

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

<i>Please check all that apply:</i>	
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input checked="" type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: Subaru Distribution Center Expansion

Street Address: 6 Ramland Road

Tax Map Designation:

Section: 73.20 Block: 1 Lot(s): 23&25

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Ramland Road, approximately
1,250 feet East of the intersection of Blaisdell Road, in the
Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>18.77</u>	Zoning District <u>LIO Light Industrial</u>
School District <u>Pearl River</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District <u>Pearl River</u>	Sewer District <u>Orangetown</u>

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

2 new entry signs. One is 11'-6-7/8" by 8'-11" and the other is 6'-1-3/8" by 4'-8-3/4".

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

Date: 2/6/2024 Applicant's Signature: [Signature]



APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: January 25, 2024 Section: 73.20 Block: 1 Lot: 25

Applicant: Subaru

Address: 6 Ramland Rd, Orangeburg, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.11 LIO Use Table

Column 5, Refers LO Use Table, 30 sf allowed (one side) 60 sf allowed (two sides) with 95 sf proposed.

One Variances required

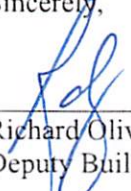
Comments:

Two new signs

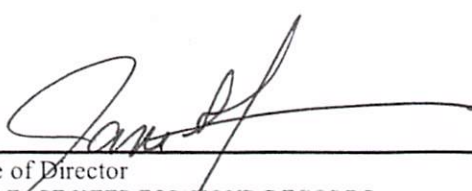
Dear Subaru:

Please be advised that the Building Permit Application # p24-4578, which you submitted on January 10, 2024, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector




Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

1/26/24
Date
CC: Liz DeCort
Debbie Arbolino

⌞ ×

Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Export All to CSV

ELECTION DISTRICT: 51

IS	PRINT KEY	NAME	ADDRESS
489	73.16-2-34	Aley Palal	80 Minute Man Cir,Orangeburg, NY 10962
489	73.16-2-35	Mykola Olshevskyy	267 Trenton Pl,Orangeburg, NY 10962
489	73.16-2-36	Jisha Anoop	268 Trenton Pl,Orangeburg, NY 10962
489	73.16-2-37	Kevin B Nagle	269 Trenton Pl,Orangeburg, NY 10962
489	73.16-2-38	Allan Essenfeld	270 Trenton Pl,Orangeburg, NY 10962
489	73.16-2-39	Marc Greenbaum	271 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-11	Robert Diercks	255 Betsy Ross Dr,Orangeburg, NY 10962
489	73.20-1-12	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
489	73.20-1-13	Edgardo T Talatala	257 Betsy Ross Dr,Orangeburg, NY 10962
489	73.20-1-14	Richard J Kostik	258 Betsy Ross Dr,Orangeburg, NY 10962
489	73.20-1-15	Khurum J Dar	261 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-16	Stephen G Del Savio	262 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-17	Margaret Leavey Skvorec	263 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-18	Andrew W Palladino	264 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-19	The Salvation Army	440 West Nyack Rd,West Nyack, NY 10994
489	73.20-1-20	Demitrios Rakas	266 Trenton Pl,Orangeburg, NY 10962
489	73.20-1-21	Michael Weir	79 Minute Man Cir,Orangeburg, NY 10962
489	73.20-1-22	Joseph M Palmieri	78 Minute Man Cir,Orangeburg, NY 10962
489	73.20-1-24	1547 CSR - Orangeburg LLC Fifteenfortyseven Critical Sys	96 Freneau Ave,Matawan, NJ 07747
489	73.20-1-25	Subaru Distributors Corp	6 Ramland Rd,Orangeburg, NY 10962
489	73.20-1-26	Ramland Road Associates LLC	35 W Jefferson Ave,Pearl River, NY 10965
489	73.20-1-28	EastCoast BLR 1993 LLC	3 Reuten Dr,Closter, NJ 07624
489	74.17-1-1	Krysovatiy Abduraimova	86 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-2	Maura Blake	87 Minuteman Cir,Orangeburg, NY 10962
489	74.17-1-3	Joann Tosi	88 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-4	Yiannis Andreopoulos	52 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-17	Eunsook Park	71 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-18	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
489	74.17-1-56	William Gallagher	133 Constitution Dr,Orangeburg, NY 10962
489	74.17-1-57	Rafael Bien	135 Constitution Dr,Orangeburg, NY 10962
489	74.17-1-58	Gregory Stewart	155 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-59	Regina Hennessy-McGrath	154 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-60	Brenda Polombo	153 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-66	Mercedes M Arias	145 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-67	Ronald Beaubrun	144 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-68	Xiaofeng Gong	143 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-69	Thomas Buckley	142 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-70	Jeffrey L Berger	141 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-71	Hal Skelley	140 Valley Forge Pl,Orangeburg, NY 10962
489	74.17-1-72	Pevel O Santos	139 Penn Ct,Orangeburg, NY 10962
489	74.17-1-73	Patrick Mc Ilmurray	138 Penn Ct,Orangeburg, NY 10962
489	74.17-1-74	Brendan Kenefick	137 Penn Ct,Orangeburg, NY 10962
489	74.17-1-75	Jose Molina	136 Penn Ct,Orangeburg, NY 10962
489	74.17-1-76	Martin Dolphin	135 Penn Ct,Orangeburg, NY 10962
489	74.17-1-77	John Ferriello	134 Penn Ct,Orangeburg, NY 10962
489	74.17-1-78	Yoonja Moon	74 Minuteman Cir,Orangeburg, NY 10962
489	74.17-1-79	Rachel Leopold	75 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-80	Mitchell D Shalom	76 Minuteman Cir,Orangeburg, NY 10962
489	74.17-1-81	John Borucinski	77 Minute Man Cir,Orangeburg, NY 10962

