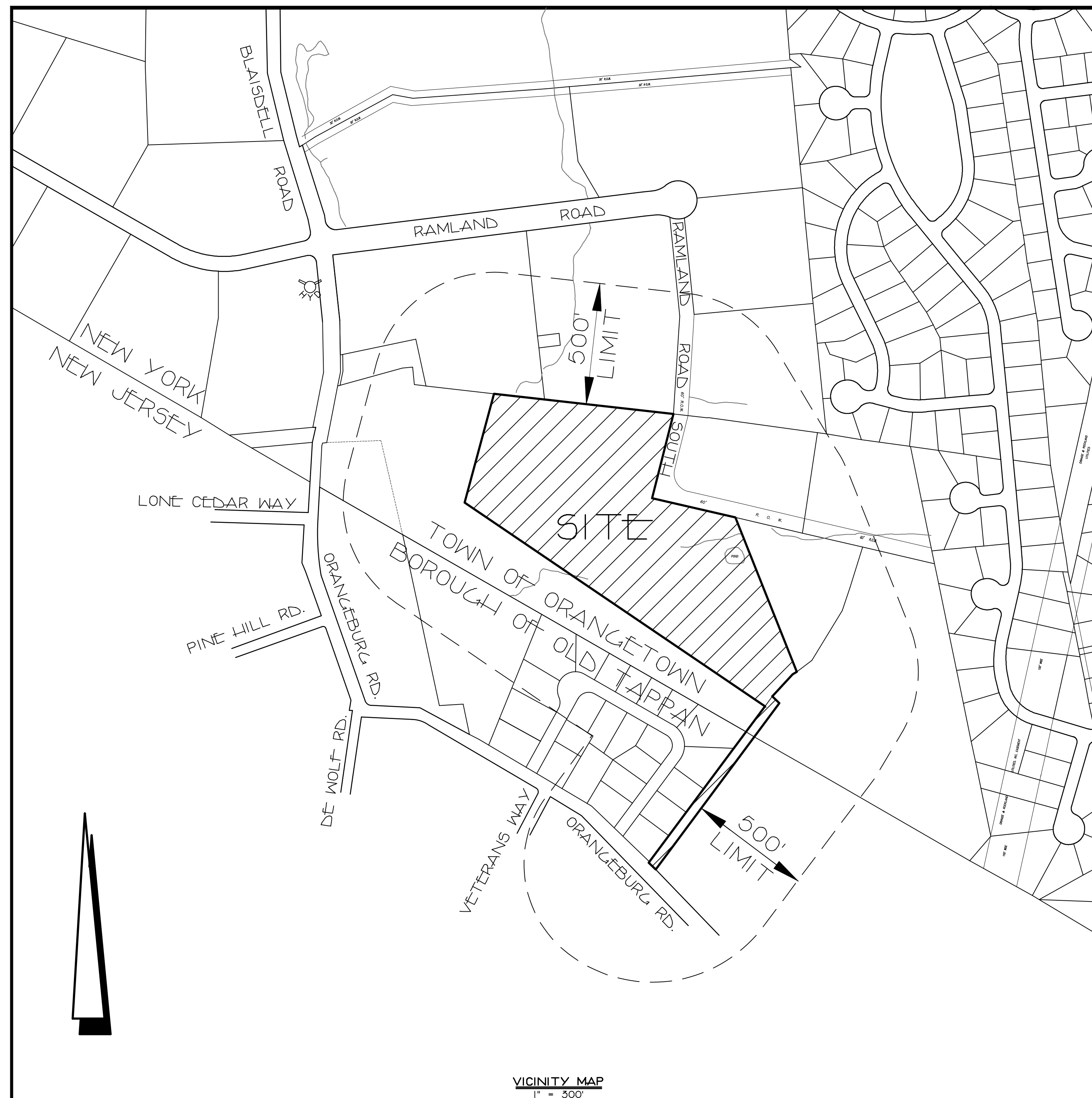
