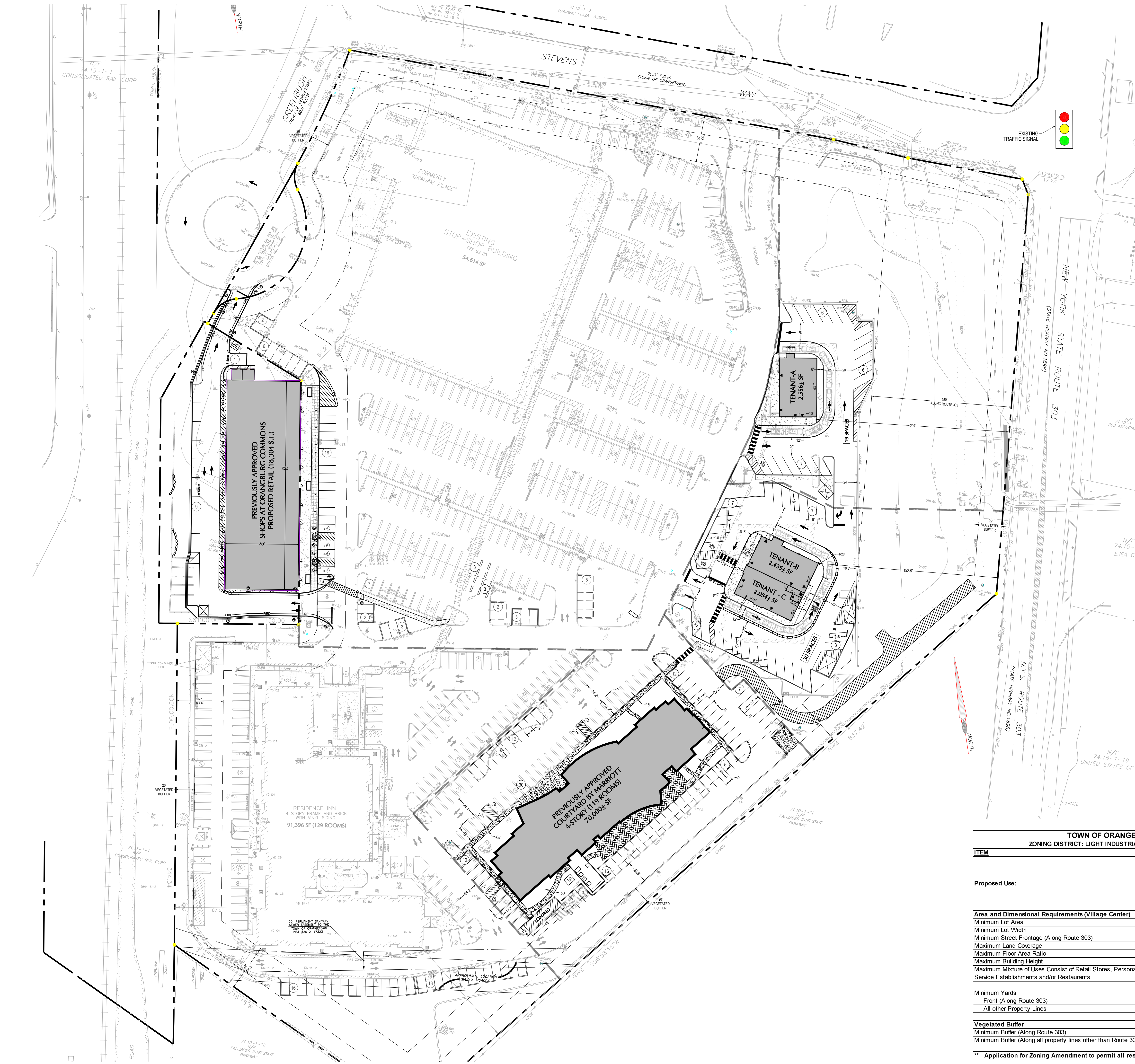
04/11/23	REVISED PLANS	1.
DATE	COMMENTS	NO.

REVISIONS

Project No.	230002801
Date	APRIL 05, 2023
Scale	1" = 50'
Drawn By	AG
Checked By	CT

Drawing No.

CP 16



MAXIMUM DEVELOPMENT COVERAGE:
 SITE AREA = 729,848 SF
 IMPERVIOUS AREA = 510,901 SF
 DEVELOPMENT COVERAGE = 510,901 SF / 729,848 SF = 70%

FLOOR AREA RATIO:
 SITE AREA = 729,848 SF
 TOTAL FLOOR AREA = 241,359 SF
 FLOOR AREA RATIO = 241,359 SF / 729,848 SF = 0.33 < 0.40

PERCENTAGE OF USES CONSISTING OF RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS, AND RESTAURANTS: (EXCLUDES "THE SHOPS" PARCEL)

PHASE 1:
 STOP&SHOP + TENANT-A + TENANT-B + TENANT-C
 STOP&SHOP + TENANT-A + TENANT-B + TENANT-C + RESIDENCE INN
 61,659 SF / 153,055 SF = 40.3% < 45%

PHASE 2:
 STOP&SHOP + TENANT-A + TENANT-B + TENANT-C
 STOP&SHOP + TENANT-A + TENANT-B + TENANT-C + RESIDENCE INN + COURTYARD
 61,659 SF / 223,055 SF = 27.6% < 35%

LOADING BERTHS:

STOP&SHOP (54,614 SF)	REQUIRED: 3 BERTHS (1 PER 25,000 SF)
TENANT - A (2,556 SF)	REQUIRED: NONE (LESS THAN 8,000 SF)
TENANT - B (2,435 SF)	REQUIRED: NONE (LESS THAN 8,000 SF)
TENANT-C (2,054 SF)	REQUIRED: NONE (LESS THAN 8,000 SF)
RESIDENCE INN (129 ROOMS)	REQUIRED: 1 BERTH (1 PER 200 ROOMS)
COURTYARD (119 ROOMS)	REQUIRED: 1 BERTH (1 PER 200 ROOMS)
THE SHOPS (18,304 SF)	REQUIRED: 1 BERTHS (1 PER 25,000 SF)

OFF-STREET PARKING REQUIREMENTS

USE	REQUIRED	EXISTING	PROPOSED
Existing Retail Store (Stop&Shop)	54,614 SF	1 Space / 200 SF of GFA	273.1 Spaces
Existing Hotel (Residence Inn)	129 Rooms	1 Space / Room	129 Spaces
Proposed Hotel (Courtyard by Marriott)	119 Rooms	1 Space / Room	119 Spaces
Proposed Tenant - A (Restaurant/Retail/Personal Service)	2,556 SF	1 Space / 75 SF of GFA	34.1 Spaces
Proposed Tenant - B (Chipotle)	2,435 SF	1 Space / 75 SF of GFA	32.5 Spaces
Proposed Tenant - C (Restaurant/Retail/Personal Service)	2,054 SF	1 Space / 100 SF of GFA	20.5 Spaces
Proposed Retail Stores (The Shops)	18,304 SF	1 Space / 200 SF of GFA	91.5 Spaces
Total Required Parking Spaces	699.7 Spaces		
Total Proposed Parking Spaces	701 Spaces		

NOTE: TOTAL PROPOSED PARKING INCLUDES THE 89 LANDBANK SPACES

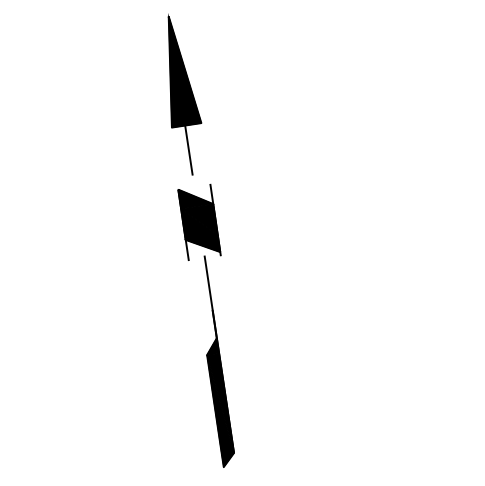
TOWN OF ORANGETOWN ZONING DATA TABLE
 ZONING DISTRICT: LIGHT INDUSTRIAL WITHIN THE DISTRICT, ROUTE 303 OVERLAY