RECEIVED

FEB 15 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

D E C I S I O N

ZBA #96-93

**TO: Subaru Distributors Corporation
6 Ramland Road
Orangeburg, New York 10967**

FROM: ZONING BOARD OF APPEALS: TOWN OF ORANGETOWN

RE: Appeal from denial by building inspector. Application of Subaru Distributors Corporation for erection of a replacement sign. The following variance is requested:

- (1) Section 3.11, LIO District refers to LO District, Column 5, #11, allows for one sign 30 S.F. per side, 60 S.F. both sides. Proposed is 43.1 S.F. one side and 86.2 S.F. total both sides.

Premises involved is located on the north side of Ramland Road approximately 1200 feet from the intersection of Ramland Road and Blaisdell Road, in the hamlet of Naurausaun, Rockland County, New York. Section 73.20, Block 1, Lot 25. This is a LIO Zoning District.

Heard by the ZONING BOARD OF APPEALS of the Town of Orangetown at a meeting held on Wednesday, November 6, 1996 at which time the Board made the following determination:

Steven Rowland and Donald Brenner appeared and testified.

The applicant presented the following:

1. Plans for proposed replacement sign by Steven Rowland & Associates, PC, dated June 19, 1996.
2. A letter from Subaru Distributors Corp. to Donald Brenner, Esq. dated October 30, 1996.

The applicant testified that Subaru Corp. has an existing brand sign for which a variance was obtained (ZBA #82-08) on February 3, 1982 for a 32 S.F. sign (64 S.F. double sided). Subaru has changed its brand sign nationally. They feel the new sign is more pleasing in which the internal illumination shines through the individual letters and star cluster. This new sign is a monument mounted sign which will replace the pole mounted sign that now exists. There was some confusion when this application was first submitted as to which Boards it was required to appear before. As a result of this confusion the applicant has appeared before the ACABOR and received their approval. Based upon this approval and the applicant's belief that this was the only Board they needed approval from the sign was purchased. It was later determined that the sign required a variance and thus an appearance before this Zoning Board of Appeals was also required. There is a large tree near the proposed area for the sign and the Board was reassured that there is no need to cut down this tree. This particular Subaru Corp. office is now the new corporate headquarters for all Subaru Distributors. There is also some confusion as to the requested size of the proposed sign. This proposed sign is designated by Subaru nationally as a P32 sign. This designation indicates that according to Subaru's calculations this sign is only 32 S. F. per side and 64 S.F. total both sides. The building department has determined that according to the Orangetown Code the sign is 43.1 S.F. one side and 86.2 S.F. total both sides. Subaru has entered into contract to erect the sign and the sign itself has been purchased by Subaru Corp.

TOWN OF ORANGETOWN

96 DEC 20 PM 2:30

The Board members made a personal inspection of the premises on Saturday, November 2, 1996 and found them to be properly posted and as generally described on the application.

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

FINDING OF FACTS:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact that:

- 1 The requested variance is minor in nature and in fact has received a variance for the existing sign..
2. The applicant has purchased the sign and entered into contract for the installation of the sign based on the belief that this was an approved application.
3. The benefit sought cannot be acheived by any other option that is feasible for the applicant to pursue as this is a nationally approved sign for Subaru Distributors Corporation.
4. The requested variance will not have a negative impact nor adversely affect the surrounding neighborhood as this is a replacement of an existing sign and the new sign is less noticable.

DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED:

(i) The foregoing variances are granted in accordance with, and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Approval of the Board is strictly limited to the specific approval of the variances requested but only to the extent granted herein and subject to those conditions, if any, upon which such approval was conditioned are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board soley for informational and verification purposes relative to the variances being requested.

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

TOWN OF ORANGE

96 DEC 20 PM 2:22

TOWN OF ORANGE

ZBA #96-93 pg. 3.