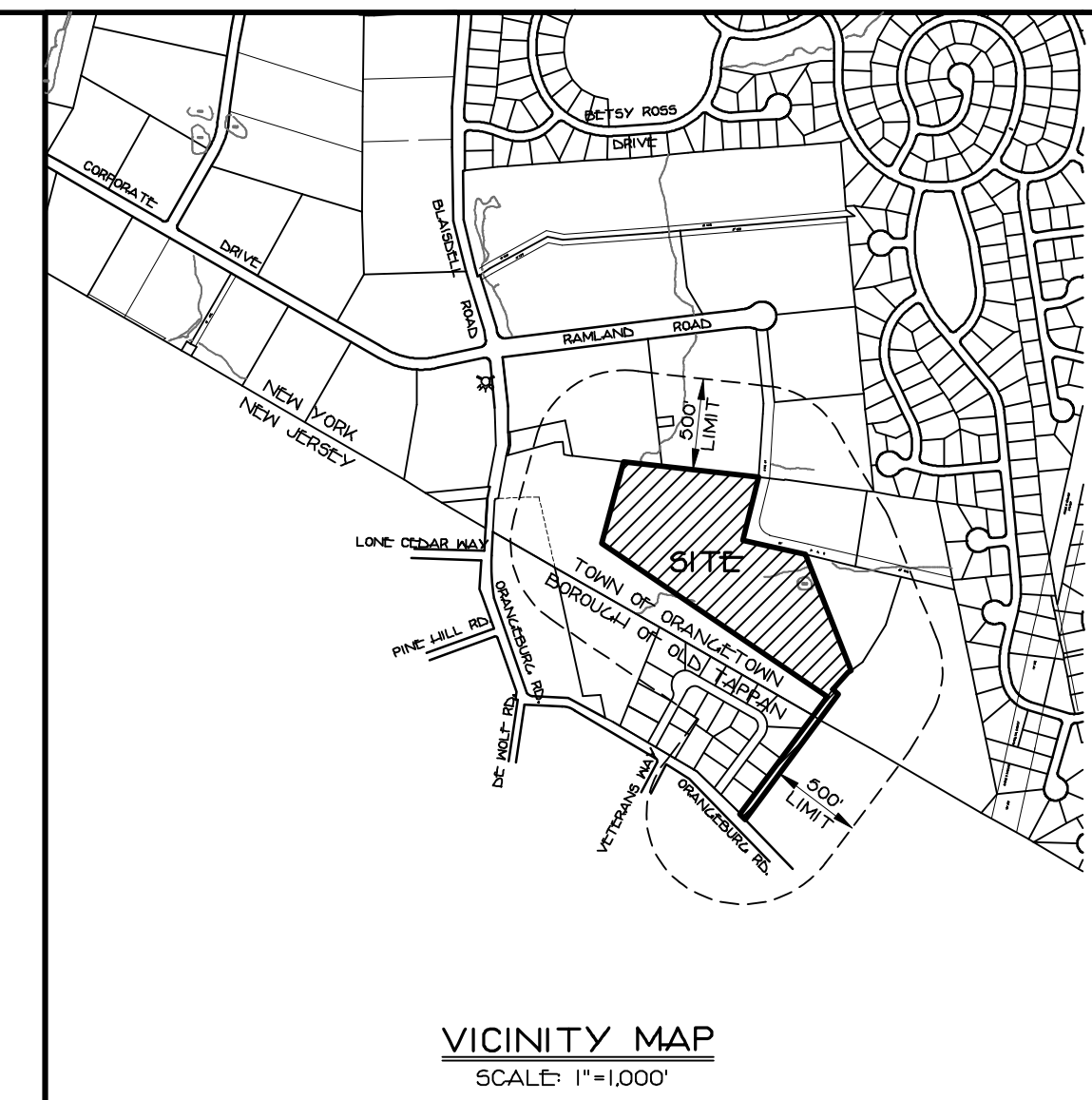