ITEM	REQUIRED/PERMITTED	PROPOSED	SECTION
Proposed Use:	Mixed-Use Development & Mixed Use Expansion including Hotels, Retail, Restaurants	Mixed-Use Development & Mixed Use Expansion including Hotels, Retail, Personal Services and Restaurants (All Types) **	Section 4.32.(O).iii.
Area and Dimensional Requirements (Village Center)			
Minimum Lot Area	10 AC.	15.77 AC.	Section 4.32.(O).v.(b)
Minimum Lot Width	300 FT	1,405 FT	Section 4.32.(O).v.(c)
Minimum Street Frontage (Along Route 303)	150 FT	1,540.9 FT	Section 4.32.(O).v.(d)
Maximum Land Coverage	70%	70.0%	Section 4.32.(O).v.(h)
Maximum Floor Area Ratio	0.40	0.33	Section 4.32.(O).v.(a)
Maximum Building Height	4-Stories, but no higher than 50 FT	49' - 8"	Section 4.32.(O).v.(g)
Maximum Mixture of Uses Consist of Retail Stores, Personal Service Establishments and/or Restaurants	35%	27.6%	Section 4.32.(O).iv.(b)
Minimum Yards			
Front (Along Route 303)	150 FT	192.5 FT	Section 4.32.(O).v.(e)
All other Property Lines	50 FT	50 FT	Section 4.32.(O).v.(f)
Vegetated Buffer			
Minimum Buffer (Along Route 303)	25 FT	25 FT	Section 4.32.(O).vi.
Minimum Buffer (Along all property lines other than Route 303)	20 FT	20 FT	Section 4.32.(O).vi.

** Application for Zoning Amendment to permit all restaurant types is pending.



BHATT THAKKAR ENGINEERING, DPC
 1456 Ferry Road,
 Suite 603
 Doylestown, PA 18901
 T: 215.766.8280
 F: 215.434.5280



NOTES:
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 2. PROPOSED COURTYARD BY MARRIOTT LAYOUT IS BASED ON CAD FILE PROVIDED BY RD MANAGEMENT ON 04/03/2023.
 3. THE PROPOSED "THE SHOPS" LAYOUT, THE OVERALL SITE AREA AND SHOP & STOP SQUARE FOOTAGES HAVE BEEN OBTAINED FROM PREVIOUSLY APPROVED PLAN SET TITLED "SHOPS AT ORANBURG COMMONS" PREPARED BY LEONARD JACKSON ASSOCIATES, LAST REVISED 02/17/16.



Project
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DATE	REVISIONS	NO.
04/12/23	REVISED PLANS	1.

REVISIONS	
Project No.	230002801
Date	APRIL 05, 2023
Scale	1" = 40'
Drawn By	AG
Checked By	CT
Drawing No.	

CP-16A













WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION







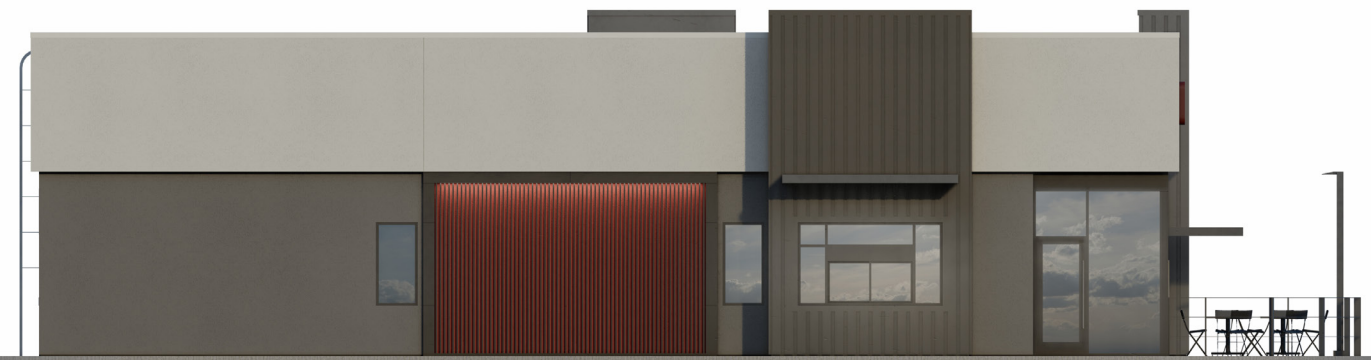
WEST ELEVATION



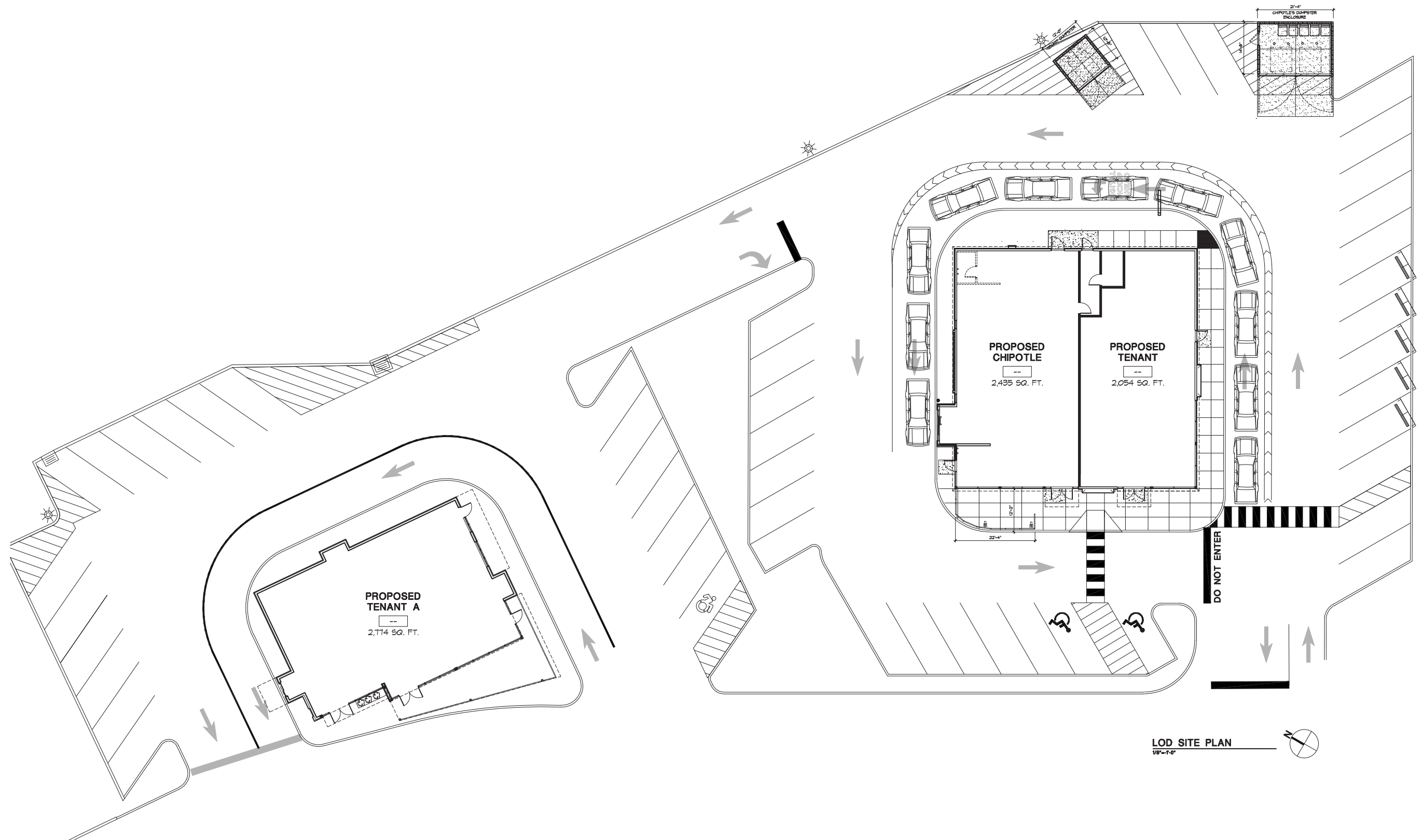
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details **ALL RESPONSES IN THIS SECTION D PERTAINS TO ACTION (2)**