(v) The foregoing variances will lapse if the contemplated construction for which the variances are granted is not substantially implemented within one year of the date this decision is filed; it being clearly understood and agreed that the mere obtainment of a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution was presented and moved by Ennio Munno and seconded by Alfred Visalli and carried as follows: Ennio Munno, aye; Alfred Visalli, aye; John Duffy, aye; William Mowerson, aye; and Dominic Filippone, nay.

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

DATED: November 6, 1996

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

BY: 

John A. Bosco, Board Clerk

DISTRIBUTION:

Applicant
Town Board Members
ZBA Members
Supervisor
Town Attorney
Deputy Town Attorney
OBZPAE
Building Inspector

Town Clerk
Highway Department
Assessor
Dept. of Environmental
Mgmt and Engineering
Supervising Clerk
PB, ZBA, ACABOR Chairmen

TOWN CLERK'S OFFICE

'96 DEC 20 9:12:03

TOWN OF ORANGETOWN

2. Post

D E C I S I O N

ZBA #97-26

**TO: Precise International
15 Corporate Drive
Orangeburg, New York, 10962**

FROM: ZONING BOARD OF APPEALS: TOWN OF ORANGETOWN

RE: Appeal from denial by building inspector. Application of Precise International for determination that proposed use will conform to applicable Performance Standards.

- (1) Section 4.11 and 10.334, Light manufacturing uses subject to Performance Standards.**

Premises is located on the north side of Ramland Road approximately 1600 feet from the intersection of Blaisdell Road and Corporate Drive in the hamlet of Orangeburg, Rockland County, New York. Section 73.20, Block 1, Lot 25. This is a LIO Zoning District.

Heard by the ZONING BOARD OF APPEALS of the Town of Orangetown at a meeting held on Wednesday, April 16, 1997 at which time the Board made the following determination:

Jan Degenshein, Architect, and David Rhode appeared and testified.

The applicants presented the following:

- 1. Use Subject to Performance Standards Resume of Operations signed by David Rhode, Director, Administration & Logistics, dated February 11, 1997**
- 2. Site Plan and Location Map by Jan Degenshein, Architect, dated February 25, 1997.**
- 3. Letter from the Town of Orangetown Bureau of Fire Prevention, signed by Cliff W. Parker, Chief, dated May 19, 1997.**

The applicant testified that the corporation was a distributor of Swiss Army Nives, watches and precision instruments; that the only manufacturing done is to imprint customer requested data on the products, such as name and addresses and advertising messages; that this operation was conducted from a building at 15 Corporate Drive in Orangeburg; that applicant has outgrown the space it is now renting and as a result applicant has looked to expand; that Subaru has building space for applicant at Ramland Road in Orangeburg; that location is ideal due to its proximity to Corporate Drive and allows the operation to be conducted from both sites; and that the overcrowding and the parking problems at 15 Corporate Drive would be eliminated by this move. The Board reviewed the Performance Standards as submitted.

The Board members made a personal inspection of the premises on Sunday April 13, 1997 and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 909 of the General Municipal Law of the State of New York was received.

The proposed action is classified as "an unlisted action" as defined by Section 617.2(KK) of the State Environmental Quality Review Act ("SEQRA"). No other agency, other than the Orangetown Zoning Board Of Appeals, will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Dominic Filippone, seconded by Alfred Visalli, the Board unanimously adopted a Resolution declaring the Board as Lead Agency

The Zoning Board of Appeals, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement ("DEIS") will not be prepared. The reasons supporting this determination are as follows; the proposed action does not significantly affect air quality, surface or ground water quality, noise levels, drainage or existing traffic patterns. In addition it will have no impact upon the aesthetics, agricultural or cultural resources of the neighborhood and no vegetation, fauna or wildlife species will be affected as a result of the proposed action. Also the proposed action is consistent with the Town's Master Plan and will not have any adverse economic or social impacts upon the Town of Orangetown. On a motion by Dominic Filippone, seconded by Ennio Munno, the Board unanimously adopted the resolution making the foregoing determination.

FINDING OF FACTS:

The Board after personal observation of the property, hearing all the testimony and information provided by the applicant and reviewing same, finds that the testimony and information presented by the applicant with respect to the proposed use does not indicate that any violation of applicable performance standards will occur.

DECISION: In view of the foregoing and the testimony before the Board, the application for determination of conformance with applicable Performance Standards is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A letter of approval from the Orangetown Fire Inspector is issued for this building.

(i) The approval of any variance or Special Permit or a determination of conformance to performance standards is granted by the Board in accordance with, and subject to those facts shown on the plans and information submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.

OWNED BY
TOWN OF ORANGETOWN
97 MAY 22 12:00 PM

TOWN OF ORANGETOWN

ZBA #97-26 pg 3.