NOTES :

1. THIS IS LOT 5, BLOCK 1, SECTION 7&08 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
2. TOTAL AREA OF TRACT: 0.27446 SF. = 18,9955 ACRES
3. ZONE: L10
4. PROPOSED USE: DAY CAMP
5. DATUM: USGS
6. RECORD OWNER: SAMLOR LLC 1170 SUSSEX ROAD TEANECK, NJ 07666
7. RECORD APPLICANT: REGESH LLC 36 RAYMOND AVENUE SPRING VALLEY, NY 10977
8. SCHOOL DISTRICT: PEARL RIVER CENTRAL SCHOOL DISTRICT
FIRE DISTRICT: ORANGETOWN FIRE DISTRICT
WATER DISTRICT: SUEZ WATER, N.Y. INC.
LIGHTING DISTRICT: ROCKLAND AND ORANGE
SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
9. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 2391EM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
10. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS, AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

MA - TOV DAY CAMP



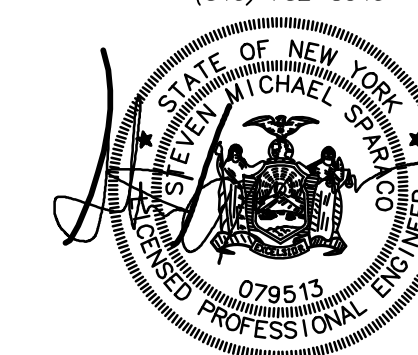
SCHEDULE OF DRAWINGS

DRAWING NO.	DESCRIPTION
#1	TITLE SHEET
#2	OVERALL SITE PLAN
#3	PART PLAN
#4	EXISTING CONDITIONS

TITLE SHEET
FOR
MA-TOV DAY CAMP
LOCATED IN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

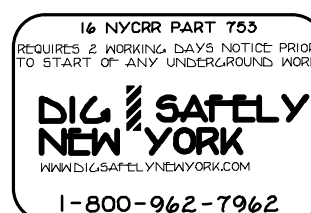
- 1-REV: PER CLIENT'S ATTORNEY - 02/02/22
- 2-REV: REMOVE TEMP. TENTS 01/10/23
- 3-REV: REVISED BULK TABLE PER COMMENTS 02/13/23
- 4-REV: ADD PARKING 05/25/23



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WYDLS1@GMAIL.COM

FILE #	YB-6501
DATE	JAN. 10, 2022
SCALE	AS NOTED
DWG #	1 OF 4

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



VICINITY MAP
1" = 300'

TAX LOT: SECTION 76.08, BLOCK I, LOT 5

MAP REFERENCE:
A CERTAIN MAP ENTITLED "LANDEV SUBDIVISION"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON
12/27/85 AS MAP#5837.

DEED REFERENCE:
INSTR # 2011-6826 (P10)
2015-7799
2003-71980
2002-11126
2008-46093

AREA
ORANGETOWN = 827,446 SF.
= 18.9955 ACRES
OLD TAPPAN = 27,077 SF.
= 0.6216 ACRES
TOTAL = 854,523 SF.
= 19.6171 ACRES

VARIANCE REQUESTED FOR THE 300' BUFFER
FOR SUMMER CAMPS PER SECTION 43.52B
AS LISTED IN THE CHART BELOW.

BUILDING	OFF-SET
OFFICE / PRESCHOOL CENTER	71.8'
DANCE STUDIO	104.6'
STORAGE BUILDING	103.4'
CHANGING ROOM	156.7'
ARTS & CRAFTS	58.2'
GYM BUILDING	71.9'
PAVILION EATING AREA	84.5'
SHED	73.3'
MAINTENANCE SHACK	5.8'

PARKING CALCULATION:
1 SPACE / 5 CAMPERS
800 CAMPERS / 5 = 160 PARKING SPACES REQUIRED

PARKING SPACES PROVIDED = 31 PERMANENT SPACES
80 TEMPORARY SPACES
19 OVERFLOW SPACES
130 TOTAL PARKING SPACES

FLOOR AREA RATIO CALCULATIONS:
GROSS FLOOR AREA / LOT AREA = F.A.R.
30,864 SF / 827,446 SF = 0.0375 (0.04)

BULK TABLE

LIO	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO
REQUIRED	87,120	300	150	100	100	200	100	0.40
PROPOSED	827,446	969.69	403.0	58.2*	156.7	757.4	5.8*	0.04

* EXISTING NON-CONFORMING
* MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (1.68X25+14.58' MAX HEIGHT ALLOWED)

BULK TABLE FOR PROPOSED PAVILION

LIO	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO
REQUIRED	87,120	300	150	100	100	200	100	0.40
PROPOSED	827,446	969.69	403.0	3.31	34.7**	N/A	27.2	0.04

** VARIANCE REQUIRED FOR AN INCREASE IN NON-CONFORMITY FROM ZONING CHAPTER 43, SECTION 9.2
*** VARIANCE REQUIRED FOR EXTENSION OF NON-CONFORMITY FOR AN INCREASE OF 3,200 SF. FROM ZONING CHAPTER 43, SECTION 9.34
**** VARIANCE REQUIRED FOR SIDE YARD LESS THAN 300' FROM ANY LOT LINE FROM ZONING CHAPTER 43, SECTION 4.32 (B).