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day (per original estimate by LJA. See attachment)

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action ALL RESPONSES IN THIS SECTION E PERTAINS TO ACTION (2)

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>Palisades Interstate Parkway</u>	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Palisades Interstate Parkway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Viewshed</u>	
<i>iii.</i> Distance between project and resource: _____ <u>0.1</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

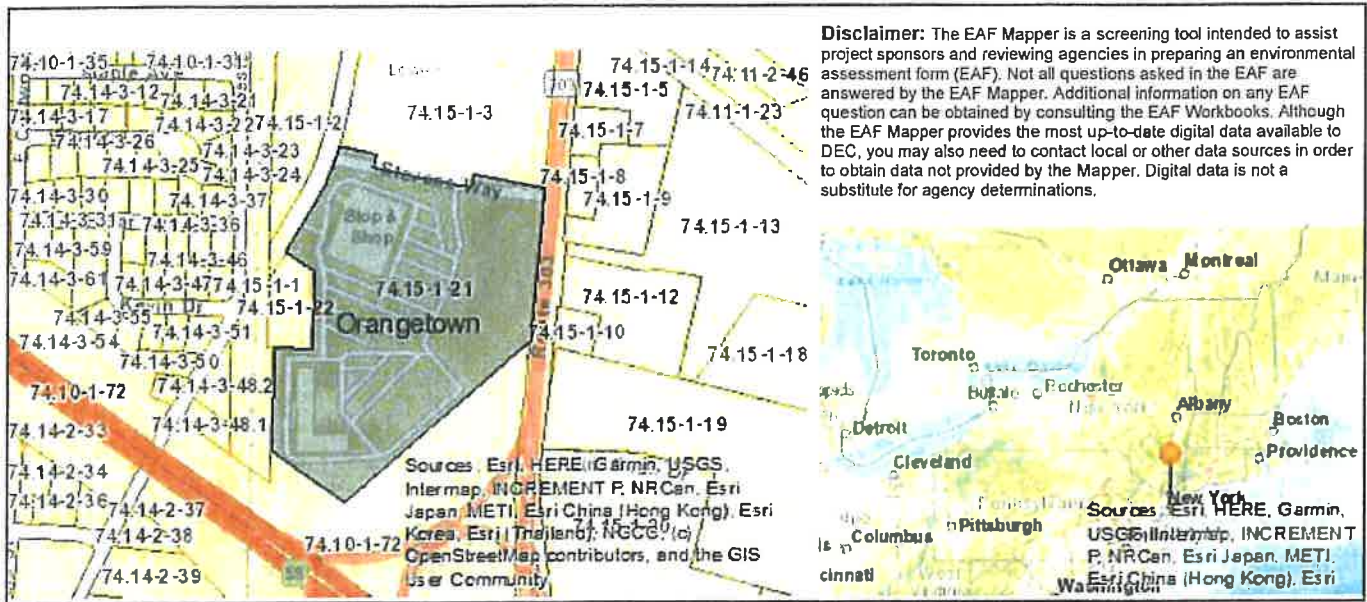
Please see attachments: (i) Trip Generation Analysis prepared by Colliers Engineering, dated 4/14/23, (ii) amended Fiscal Impact Analysis and (iii) Sewer and Stormwater Statement prepared by Bhatt Thakkar Engineering, DPC, dated 4/18/23

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name FB Orangetown Entities Date April 19, 2023

Signature  Title Authorized Signatory

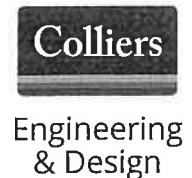


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:V00579, Remediation Sites:C344073
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	V00579, C344073
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00579, V00343, C344073, C344078, C344066
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	856-17
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Palisades Interstate Parkway
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com



April 14, 2023

Ms. Geraldine N. Tortorella, Esq.
Hocherman Tortorella & Wekstein. LLP
One North Broadway, Suite 400
White Plains, New York 10601

Orangeburg Commons
Colliers Engineering & Design Project No. 23002638A

Dear Geraldine,

It is our understanding that the Applicant would like to amend the permitted uses to allow all restaurant types at the Orangeburg Commons Mixed Use Development. Orangeburg Commons currently consists of Stop & Shop and Residence Inn and has approval for a 3,669 s.f. drive-in bank for the northern pad, a 5,167 s.f. "traditional" restaurant for the southern pad, and hotel (119 Rooms) as part of the original approvals. The Shops at Orangeburg Commons has approval for an 18,304 s.f. retail building.

Colliers Engineering & Design (formerly Maser Consulting, formerly John Collins Engineers) conducted a Traffic Impact Study for the original approval outlined above as well as subsequent traffic evaluations and trip generation comparisons for the existing and approved Mixed Use Site.

As requested, Colliers Engineering & Design has provided a comparison of the previously projected and analyzed trip generation for the remaining approved uses and the anticipated trip generation for the current development plan and potential impacts on the area roadways.

1. APPROVED TRIP GENERATION (Table No. 1)

As discussed above, Orangeburg Commons currently consists of a Stop & Shop and Residence Inn. Based on recent traffic counts conducted at the Site driveways (Tuesday, March 28, 2023 and Saturday, March 25, 2023), Orangeburg Commons is currently generating a total of 383 entering/exiting trips during the Weekday Peak PM Hour and a total of 284 entering/exiting trips during the Saturday Peak Hour which is significantly less than what was previously projected and analyzed for the approved Foodmarket and Hotel (a total of 647 entering/exiting trips during the Weekday Peak PM Hour and a total of 684 trips during the Saturday Peak Hour.

The Table below shows the remaining approved uses and the previously approved Trip Generation.



**TABLE NO. 1
 APPROVED DEVELOPMENT PLAN**

Remaining Mixed Use Development (Approved Development Plan)	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
<u>Restaurant – 5,167 S.F. (1)</u>						
Weekday Peak PM Highway Hour	6.58	34	4.57	24	11.15	58
Saturday Peak Hour	7.46	39	6.61	34	14.07	73
<u>Drive-In Bank – 3,669 S.F. (2)</u>						
Weekday Peak PM Highway Hour	12.91	47	12.91	47	25.82	94
Saturday Peak Hour	13.80	51	12.73	47	26.53	98
<u>Hotel – 119 Rooms (3)</u>						
Weekday Peak PM Highway Hour	0.31	37	0.28	33	0.59	70
Saturday Peak Hour	0.40	48	0.32	38	0.72	86
<u>The Shops at Orangeburg Commons 18,304 S.F. (4)</u>						
Weekday Peak PM Highway Hour	3.295	60	3.295	60	6.59	120
Saturday Peak Hour	3.34	61	3.23	59	6.57	120
<u>Total</u>						
Weekday Peak PM Highway Hour	-	178	-	164	-	342
Saturday Peak Hour	-	199	-	178	-	377
<u>New Trips (5)</u>						
Weekday Peak PM Highway Hour	-	125	-	113	-	238
Saturday Peak Hour	-	141	-	122	-	263

THE ABOVE HOURLY TRIP GENERATION RATES ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 8TH EDITION, 2008

(1) LAND USE 932 – HIGH TURNOVER (SIT DOWN) RESTAURANT ; (2) LAND USE 912 – DRIVE-IN BANK ; (3) LAND USE 310 – HOTEL
 (4) LAND USE 822 – STRIP RETAIL PLAZA < 40k

(5) IT CAN BE EXPECTED THAT A SIGNIFICANT PORTION OF THE MIXED-USE DEVELOPMENT GENERATED TRIPS WOULD BE TRAFFIC FROM THE EXISTING TRAFFIC STREAM AS PASS-BY TRAFFIC. A CONSERVATIVE 25% PASS-BY CREDIT WAS USED FOR THE RESTAURANT AND BANK USE. IN ADDITION, A 10% INTERPLAY CREDIT WAS UTILIZED BETWEEN USES

As shown above, the anticipated Trip Generation for the previously approved uses resulted in a total of 238 “new” trips (125 entering trips and 113 exiting trips) during the Weekday Peak PM Hour and a total of 263 “new” trips (141 entering trips and 122 exiting trips) during the Saturday Peak Hour.