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

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction for which the variance is granted is not substantially implemented within one year of the date this decision is filed; it being clearly understood and agreed that the mere obtainment of a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution was presented and moved by Dominic Filippone seconded by John Bohner and carried as follows: Dominic Filippone, aye; Ennio Munno, aye; Alfred Visalli, aye; John Duffy, aye; and Ennio Munno, aye.

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

DATED: April 16, 1997

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

BY:


John A. Bosco, Board Clerk

DISTRIBUTION:

Applicant
Town Board Members
ZBA Members
Supervisor
Town Attorney
Deputy Town Attorney
OBZPAE
Building Inspector

Town Clerk
Highway Department
Assessor
Dept. of Environmental
Mgmt and Engineering
Supervising Clerk
PB, ZBA, ACABOR Chairmen

TOWN OF ORANGETOWN
APR 22 1997

DECISION

PERFORMANCE STANDARDS CONFORMANCE APPROVED with CONDITIONS.

To: Vescom America, Inc.
600 Bradley Hill Road
Blauvelt, New York 10913

ZBA#01-16
Date: 2/21/01

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA#01-15: Application of Vescom America, Inc. pursuant to Sections 4.1 and 10.334 for Use subject to Performance Standards Review. Premises are located at 6 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25; LIO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at meetings held on Wednesday, February 21, 2001, at which time the Board made the determination hereinafter set forth.

Thomas E. McDonough, Anthony Montalbano, Esq., Charles Lutonsky, from Lawler, Matuksy, and Skelly (LMS), Engineers, Joseph Berasi, President of Vescom and Morris Goldberg, agent for owners appeared and testified and presented the following:

1. Resurfacing and Handicap accessibility plan unsigned and 11/19/96
2. Plant relocation plans unsigned and dated 1/27/00.
3. Resume of Operations and Equipment dated January 29, 2001 together with Fire Prevention Supplement, undated.
4. Short Environmental Assessment Form dated 1/29/01.
5. Interdepartmental Memorandum from M.B. Bettman, Chief, Bureau of Fire Prevention to the Zoning Board of Appeals dated .
6. Correspondence from the Town of Orangetown Department of Environmental Management and Engineering to the Zoning Board of Appeals dated .
7. Material Safety Data Sheets.
8. Interior layout plans, unsigned and unsealed.

The Performance Standards Resume of Operations and Fire Prevention Supplement and Environmental Assessment Form were reviewed in detail.

Joseph Berasi testified that Vescom is a subsidiary of a Vescom Group which is a Dutch manufacturing group; that Vescom manufactures wall coverings; that Vescom is presently located in New Jersey, but has outgrown that facility and is looking to relocate in a more suburban site; that Vescom employs 20 employees and plans to hire 10 more by advertising in the Rockland Journal News; that it sells its products in 70 countries and has factories in 4 countries; that the textiles are manufactured in Amsterdam and are received and distributed by Vescom; that a vacuum is used to test the quality of the product; that the ventilation is regulated by the state and county; that all of the facility's equipment is manufactured in Germany; and that the cylinders are clean

Morris Goldberg, agent for the building owner, testified that the entire building is 134,000 square feet and that 29,600 will be occupied by the applicant.

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Charles Lutonsky, LMS representative, testified that under New York State law NYSDEC monitors the facility; that the Department of Health issues the facility a special permit; that the Title 5 of the New York State Environmental Conservation Law covers the permitting for the facility's Volatile Organic Compound emissions; that the VOC emissions are 50% below the threshold of a major facility and do not require a permit; that the facility has filed with the DEC as a minor facility; that the solvent for the ink does emit vapors and heat; that the printer machine is self-cleaning; that the ink on the rollers is reclaimed after cleaning, not discharged as waste; that approximately 2.3 tons of VOCs are emitted per year, while the average major facility emits approximately 25,000 tons; that most of the VOC emissions are from the ink formulation system; and that the facility falls within the NYS Air Toxic guidelines.

Andrew Rodriguez testified that the emissions are low level VOCs; that Vescom is the largest supplier of water base inks; that the water based inks are similar to house paint; that the leftover ink is reused; that 2 gallons of water used to clean printers is discharged into the sewers at 1000/million with no metals; that minimal ink is washed off into the sink; and that the facility is subjected to spot checks by all of the environmental agencies on state, county and federal levels.

The Board members made a personal inspection of the premises on Sunday February 18, and found them to be properly posted and as generally described on the application.

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

At the hearing on February 21, 2001, the Board determined that the proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Zoning Board of Appeals will have any significant involvement in the Performance Standards Conformance Review process, pursuant to Section 617.6 of SEQRA. On motion by Mr. Mowerson, seconded by Mr. Munno, and carried as follows: Mr. Mowerson, aye; Mr. Castagna, aye; Mr. Sullivan, aye; Mr. Munno, aye; and Mr. Duffy, aye, the Board declared itself as Lead Agency for Performance Standards Conformance Review.