GRAPHIC SCALE
0 30 60 90 120 150 180

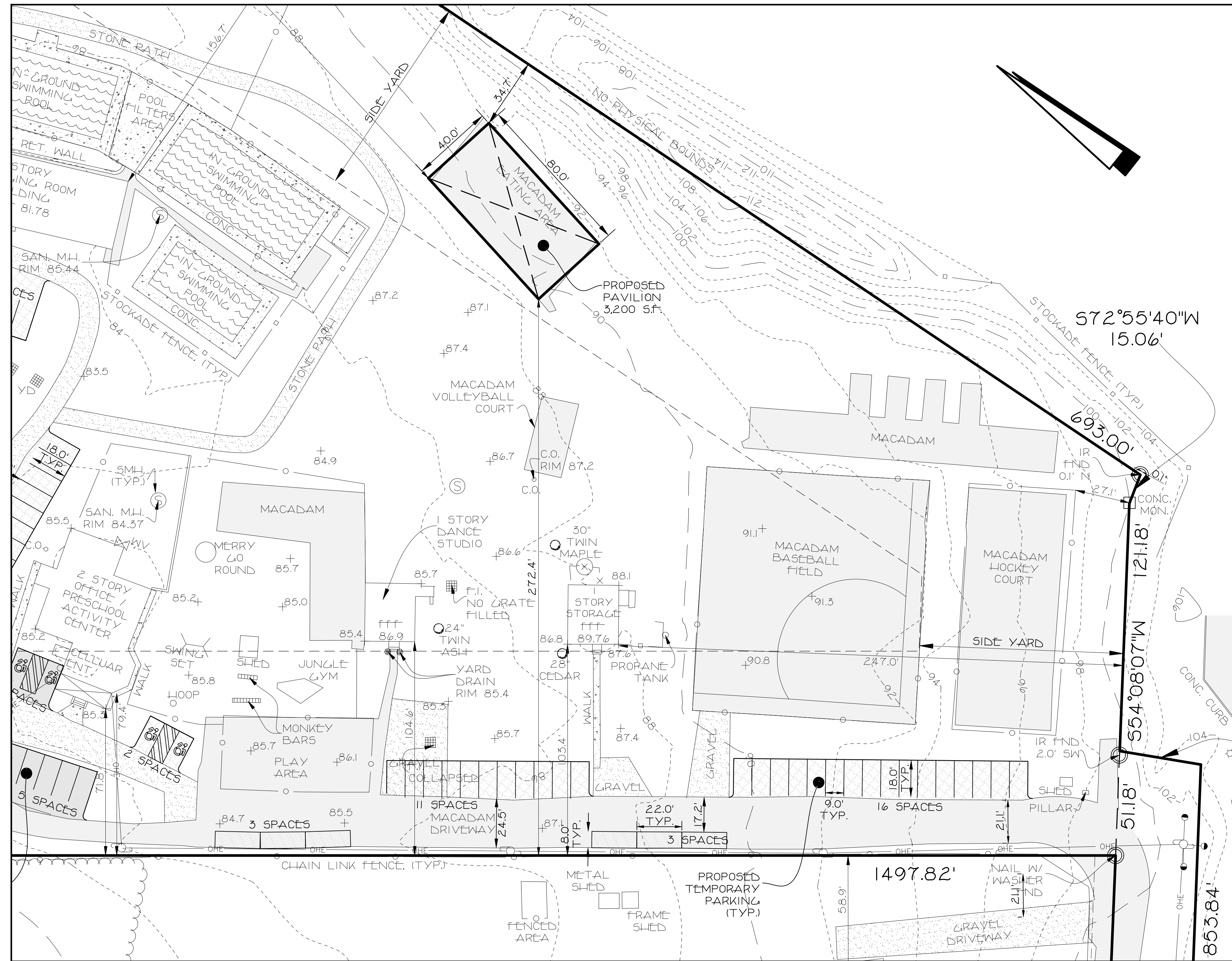
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYGR PART 753
REQUIRED 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIY SAFELY NEW YORK
WWW.DIYSAFELYNEWYORK.COM
1-800-962-7962