2. CURRENT DEVELOPMENT PLAN TRIP GENERATION (Table No. 2)

The current development is now proposed for a 2,556 s.f. restaurant with drive-through for the northern pad (former approved bank with drive-through) with the southern pad for a 2,054 s.f. “traditional” restaurant and a proposed 2,435 s.f. Chipotle Restaurant with drive-through.

Table No. 2 below shows the anticipated Trip Generation based on current industry standards as contained in the latest Institute of Transportation Engineers (ITE) - Trip Generation Manual, 11th Edition, 2021.



**TABLE NO. 2
 CURRENT DEVELOPMENT PLAN**

Remaining Mixed Use Development (Current Development Plan)	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
<u>Restaurant w/ Drive-Through</u> 2,556 S.F. ⁽⁶⁾						
Weekday Peak PM Highway Hour	17.18	43	15.85	41	33.03	84
Saturday Peak Hour	28.18	72	27.07	69	55.25	141
<u>Restaurant w/ Drive-Through</u> ⁽⁶⁾ 2,435 S.F.						
Weekday Peak PM Highway Hour	17.18	42	15.85	39	33.09	81
Saturday Peak Hour	28.18	69	27.07	66	55.25	135
<u>Restaurant - 2,054 S.F.</u> ⁽¹⁾						
Weekday Peak PM Highway Hour	5.52	11	3.53	8	9.05	19
Saturday Peak Hour	5.71	12	5.48	11	11.19	23
<u>Hotel - 119 Rooms</u> ⁽³⁾						
Weekday Peak PM Highway Hour	0.31	37	0.28	33	0.59	70
Saturday Peak Hour	0.40	48	0.32	38	0.72	86
<u>The Shops at Orangeburg Commons</u> 18,304 S.F. ⁽⁴⁾						
Weekday Peak PM Highway Hour	3.295	60	3.295	60	6.59	120
Saturday Peak Hour	3.34	61	3.23	59	6.57	120
<u>Total</u>						
Weekday Peak PM Highway Hour	-	193	-	181	-	374
Saturday Peak Hour	-	262	-	243	-	505
<u>New Trips</u> ⁽⁵⁾						
Weekday Peak PM Highway Hour	-	134	-	124	-	258
Saturday Peak Hour	-	182	-	165	-	347

THE ABOVE HOURLY TRIP GENERATION RATES ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021

(1) LAND USE 932 - HIGH TURNOVER (SIT DOWN) RESTAURANT : (3) LAND USE 310 - HOTEL

(6) LAND USE 934 - FAST FOOD WITH DRIVE THROUGH WINDOW

(4) LAND USE 822 - STRIP RETAIL PLAZA < 40k

(5) IT CAN BE EXPECTED THAT A SIGNIFICANT PORTION OF THE MIXED-USE DEVELOPMENT GENERATED TRIPS WOULD BE TRAFFIC FROM THE EXISTING TRAFFIC STREAM AS PASS-BY TRAFFIC. A CONSERVATIVE 25% PASS-BY CREDIT WAS USED FOR THE RESTAURANT USES. IN ADDITION, A 10% INTERPLAY CREDIT WAS UTILIZED BETWEEN USES

A COPY OF THE CURRENT ITE TRIP GENERATION RATES ARE CONTAINED IN ATTACHMENT A

As shown above, the anticipated Trip Generation for the current development plan would result in a total of 258 "new" trips (134 entering trips and 124 exiting trips) during the Weekday Peak PM Hour and a total of 347 "new" trips (182 entering trips and 165 exiting trips) during the Saturday Peak Hour.

3. CHANGE IN ANTICIPATED TRIP GENERATION (Table No. 3)

Table No. 3 below shows the "Net" Traffic of the current development plan including proposed Chipotle Restaurant with drive-through.

TABLE NO. 3 - "NET" TRAFFIC

"NET" TRAFFIC	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
"New" Trips						
Weekday Peak PM Highway Hour	-	+9	-	+11	-	+20
Saturday Peak Hour	-	+41	-	+43	-	+84


4. TRAFFIC SUMMARY AND CONCLUSION


As outlined in Section 1 based on recent traffic counts conducted at the Site driveways, the existing Stop & Shop and Residence Inn Hotel are generating significantly less traffic than was previously projected (264 less vehicles during the Weekday Peak PM Hour and 400 less vehicles during the Saturday Peak Hour). With the above trip generation for the current development plan, Orangeburg Commons will generate significantly less traffic than was previously approved and analyzed for. Therefore, the current development plan is not anticipated to have a significant impact on the area roadways.

5. DRIVE-THROUGH QUEUING

As shown on the Site Plan, the proposed Restaurant with Drive-Through (Tenant-A) has space for 9 vehicles to queue in the drive-through and the proposed Restaurant with Drive-Through (Tenant-B) has space for 11 vehicles to queue in the drive-through. According to the Institute of Transportation Engineers (ITE) Transportation and Land Development Handbook (2nd Edition, 2006), there is a 95% probability drive-through queues will not exceed 10 vehicles and an 80% probability queues will not exceed 8 vehicles. It should be noted that this research was published before the advent of online/mobile ordering which tends to decrease the service time.

Sincerely,
 Colliers Engineering & Design CT, P.C.
 (DBA Maser Consulting Engineering & Land Surveying)


 Ronald P. Rieman, Project Manager


 A. Peter Russillo, P.E., PTOE
 Senior Project Manager



Engineering
& Design

Traffic Attachment A

ITE Trip Generation Rates

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

190

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

33.03

Range of Rates:

8.77 - 117.22

Standard Deviation:

17.59

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 84 (Total), 44 (Entry), 40 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. 1000 Sq. Ft. GFA:

4

Average Rate:

55.25

Range of Rates:

11.25 - 122.92

Standard Deviation:

24.62

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 141 (Total), 72 (Entry), 69 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

190

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

33.03

Range of Rates:

8.77 - 117.22

Standard Deviation:

17.59

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 81 (Total), 42 (Entry), 39 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. 1000 Sq. Ft. GFA:

4

Average Rate:

55.25

Range of Rates:

11.25 - 122.92

Standard Deviation:

24.62

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 135 (Total), 69 (Entry), 66 (Exit)

DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

104

Avg. 1000 Sq. Ft. GFA:

6

Average Rate:

9.05

Range of Rates:

0.92 - 62.00

Standard Deviation:

6.18

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

61% entering, 39% exiting

Calculated Trip Ends:

Average Rate: 19 (Total), 11 (Entry), 8 (Exit)

DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. 1000 Sq. Ft. GFA:

5

Average Rate:

11.19

Range of Rates:

1.63 - 50.40

Standard Deviation:

8.30

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 23 (Total), 12 (Entry), 11 (Exit)

Hotel - 119 rooms

DATA STATISTICS

Land Use:

Hotel (310) [Click for Description and Data Plots](#)

Independent Variable:

Rooms

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

31

Avg. Num. of Rooms:

186

Average Rate:

0.59

Range of Rates:

0.26 - 1.06

Standard Deviation:

0.22

Fitted Curve Equation:

$T = 0.74(X) - 27.89$

R²:

0.78

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 70 (Total), 36 (Entry), 34 (Exit)

DATA STATISTICS

Land Use:

Hotel (310) [Click for Description and Data Plots](#)

Independent Variable:

Rooms

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

10

Avg. Num. of Rooms:

192

Average Rate:

0.72

Range of Rates:

0.49 - 1.23

Standard Deviation:

0.20

Fitted Curve Equation:

$T = 0.69(X) + 5.95$

R²:

0.80

Directional Distribution:

56% entering, 44% exiting

Calculated Trip Ends:

Average Rate: 86 (Total), 48 (Entry), 38 (Exit)

DATA STATISTICS

Land Use:

Strip Retail Plaza (<40k) (822) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

25

Avg. 1000 Sq. Ft. GLA:

21

Average Rate:

6.59

Range of Rates:

2.81 - 15.20

Standard Deviation:

2.94

Fitted Curve Equation:

$\ln(T) = 0.71 \ln(X) + 2.72$

R²:

0.56

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 120 (Total), 60 (Entry), 60 (Exit)

DATA STATISTICS

Land Use:

Strip Retail Plaza (<40k) (822) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

12

Avg. 1000 Sq. Ft. GLA:

27

Average Rate:

6.57

Range of Rates:

1.88 - 14.23

Standard Deviation:

3.45

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 120 (Total), 61 (Entry), 59 (Exit)

**Restaurant Pad Development
Orangeburg Commons
Fiscal Impact
March 31, 2023**

1. Existing Tax Revenue:

The Orangeburg Commons development currently generates revenues in the amount of approximately \$700,000 to the Town of Orangetown, Rockland County, New York State, the South Orangetown School District, the Orangeburg Fire District, the South Orangetown Ambulance District, the South Orangetown Library, Tappan Library, and the Paramedics. These taxes are based on five (5) separately assessed Condominium Parcels of which, the Restaurant Pad parcels generate approximately \$8,500 in taxes.

2. Proposed Project:

The proposed project consists of constructing restaurants on the two (2) condominium pad sites.

3. Proposed Tax Revenue:

To determine the amount of tax revenue the restaurant pad development project will generate, the market value of the buildings was estimated at approximately \$1,058,000. Based on the Town of Orangetown's Common Level Ratio (CLR) of 37.48%, the Taxable Assessed Value of this project is \$397,000.

The below table illustrates the added revenues the restaurant development project will likely generate to the various Tax Jurisdictions annually after its completion.

Table 1 - Estimated Future Tax Revenue

Tax Jurisdiction	Estimated Assessed Value	2022/2023 Tax Rate/\$1,000	2022/2023 Estimated Tax Revenues
State and Country	\$397,000	7.23752	\$2,873
Townwide Services	\$397,000	4.55241	\$1,807
Town Building Services	\$397,000	0.87111	\$346
Town Outside Highway	\$397,000	3.02386	\$1,200
Town and Nyack Police	\$397,000	10.0076	\$3,973
So O'town Ambulance	\$397,000	0.232833	\$92
Orangeburg Fire	\$397,000	4.70737	\$1,869
Tappan Library	\$397,000	1.6137	\$641
Paramedic	\$397,000	0.398682	\$158
Sewer Debt Service	\$397,000	0.70781	\$281
S Orangetown CSD	\$397,000	72.833393	\$28,915
S Orangetown Library	\$397,000	0.508198	\$202
Orangeburg Hydrant	\$397,000	0.6769	\$269
RC Solid Waste	non-ad valorem		\$65
Total			\$42,626

As noted, the total estimated additional tax revenues for the proposed restaurant pad development project is approximately \$34,100 per year.

It is not likely that development on the two (2) restaurant pad sites will require any significant service increases from the Town, County or New York State. The restaurant buildings will have internal fire suppressors systems and security systems, thereby reducing the potential need for fire and police protection. Further and since there is no residential aspect of the Proposed Action, the School District revenue would be a net revenue increase of approximately \$29,000 per year.

BHATT THAKKAR ENGINEERING DPC

1456 Ferry Road, Suite 603
Doylestown, PA 18901
P. 215.766.8280
F. 215.434.5280

April 19, 2023

Geraldine N. Tortorella, Esq.
Hocherman, Tortorella & Wekstein LLP
One North Broadway, Suite 400
White Plains, New York 10601

RE: Stormwater/Sewer Statement for Amended Site Plan for Orangeburg Commons – proposed Two pad sites – Concept Plan CP-16 & CP-16A prepared by Bhatt Thakkar Engineering, DPC, last revised 4/12/23. ARNA Project - 230002801

Dear Ms. Tortorella:

We have prepared the above referenced Concept Plans based on the approved Shops at Orangeburg Commons project, and as requested have evaluated potential stormwater and sanitary sewer related impacts due to the proposed site plan changes.

Reference is made to the fully approved Shops at Orangeburg Commons Site Plan set (Rev.#11, 2/17/16) for comparison. Said plan set was modified for the current Concept Plan CP-16, last revised 4/12/23.

The summary table below includes the stormwater and sanitary sewer related statistics to facilitate the evaluation by comparison.

Items:	Site Plan		Reduction
	Shops @ Orangeburg Commons	Concept Plan CP-16	
Impervious Coverage	478,002 SF	476,508 SF	1,494 SF
Development Coverage	65.5%	65.29%	0.21%
Total Floor Area	243,150 SF	241,359 SF	1,791 SF
Floor Area Ratio	0.333	0.330	0.003
Sewer Usage	51,000 GPD	≤ 51,000 GPD	-

Based on the above summary, a reduction of impervious coverage allows the project to maintain the existing SWPPP. The NYDEC stormwater water quality/quantity requirements have been met.

The proposed mix of uses and their respective sizes shown on Concept Plan CP-16 is not anticipated to exceed the previously estimated sewer usage of 51,000 GPD for Orangeburg Commons.

BHATT THAKKAR ENGINEERING DPC

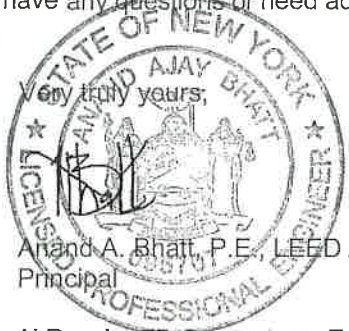
1456 Ferry Road, Suite 603

Doylestown, PA 18901

P. 215.766.8280

F. 215.434.5280

If you have any questions or need additional information, please do not hesitate to call us at (267) 733-7840.



Ajay A. Bhatt, P.E., LEED AP
Principal

Cc: Al Rossi – FB Orangetown Entities

P:\Accounting\230002801\Office Data\Correspondence\2023-04-19_Stormwater & Sewer Statement.docx

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: (1) Petition for Zoning Text Amendment & (2) Amended Special Permit for Orangeburg Commons

PROPERTY ADDRESS: Orangeburg Commons, NYS Route 303 & Stevens Way & The Shops at Orangeburg Commons, Greenbush Road

TAX LOT ID: 74.15-1-21./1, 21./2, 21./3, 21./4, 21./5, 22

NAME OF APPLICANT: FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC, FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (Collectively, the "FB Orangetown Entities") and FB Greenbush LLC

OWNER OF PROPERTY: Same as Applicant

Land Use Application/Brief Description of Project: (1) Zoning Text Amendment Related to Mixed Use Developments, 4.32(O)(iii)(h)
(2) Amendment of Special Permit for Restaurant (Chipotle) and other commercial space in Orangeburg Commons

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:	The FB Orangetown Entities (the Restaurant will be constructed on Orangeburg Commons Condo Unit 2, which is owned by FB Orangetown Retail Three LLC) and FB Greenbush LLC
Address:	c/o RD Management, 810 Seventh Avenue, 10th Floor, New York, New York 10019
Telephone Number:	(212) 265-6500 x305
E-Mail Address:	arossi@rdmanagement.com
State/Date of Formation:	New York (all entities); Date: 1/19/12 (all FB Orangetown Entities except FB Orangetown Hotel LLC). FB Orangetown Hotel LLC 12/12/11.
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 Supplemental Sheet attached.				
2.				
3.				
4.				
5.				
6.				