The Orangetown Zoning Board as Appeals, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

It will not have a significant impact upon the environment and a DEIS will not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels, drainage or existing traffic patterns. In addition, it will have no impact upon the aesthetics, agricultural or cultural resources of the neighborhood and no vegetation, fauna or wildlife species will be affected as a result of the proposed construction. The proposed action is consistent with the Town's Master Plan and will not have any adverse economic or social impacts upon the Town of Orangetown.

TOWN OF ORANGETOWN

On motion by Mr. Mowerson, seconded by Mr. Munno and carried as follows: Mr. Mowerson, aye; Mr. Castagna, aye; Mr. Sullivan, aye; Mr. Munno, aye; and Mr. Duffy, aye, the Board made a Negative Declaration.

TOWN OF ORANGETOWN

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

Based upon the information contained in applicants' Resume of Operations and Equipment, the Fire Prevention Supplement, The Short Environmental Assessment Form, the letter of the Director of the Orangetown Department of Environmental Management and Engineering concluding there is no reasonable doubt as to the likelihood of applicant's conformance, the other documents presented to the Board and the testimony of applicant's representatives, the Board finds and concludes that conformance with the Performance Standards set forth in Code Section 4.1 will result sufficient to warrant the issuance of a Building Permit and/or Certificate of Occupancy, subject to compliance with the orders, rules and regulations of the Building Department and all other departments having jurisdiction of the premises.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application is **APPROVED** with the **SPECIFIC CONDITIONS** that the applicant adhere to all of the requirements set forth by the Town Fire Safety Bureau and obtain the required approval of the Department of Environmental Management and Engineering for liquid waste discharges; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any buildings plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.

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

10 MAR -6 2:27

TOWN OF ORANGE

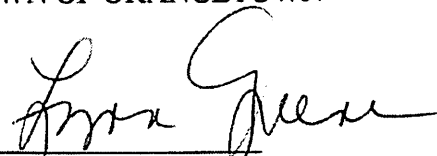
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting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

The foregoing resolution to approve the application for Performance Standards Conformance Approval was presented and moved by Mr. Mowerson, seconded by Mr. Munno, and carried as follows: Mr. Sullivan, aye; Mr. Mowerson, aye; Mr. Munno, aye; Mr. Castagna, aye; and Mr. Duffy, aye.

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

DATED: February 21, 2001

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
LYNN GREENE
ADMINISTRATIVE AIDE

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR - L.P.

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

TOWN CLERK 01-15

01 MAR -6 2001

TOWN CLERK 01-15

DECISION

ENCLOSED LOADING BERTHS AND BUILDING HEIGHT (36') VARIANCES APPROVED

To: Donald Brenner (Subaru Distribution)
4 Independence Avenue
Tappan, New York 10983

ZBA #17-29
Date: April 19, 2017
June 21, 2017
Permit # 46124

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#17-29: Application of Subaru Distribution Corporation for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Group CC, refers to LO District, Column 7, Note 2 of the General Use Table (off street loading berths shall be within completely enclosed buildings) and from Section 3.12, Column 12 (Building Height: 25' permitted, 44' proposed) The business is located at 6 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25; in the LIO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 19, 2017 at which time the Board made the determination hereinafter set forth.

David Sammons, President & CEO, Subaru Corporation, Barry Wells, Vice President, Subaru Corporation, David Bilow, Architect, Diego Villareale, P.E., and Donald Brenner, Attorney, appeared and testified.

The following documents were presented:

1. Plans labeled "Preliminary Site Plan Approval Drawings Subaru Distribution Center Expansion" (12 pages) dated December 22, 2016 not signed or sealed by JMC Planning, Engineering, landscape Architecture & Land Surveying, PLLC.
2. A letter dated April 17, 2017 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Commissioner of Planning.
3. A letter dated April 7, 2017 from the Rockland County Sewer District #1 signed by Joseph LaFiandra, Engineer II.
4. A letter dated March 22, 2017 from the Rockland County Health Department signed by Scott McKane, P.E., Senior Public Health Engineer.
5. A letter dated March 22, 2017 from the Rockland County Highway Department signed by Joseph Arena, Senior Engineering Technician.
6. Fifteen pictures of the area submitted by an abutting property owner.

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

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for this application, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA review and, on April 12, 2017 rendered an environmental determination of no significant adverse environmental impacts to result from the proposed land use action (i.e. a "Negative Declaration" or "Neg Dec."), the ZBA is bound by the Planning Board's Neg Dec and the ZBA cannot review the SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3). The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Ms. Salomon, aye; Mr. Quinn, aye; Mr. Feroldi, aye; Ms. Castelli, aye; and Mr. Sullivan, aye.