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

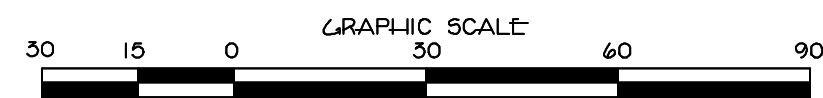
SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5903
SPARACO.STEV@SELSNY.COM WYLS19@MIL.COM

FILE # YB-6501
DATE JAN. 10, 2022
SCALE 1" = 60'
SHEET 2 OF 4

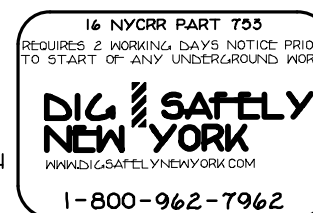


PART PLAN
1"=30'

PAVILION SITE PLAN
PART PLAN FOR
MA-TOV DAY CAMP
LOCATED IN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

- 1-REV: PER CLIENT'S ATTORNEY - 02/02/22
- 2-REV: REMOVE TEMP. TENTS 01/10/23
- 3-REV: REVISED BULK TABLE PER COMMENTS 02/13/23
- 4-REV: ADD PARKING 05/25/23

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 918
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WYLS1@GMAIL.COM

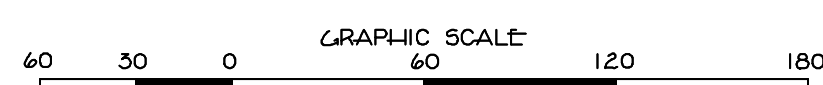
FILE #	YB-6501
DATE	JAN. 10, 2022
SCALE	1" = 30'
DWG #	3 OF 4

TAX LOT: SECTION 76.08, BLOCK I, LOT 5

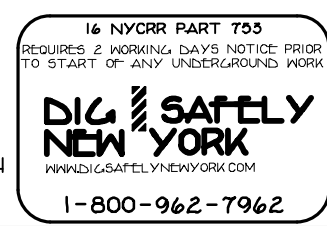
MAP REFERENCE
A CERTAIN MAP ENTITLED "LANDEV SUBDIVISION"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON
12/27/85 AS MAP #5837.

DEED REFERENCE
INSTR #2011-6826 (PIQ)
#2015-7799
#2003-71980
#2002-11126
#2008-46093

AREA
ORANGETOWN = 827,446 SF.
= 18.9955 ACRES
OLD TAPPAN = 27,077 SF.
= 0.6216 ACRES
TOTAL = 854,523 SF.
= 19.6171 ACRES

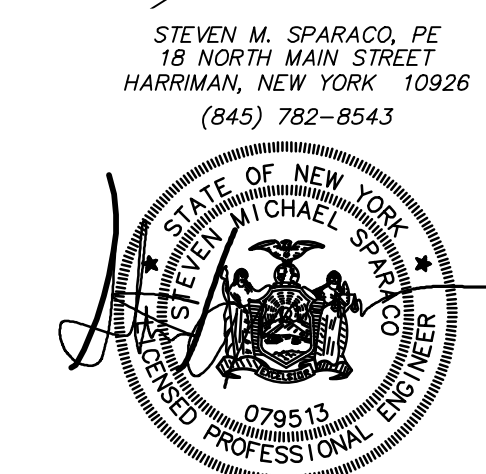


ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE ENGINEERING LAW. COPIES OF THIS MAP NOT HAVING THE SURVEYOR OR ENGINEER SEAL SHALL BE CONSIDERED UNLAWFUL.

GEORGE D. LANGBERG, PLS #05091



EXISTING CONDITIONS PLAN FOR
MA-TOV DAY CAMP
LOCATED IN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

- 1-REV: PER CLIENT'S ATTORNEY - 02/02/22
- 2-REV: REMOVE TEMP. TENTS 01/13/23
- 3-REV: REVISED BULK TABLE PER COMMENTS 02/13/23
- 4-REV: ADD PARKING 05/25/23

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 918
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WYLS1@GMAIL.COM

FILE # YB-6501
DATE JAN. 10, 2022
SCALE 1" = 60'
DWG # 4 OF 4