PART THREE:

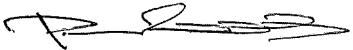
10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who 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 NEW YORK)

I, Richard Birdoff, being duly sworn, deposes and says that I am Manager of the FB Orangetown Entities and FB Greenbush LLC, LLCs 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.

The FB Orangetown Entities & FB Greenbush, LLC

 By: Richard Birdoff, Manager Signature
 of the FB Orangetown Entities

Sworn to and subscribed in my presence
 This 30 day of March, 2023


 NOTARY PUBLIC

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

**Supplemental Sheet – Part Two – Entity Disclosure Form for
FB Orangetown Entities & FB Greenbush LLC**

Name of Individual	Address	Telephone	Email (contact of counsel)	Role in Entity
Richard Birdoff	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MFB Realty LLC; Manager - FB Orangetown Entities and FB Greenbush LLC
Michael M. Ades	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner FB Orangetown LLC and ADSON Group LLC
Joseph A. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner FB Orangetown LLC
Joseph R. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
R. David Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
Billy A. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
The Estate of Jay M. Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MFB Realty LLC; MF Est. LLC
Jason Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Jesse Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Robert P. Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Barbara Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Bruce Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Erica Sue Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Vicki Birdoff	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

111212000 480

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN HOTEL LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Hotel LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **[Suffolk]**.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Ave., 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: December 12, 2011

Steven Z. Nachman
Steven Z. Nachman, Organizer

111212000480

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2011 DEC 12 AM 11:06

Articles of Organization
of

FB ORANGETOWN HOTEL LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by:

Steven Nachman

(Name)

c/o RD Management LLC

810 Seventh Avenue, 10th Floor

(Mailing address)

New York, NY 10019

(City, State and Zip Code)

FILED

2011 DEC 12 PM 12:26

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED DEC 12 2011
TAXS
BY: [Signature]

547

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany, on
May 3, 2017.

A handwritten signature in black ink, appearing to read "B. Fitzgerald", written over a horizontal line.

Brendan Fitzgerald
Executive Deputy Secretary of State

120119000 381

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN HOTEL TWO LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is FB Orangetown Hotel Two LLC

Second: The county within this state in which the office of the limited liability company is to be located is New York.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000 381

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2012 JAN 19 AM 10:06

Articles of Organization
of

FB ORANGETOWN HOTEL TWO LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Steven Nachman
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

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FILED

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STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JAN 19 2012
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BY: ja

ja

408

BARBARA SILBERBERG
RD MANAGEMENT LLC
810 SEVENTH AVE., 10TH FL.
NEW YORK NY 10019

CUST REF: FED779048858299

Enclosed is the information you requested. Your payment of
\$35.00 is hereby acknowledged.

If the name on the enclosed document(s) does not match exactly
with the name of the entity you requested, this office does not
have a record of the exact name you requested. The document(s)
provided appear(s) to be of sufficient similarity to be the
entity requested.

State of New York
Department of State } **ss:**

I hereby certify, that FB ORANGETOWN RETAIL LLC a NEW YORK Limited Liability Company filed Articles of Organization pursuant to the Limited Liability Company Law on 01/19/2012, and that the Limited Liability Company is existing so far as shown by the records of the Department.



*WITNESS my hand and the official seal
of the Department of State at the City of
Albany, this 16th day of July two
thousand and fourteen.*

A handwritten signature in cursive script that reads "Anthony Scardino".

Executive Deputy Secretary of State

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 17, 2014.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

120119000384

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York**.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019**.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

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RECEIVED
2012 JAN 19 AM 10:06

Articles of Organization

of

FB ORANGETOWN RETAIL LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by:

Steven Nachman

(Name)

c/o RD Management LLC

810 Seventh Avenue, 10th Floor

(Mailing address)

New York, NY 10019

(City, State and Zip Code)

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STATE OF NEW YORK
DEPARTMENT OF STATE

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STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.



A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

120119000

346

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL THREE LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail Three LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York.**

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000

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Articles of Organization
of

FB ORANGETOWN RETAIL THREE LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Handwritten scribble

RECEIVED
2012 JAN 19 AM 10:06
Filed by:

Steven Nachman
(Name)

c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)

New York, NY 10019
(City, State and Zip Code)

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED

JAN 19 2012

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BY: _____

Handwritten signature

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STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

120119000360

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL TWO LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail Two LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York.**

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000 360

RECEIVED
2012 JAN 19 AM 10:06

Articles of Organization
of

FB ORANGETOWN RETAIL TWO LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Steven Nachman
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

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STATE OF NEW YORK
DEPARTMENT OF STATE

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BY: LWC

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Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "MFB REALTY LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE THIRTIETH DAY OF MAY, A.D. 2000, AT 9 O'CLOCK A.M.

CERTIFICATE OF AMENDMENT, FILED THE FOURTEENTH DAY OF JULY, A.D. 2005, AT 4:05 O'CLOCK P.M.

CERTIFICATE OF AMENDMENT, FILED THE TWELFTH DAY OF FEBRUARY, A.D. 2008, AT 8 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "MFB REALTY LLC".




Jeffrey W. Bullock, Secretary of State

3236397 8100H
SR# 20181492993

You may verify this certificate online at corp.delaware.gov/authver.shtm1

Authentication: 202231980
Date: 02-28-18

CERTIFICATE OF FORMATION
OF
MFB REALTY LLC

The undersigned, an authorized person for the purpose of forming a limited liability company under the provisions and subject to the requirements of the State of Delaware (particularly Chapter 18, Title 6 of the Delaware Code and the acts amendatory thereof and supplemental thereto, and known, identified, and referred to as the "Delaware Limited Liability Company Act"), hereby certifies that:

FIRST: The name of the limited liability company (hereinafter called the "limited liability company") is MFB REALTY LLC.

SECOND: The address of the registered office and the name and the address of the registered agent of the limited liability company required to be maintained by Section 18-104 of the Delaware Limited Liability Company Act are: Corporation Service Company, 1013 Centre Road, Wilmington, Delaware 19805-1297.

Executed on May 30, 2000.


Eric S. Schoenfeld, Authorized Person

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: MFB REALTY LLC
2. The Certificate of Formation of the limited liability company is hereby amended as follows: Paragraph SECOND is deleted in its entirety, and replaced with the following: The address of the registered office and the name and the address of the registered agent of the limited liability company required to be maintained by Section 18-104 of the Delaware Limited Liability Company Act are: Clark Minker, 710 Yorklyn Road, Hockessin, DE 19707

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 14th day of July, A.D. 2005.

By: 
Authorized Person(s)

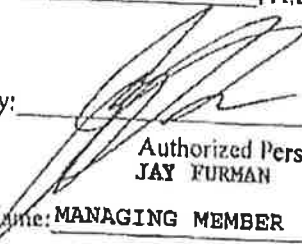
Name: Jay Furman
Print or Type

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: MFB REALTY LLC
2. The Certificate of Formation of the limited liability company is hereby amended as follows:

THE REGISTERED AGENT RECORD HAS CHANGED: FROM CLARK MINKER, 710 YORKLYN ROAD, HOCKESSIN, DELAWARE 19707 TO: CORPORATION SERVICE COMPANY, 2711 CENTERVILLE ROAD SUITE 400, WILMINGTON, DE 19808

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 6 day of DECEMBER, A.D. 2007.