Donald Brenner, Attorney, testified that they were before the Planning Board last week and received a preliminary approval and a neg. dec, for Seqra; that they did look for other available spaces in Town to expand into, but nothing was suitable so they purchased the adjacent property; that they have drawings that are showing the changes the Planning Board asked for that the engineer will explain; that the building next door to the west is 60 feet tall; that this is the LIO zone; that Subaru has been good in the community and is a good tax ratable; and that the building will not be seen from Minuteman.

David Sammons, President and CEO, Subaru Corporation, testified that they supply Independent franchise dealers with cars, parts, accessories and training; that since 1981 the growth of Subaru has been huge; that they have increased sales from 20,000 units to 60,000 units and expect more growth with the next 7-8 years; that triple sales has led to more cars on the road' that parts sales are expanding and they need to supply the dealers with parts and to anticipate future growth; that the truck traffic will see a moderate increase; that the new expansion will allow for more efficient loading and unloading of trucks; that Subaru of America contract franchise requires a 300,000 sq. ft. warehouse with certain heights; that they need a 38' clearance for storing and if they lowered the building they would need a bigger foot print; that they cannot excavate down ten or fifteen feet because of the water table; that the warehouse would not be efficient if it had two levels; and that they could berm the property and add more evergreen plantings.

Diego, Villareale, P.E., went over revised plans, showing the changes that the Planning Board requested; showing the red highlight limit; that cul-de-sac at the end of Ramland road; the perimeter of the building, the two driveways; the parking in the front, east and west; that the rear portion is currently undeveloped; that they are proposing to build a 130,000 sq. ft. warehouse and distribution with the access road around the building from Ramland Road; that the upper parking area is at a higher elevation on the eastern side; that the property slopes down to the west; that they are cutting the building into the hillside to allow the building to be at the same elevation of the existing building; that truck circulation will be more efficient; that all docks will be moved to the western side of the building, closer to the Data Center; the east side docks will be eliminated and the south side docks will not be used; that all loading will be done on the western side of the building and trucks will no longer have to go around the building; that typically the loading takes place between 7 A.M. and 7 P.M.; that the natural 100' buffer will remain and an additional 100' will be available on the northern property line with 70 additional evergreen trees; that the upper parking area has been eliminated which allow the 200' buffer; that the additional buffer space to the north eliminated drive aisle and elimination of 60 parking spaces from the original 364 to 321; that in order to increase and use the land banked spaces they would need to appear before the Planning Board; that the grading and topography plan show the changes from 130 to 250'; that the noise should be mitigated by the design of the building; the trucks will load closer to the data center; that there are no mechanicals behind the building; no chillers; that they could supplement the evergreen plantings more and create berms in certain areas; that at one portion the retaining wall covers 18' of the building; that the additional 76 parking spaces will accommodate conferences, sales and technician training classes.

Barry Wells, Vice President, Subaru Corporation, testified that the facility is a distribution center with offices and it is also a training center for technicians and sales people; that the technical training classes are presently limited to 8 people with one or two classes per day or sixteen people; that the sales training is approximately 25 to 30 people with four classes per week but only a few times per year; that technical training is all year and training is usually Monday thru Thursday; that the bays being moved closer to the Data Center will limit noise for the neighbors; that four docks will be for receiving and six trucks can be loaded to leave every evening; that the they own 7 trucks and get deliveries from UPS and A. Duiy Pile; and that having the trucks loaded and ready to leave every evening will be more efficient.

Public Comment:

Joseph Palmieri, 78 Minuteman Circle, testified that he has concerns about noise; that the open bays allow for high lows and noise all day; that the forklifts have noise alarms on them for safety purposes but they can easily be heard all day long from his residence; that the requested height variance is 80% above what is permitted; that they can probably figure out another style addition and that the existing woods are like toothpicks; that the existing buffer is see-through; that presently he see the top of the existing building but a-if this is permitted he will be looking at a solid wall.

Scott Hanson 158 Cowpens Drive, testified that the Planning Board requested that the applicant compromise on the height but they did not budge; they insisted that it was absolutely necessary that they have a forty foot building; that they showed no proof of this; that this abuts residential property and the residents of Betsy Ross knew they were purchasing property abutting a commercial zone but that zone had restrictions of 25' height; that allowing this to move forward devalues our properties; and the bays should have to be enclosed; also the drawings are misleading.

Steve DelSavio, 262 Trenton Place, testified that he has been a resident for 34 years; that he was aware that he purchased residential property near a light industrial zone but that zone does not allow a 44' building; that the applicant knew the zoning restrictions when they purchased the property and they should have been smarter and come to the Board prior to purchase as a contract purchaser and asked if this building could be built; that the hardship is self-created; that if they need this height they should have to build down into the ground 15 or 20 feet to accommodate their needs; that they are more than doubling the traffic, and noise; that there are wetlands back there; that a berm with six foot evergreens won't grow in wetlands; and today there were eight trucks and 3 trailers.

Nicole Schuster, 165 Cowpens Drive, testified that she is very concerned about noise pollution and played a recording from her phone of the air conditioning units behind the Tennis Match; that at 11:00 at night there are no buffers for the noise; that they addressed buffers at the meeting in 2008 but there are no year round buffers; and that noise pollution should be addressed.

Michael Weir, 79 Minuteman Circle, testified that he was never notified of the first meeting; that he did get a notice for this meeting and that is why he is present.

Laura DelSavio, 262 Trenton Place, testified that she is a 34 year resident; that the Data Center has a much larger buffer; that she is concerned about the deterioration of quality of life; that the neighborhood used to be very quiet; that they enjoyed their sunroom, pool and backyard; that she is concerned about security and the increase of strangers to the neighborhood; that property values will change if this causes drainage problems; that she would like to know if a traffic study has been done and she would appreciate it if the Board would defer decision until a study could be done; that she would like to see the height lowered, the loading docks enclosed and adequate time for the public to review the plans before a decision is made.

Joseph Parker, 61 Minuteman Circle, testified that the applicant just stated that the number of employees is 125; that he questions why they need 365 parking spaces; that he did not attend the last meeting but he watched it on you tube; that he is concerned about traffic; that when he drives his kids to school it can take 7 to 10 minutes to get out to Blaisdale; that they should have to reduce the number of parking spaces; that the berms with planting were promised for Crestron and the tennis facility and nothing ever was done; that this is too much too high; and that the applicant should provide a letter from North America Subaru proving that they must have a 300,000 sq. ft. space.

Christine Wood, 78 Minuteman Circle, submitted 14 pictures from several backyards abutting the area; and testified that the 44' building is twice the distance from the residential houses; that the Board should deny extreme buildings; that the applicant has passively threatened moving from the Town; that they fail all five criteria for granting a variance; that it is not the resident's fault that they need an additional 19' in height; that the requested variance is 76% greater than the code permits; the business is intrusive enough with their loading docks not being enclosed and all day long we hear beeping; that losing the 8 acres of forestry and replacing it with a sea of white wall and land banking some parking is not buffering anything at ground level; that the Planning board did not lessen the impact with a berm and plantings; that the residents were never notified about the first meeting; that I informed the Town and then the second notice was sent out during Spring Break and many neighbors had just come home from vacation to the notices; and there was not enough time for many people to make it to the Planning board meeting.

Mitch Shalom, 76 Minuteman Circle, testified that the Board should use common sense; that it doesn't make any sense to have the highest building the closest to residents; and that if they are not anticipating more employees, why do they need so much more parking.

John Borucianski, 77 Minuteman Circle, read an article about Subaru supporting National Wildlife.

Heather Hurley, 202 Hobart Street, Pearl River, testified that she would like to know why they need so much parking with such a little change in the number of employees.

The applicant requested a continuance.

June 21, 2017

The following members were present: Mr. Sullivan, Mr. Bosco, Mr. Quinn, Ms. Salomon, Mr. Feroldi, and Ms. Castelli.

ZBA#17-29: Application of Subaru Distribution Corporation for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Group CC, refers to LO District, Column 7, Note 2 of the General Use Table: (off street loading berths shall be within completely enclosed buildings) and from Section 3.12, Column 12 (Building Height: 25' permitted, 36' proposed) The business is located at 6 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25; in the LIO zoning district.

The following items were submitted for review:

1. SP-5: Preliminary Site Grading Plan dated 02/13/2017 with the latest revision dated of 05/19/2017 signed and sealed by Diego A. Villareale, P.E.
2. SP-1: Cover Sheet with bulk table dated 02/13/2017 with the latest revision date of 05/19/2017 signed and sealed by Diego A. Villareale, P.E.
3. SP-4: Site Layout Plan dated 02/13/2017 with the latest revision date of 05/19/2017 signed and sealed by Diego A. Villareale, P.E.
4. A statement on behalf of Stephen and Laura DelSavio (5 pages).
5. Two computer generated pictures of the property line from north elevation 105 and east elevation 142 submitted at hearing.

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David Sammons, President & CEO, Subaru Corporation, Benjamin Weiss, President, Subaru Corporation, Anthony Garrett, Architect, Diego Villareale, P.E., and Donald Brenner, Attorney, appeared and testified.

Donald Brenner testified that the record should show that the statement form DelSalvio was unsigned; that the applicant has received preliminary approval and a neg dec from the Planning Board; that the Zoning board asked the applicant to re-study the layout and they have done that; that there has been a lot of fear and misinformation going around to worry people; that the notices were sent out wrong at no fault of the applicant and the first hearing was immediately continued; that they have been upfront with the public; that the property is zoned for commercial use; that the use is permitted by right and the hardship is that they are demanded by Subaru to meet the requirements of their agreement; that they did look for other buildings but they did not want to leave the community; and that many of the noise complaints are not related to this applicant.