By: 
Authorized Person(s)
JAY FURMAN
Name: MANAGING MEMBER
Print or Type

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of
the Department of State, at the City of
Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

99122800057

ARTICLES OF ORGANIZATION

GSC 45

OF

FB ORANGETOWN LLC

Under Section Two Hundred Three of the Limited Liability Company Law

The undersigned person, acting as an organizer of the limited liability company hereinafter named, sets forth the following statements.

FIRST: The name of the limited liability company (the "Company") is FB Orangetown LLC.

SECOND: The county within the State of New York in which the office of the Company is to be located is the County of New York.

THIRD: The Company is not to have a specific date of dissolution in addition to the events of dissolution set forth in Section 701 of the New York Limited Liability Company Law.

FOURTH: The Secretary of State of the State of New York is designated as agent of the Company upon whom process against it may be served. The post office address within or without the State of New York to which the Secretary of State of the State of New York shall mail a copy of any process against the Company served upon him is c/o RD Management Corp. 810 Saynath Avenue, 28th Floor, New York, New York 10019, Attention: Richard J. Birdoff.

Signed on December 27, 1999.

Jeanette C. Luoh
Jeanette C. Luoh, Organizer

547134 1

REC-22 66 1113 PM BIRMINGHAM

991228000587

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ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN LLC

Under Section Two Hundred Three of the Limited Liability Company Law

Dec 29 12:56 PM '99
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Dec 28 12:19 PM '99

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED DEC 28 1999

MXS
BY: *[Signature]* a.B

Filed by

Buer Marks & Upham LLP
805 Third Avenue
New York, New York 10022
Cust Perf# 530413G5T

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STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of
the Department of State, at the City of
Albany, on June 22, 2011.

A handwritten signature in black ink, appearing to read 'Daniel E. Shapiro'.

Daniel E. Shapiro
First Deputy Secretary of State

GW-13

F990809000430

ARTICLES OF ORGANIZATION
OF
ADSON GROUP, LLC

Under Section 203 of the Limited Liability Company Law:

FIRST: The name of the limited liability company is ADSON GROUP, LLC.

SECOND: The county within the state in which the office of the limited liability company is to be located is Nassau.

THIRD: The latest date on which the limited liability company is to dissolve is December 31, 2040.

FOURTH: The Secretary of State is designated, as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served-upon him or her is:

Robert Ades
33 Pond Park Road
Grant Neck, New York 11023

FIFTH: The effective date of the Articles of Organization shall be the date of filing with the Secretary of State.

SIXTH: The limited liability company is to be managed by 1 or more members.

IN WITNESS WHEREOF, this certificate has been subscribed to
this 9th day of August, 1999 by the undersigned who affirms that the
statements made herein are true under the penalties of perjury.

Lawrence A. Kirsch

Lawrence A. Kirsch, Attorney in Fact

GW13

990809000430

ARTICLES OF ORGANIZATION

OF

ADSON GROUP, LLC

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED AUG 09 1999

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BY: PEM

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Filed by:

Aug 9 1 01 PM '99

Martin Bergstein
450 Seventh Avenue,
Suite 2906
New York, New York 10123

3

990809000451

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

New York State
Department of State
Division of Corporations, State Records
and Uniform Commercial Code
41 State Street
Albany, NY 12231
www.dos.state.ny.us

140115000 415

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211 of the Limited Liability Company Law

FIRST: The name of the limited liability company is: MF Est. LLC

If the name of the limited liability company has been changed, the name under which it was organized is: FMB Family Limited Liability Company.

SECOND: The date of filing of the articles of organization is: February 4, 1999.

THIRD: The amendment effected by this certificate of amendment is as follows: (Set forth each amendment in a separate paragraph providing the subject matter and full text of each amended paragraph. For example, an amendment changing the name of the limited liability company would read as follows: Paragraph First of the Articles of Organization relating to the limited liability company name is hereby amended to read as follows: First: The name of the limited liability company is ... (new name) ...)

Effective January 1, 2014, Paragraph SIXTH of the Articles of Organization relating to management of the entity is hereby deleted in its entirety and replaced with the following:

SIXTH: The limited liability company is to be managed by (check appropriate box):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers.

X Barbara Silberberg
(Signature)

Barbara Silberberg
(Type or print name)

Authorized Signer
(Title of signor)

DOS-1358 (Rev. 6/06)

415

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
MF EST. LLC

Under Section 211 of the Limited Liability Company Law

Filed by: Barbara Silberberg
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

Ida
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JAN 15 2014
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FEE 2
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2014 JAN 15 AM 10:07

442

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

110630000 099

New York State
Department of State
Division of Corporations, State Records
and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231
www.dos.state.ny.us

CERTIFICATE OF CHANGE OF

MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211-A of the Limited Liability Company Law

FIRST: The name of the limited liability company is:

MF EST. LLC

If the name of the limited liability company has been changed, the name under which it was organized is: _____

SECOND: The date of filing of the articles of organization is: FEBRUARY 4, 1999

THIRD: The change(s) effected hereby are: *(Check appropriate statement(s))*

The county location, within this state, in which the office of the limited liability company is located, is changed to: _____

The address to which the Secretary of State shall forward copies of process accepted on behalf of the limited liability company is changed to read in its entirety as follows: Jay Furman
C/O RD MANAGEMENT LLC, 810 SEVENTH AVE, 10TH FLOOR, NEW YORK, NY 10019

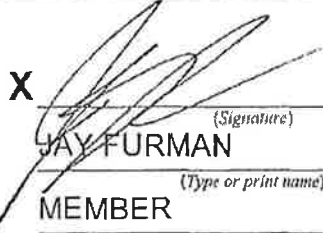
The limited liability company hereby: *(check one)*

Designates _____
as its registered agent upon whom process against the limited liability company may be served.
The street address of the registered agent is: _____

Changes the designation of its registered agent to: _____
The street address of the registered agent is: _____

Changes the address of its registered agent to: _____

Revokes the authority of its registered agent.

X 

(Signature)
JAY FURMAN

(Type or print name)
MEMBER

(Title of signer)

110630000099

CERTIFICATE OF CHANGE
OF

MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211-A of the Limited Liability Company Law

Filed by: STANLEY TANZER
(Name)
810 SEVENTH TH AVE, 10FL
(Mailing address)
NEW YORK, NY, 10019
(City, State and ZIP code)

NOTE: This form was prepared by the New York State Department of State for filing a certificate of change by a domestic limited liability company. You are not required to use this form. You may draft your own form or use forms available at legal supply stores. The Department of State recommends that legal documents be prepared under the guidance of an attorney. The certificate must be submitted with a \$30 filing fee made payable to the Department of State.

(For office use only)

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JUN 30 2011
TAXS
BY: MBL

096

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

CSC 45

F990204000600

ARTICLES OF ORGANIZATION

OF

FMB FAMILY-LIMITED LIABILITY COMPANY

Under Section 203 of the New York Limited Liability Company Law

FIRST. The name of the limited liability company is FMB FAMILY LIMITED LIABILITY COMPANY.

SECOND. The county within this state in which the office of the limited liability company is to be located is Nassau.

THIRD. The latest date on which the limited liability company is to dissolve is December 31, 2050.

FOURTH. The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o Barbara Murray, 115 Cedar Avenue, Hewlett Bay Park, NY 11557.

FIFTH. The effective date of the Articles of Organization shall be the date of filing.

SIXTH. The limited liability company is to be managed by (check appropriate box)

1 or more members

A class or classes of members

1 or more managers

A class or classes of managers

IN WITNESS WHEREOF, this certificate has been subscribed this 4th day of February 1999, by the undersigned who affirms that the statements made herein are true under the penalties of perjury.

Karl Wagner
Karl Wagner, Organizer

F990204000600

CSC 45

ARTICLES OF ORGANIZATION

OF

FMB FAMILY LIMITED LIABILITY COMPANY

UNDER SECTION 203 OF THE NEW YORK LIMITED LIABILITY COMPANY LAW

FILED

FEB 4 3 40 PM '99

1cc

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED FEB 04 1999

TAXS

BY: pal

pal

Filed By

NEWMAN TANNENBAUM HELPERN
SYRACUSE & HIRSCHTRITZ LLP
900 Third Avenue
New York, New York 10022
(212) 508-6700

123 926596

2

990204000634

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on March 25, 2016.



Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

F 990709 0 00 438
Affidavit of Publication

County of Nassau, }
State of New York. } SS:

AMEL JOHNSON, being duly sworn, deposes and says that she is the Principal Clerk of The Publisher of

The ~~Wanted~~ Wanted ~~Seafora~~ Seafora Citizen

a weekly newspaper published at WANTAGLI in the County of Nassau, in the State of New York, and that a notice, a printed copy of which is hereto annexed, has been published in said newspaper once in each week for

Six (6) weeks viz:

4/22/29/1999

5/6/13/20/27/1999

WDC#314

Sworn to before me this 27th day

of MAY 19 99

Marie Taylor
Notary Public, State of New York

Notice of LLC: First Family Limited Liability Company, Arts of Org. filed NY Sec. of State on 02/24/99, Filing of, Inc. in Nassau Co. Sec. of State. Attached as app. of LLC upon this public record it may be served. Sec. of State and may copy of any process to c/o Attorney General, 115 Cedar Avenue, New York, NY 10038. Latest date upon which the LLC is in effect: 12-31-2000. Purpose of LLC: to acquire, own, develop, lease, finance, manage, and sell real estate and to acquire and manage other assets.
WDC 22164 4/22, 28, 5/4, 13, 20, 27

MARIE TAYLOR
NOTARY PUBLIC, State of New York
No. 017A5075210
Qualified in Nassau County
My Commission Expires 3/31/01

F 990709 0.00 438

AFFIDAVIT OF PUBLICATION

FOR

FMB FAMILY LIMITED LIABILITY COMPANY

Pursuant to Section 206 of the New York Limited Liability Company Law

1cc
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JUL 0 9 1999
TAX S _____
BY: LAS

**Filer: Newman Tannenbaum Helpert Syracuse & Hirschtritt
900 Third Avenue
New York, New York 10022-4775**

2
DRAWDOWN

990709 0 00 467
NCR

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STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

Affidavit of Publication

F 990709 0 00 443

STATE OF NEW YORK }
COUNTY OF NASSAU, } "

.....Joyce MacMonigle.....
being duly sworn deposed and say that she is the Principal Clerk
of THE LEADER: a weekly newspaper published in Freeport,
New York, in the County of Nassau, in the State of New York, and
that a notice, a printed copy of which is hereunto annexed, was
published in said newspaper once for (.....six.....) successive
weeks, viz:

April 22, 29, May 6, 13, 20 & 27, 1999

Name of LLC: FMB Family Limited Liability
Company, A/C of C/L, Inc. NY Sec. of State on
02-04-99. Princ. off. loc. in Nassau Co. Sec. of
State designated as off. of LLC. All other
places occupied may be served. Sec. of State
shall mail copy of any process to c/o Business
Mural, 115 Cedar Avenue, Hempstead Harbor,
NY 11557. Latest date upon which the LLC is to
dissolve: 12-31-2000. Purpose of LLC: to develop,
own, develop, lease, finance, manage, oper-
ate and sell real estate and to acquire and
manage business assets.
B. E. 668 of 4/22/29, 5/6, 13, 20, 27

.....*Joyce MacMonigle*.....
Sworn to before me this27th. day

.....of May, 19 99.
.....*Erin E. Groder*.....
Notary Public Nassau County, N.Y.

E. ANNE CROSSER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR5974442
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES *07/24/01*

1

F990709 0 00 443

AFFIDAVIT OF PUBLICATION

FOR

FMB FAMILY LIMITED LIABILITY COMPANY

Pursuant to Section 206 of the New York Limited Liability Company Law

lee
STATE OF NEW YORK
DEPARTMENT OF STATE

FILED JUL 09 1999

TAX S

BY:

LAS

**Filer: Newman Tannenbaum Helpern Syracuse & Hirschtritt
900 Third Avenue
New York, New York 10022-4775**

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990709 0 00 472

DRAWDOWN

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STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on March 25, 2016.



Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

f 010209000 508

CSC 45

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
FMB FAMILY LIMITED LIABILITY COMPANY**

Under Section 211 of the Limited Liability Company Law

FIRST: The name of the limited liability company is: FMB Family Limited Liability Company.

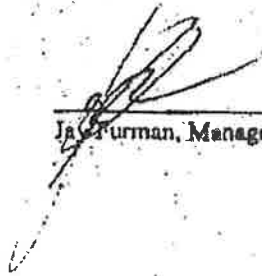
SECOND: The date of filing of the Articles of Organization is: February 4, 1999.

THIRD: The amendment effected by this Certificate of Amendment is as follows:

✓ Paragraph First of the Articles of Organization relating to the name of the limited liability company is hereby amended to read as follows:

"The name of the limited liability company is MF Est. L.L.C."

IN WITNESS WHEREOF, the undersigned has subscribed this Amendment this 7th day of February, 2001.



Jay Furman, Manager

C:\CertOfAmend-ArtOfOrg-fmb.wpd

010209000 568

CERTIFICATE OF AMENDMENT

OF

FME FAMILY LIMITED LIABILITY COMPANY

Under Section 211 of the Limited Liability Company Law

CSC 45

FILED BY:- R.D. MANAGEMENT CORP.
810 Seventh Avenue
28th Floor
New York, NY 10019
Cust. Ref#998261CST

DRAWDOWN

10 11 11 01

Lu
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED FEB 10 2008
TAXS _____
BY: S.B.

010209000 593

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STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on November 5, 2013.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

131105000451

ARTICLES OF ORGANIZATION

OF

FB GREENBUSH LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is FB Greenbush LLC.

Second: The county within this state in which the office of the limited liability company is to be located is New York.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: November 4, 2013.

Barbara Silberberg
Barbara Silberberg, Organizer

451

Articles of Organization
of

FB GREENBUSH LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Barbara Silberberg
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

ICC
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED NOV - 5 2013
TAX S _____
BY: MT

RECEIVED
2013 NOV - 5 PM 12: 05

2013 NOV - 5 PM 12: 45

FILED

482

FILING RECEIPT

=====

ENTITY NAME: FB GREENBUSH LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: NEWY

=====

FILED:11/05/2013 DURATION:***** CASH#:131105000482 FILM #:131105000451
DOS ID:4482626

FILER:

EXIST DATE

BARBARA SILBERBERG
C/O RD MANAGEMENT LLC
810 SEVENTH AVENUE 10TH FLOOR
NEW YORK, NY 10019

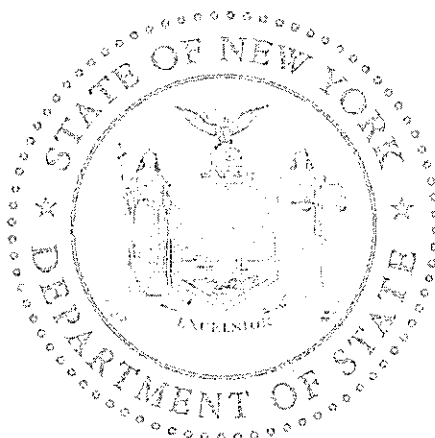
11/05/2013

ADDRESS FOR PROCESS:

C/O RD MANAGEMENT LLC
810 SEVENTH AVENUE
NEW YORK, NY 10019

10TH FLOOR

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

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SERVICE COMPANY: ** NO SERVICE COMPANY **

SERVICE CODE: 00 *

FEES 260.00

FILING 200.00
TAX 0.00
CERT 0.00
COPIES 10.00
HANDLING 50.00

PAYMENTS 260.00

CASH 0.00
CHECK 0.00
CHARGE 260.00
DRAWDOWN 0.00
OPAL 0.00
REFUND 0.00