Diego Villareale, P.E., testified that after the last meeting, they sat down and looked at the overall site plan; that they listened to the Board and the public and worked with the owners and the design team to address your comments; that they have maintained the 100 foot buffer and eliminated the drive aisle and parking along the northern property line; that the eastern side parking lot has been eliminated and increased the buffer substantially from 135 feet to 260 feet; that the green space has been maintained; that to mitigate and screen they have lowered the roof line and adjusted the grade so that the building height has been lowered to 36 feet; that reduction in the grading and berming the north eastern portion of the building, while burying the back portion of the eastern portion of the building where the grade rises the building is 32' and the grade continues to rise and the northeast corner of the building is 17 feet high and the balance of the building is below grade until it meets existing grade with the average height being 27 feet; creative berming on the north eastern side of the building along with additional landscaping with a ten berm and ten feet evergreen plantings on the entire north portion of the building and the eastern side retaining wall and additional evergreen screening of ten foot height will make the building blend in.

Anthony Garrett, Architect, testified that the roof line was lowered from a gable roof with a shallow pitch of 5' slope and redesigned with a steel structure with roof drains that compress it and combined with the berming reduces the height from 44' to 36' and maintained the footprint of the building; that the footprint is required by the clients to meet the interior layout of the building for loading and unloading of materials; that this plan is environmentally sensitive and has no adverse environmental effects; that the northeast corner had the most significant grade change and a 260' buffer which allows the existing trees to remain; and showed the Board a series of photos northern looking south, created by site line sections from east side looking southerly the building façade is exposed at 23 feet; that he had computer generated pictures of what the building would look like from the second story window of existing houses; that two site line sections were done from western trees to the building and with the berm planted with evergreens; that the east portion of the building is sunk into the ground and screened by the buffer and new evergreen berm; that the north east elevation is significantly lower and the second issue of the loading docks being exterior, this design accommodates the exterior docks further away from the residences; that enclosing the loading docks would make the drive and building closer to the residences; that the code calling for enclosing them was because of idling laws; that the loading docks have seals now and this reduces noise tremendously; that the enclosed docking stations for 75' long trucks would limit the buffer line because the turn around and back up areas would have to be increased and it the trucks would be more difficult to maneuver back into the space; that the open loading dock is faster and 10 to 12 trucks a day is not an intense use and the outdoor docks allow the loading doors on the east to not be used; that the new loading area on the west side are further away from the residences and the dock seals instead of shelter and better sound attenuating; that the trucks seal against the door to a closed container truck and there will be very little sound increase; that the changes to the loading docks if they went further down into the ground would mean that they were creating a dysfunctional warehouse from day 1; that the planters are part of the stormwater management system at

grade behind the retaining wall; that they will treat the roof top drainage, very similar to the way a rain garden works; and that these are approved by NYSDEC.

Barry A. Wells, Vice President, testified that there are about 16 trucks a day now in and out of the facility, including vans, fed ex, and other freight trucks; that the limited L & L freight can go out not completely full right now, and in the future they will probably go full; that the size of the trucks might change from 2.4 or 6', but the number of trucks won't change by more than one truck if the business increases by 33%; that the primary supplier has three trucks per day presently; and that their sister company also uses North Atlantic Trucking Co.; that these trucks belong to them and their deliveries leave the warehouse in the evening and return between the hours of 4 A.M. and 7 A.M.; that there are usually three spare trucks on site at night and 9 trucks when everyone returns.

Public Comment:

Laura DelSavio, 262 Trenton Place, testified that she is the property adjacent to the proposed project; that their house is on a quiet cul-de-sac; that they have extremely good memories of quiet peacefulness in their yard; that she is concerned about property values decreasing; that the residents should have an expectation that the 25 foot height requirements would be enforced; that the enclosed loading docks should be expected for the noise protection for the neighbors; that the owners of the property should have investigated all of the codes before purchasing the property; that they have no practical hardship, only inconvenience; that the Town Code is law and should be enforced and she is concerned about the impact of noise and traffic and the burden should be placed on the applicant as to why they purchased property that they knew they could not build a 36' building on; that this is too close to the houses and the variance request should be denied.

Joseph Palmieri, 78 Minuteman Circle, testified that he is insulted by the bait and switch; that the height is not really being lowered, they are just raising the grade around the building; that the pictures they produced are photo shopped; that 60 to 70 foot trees have foliage in the spring and summer but under the trees there is no growth and there is a clear view to the building; for at least 8 months; that the surrounding parking lots is an improvement; that there is still a problem with lighting and they go on at 4 P.M. in the winter; that the noise from the forklifts are terrible and constant; that the beep beep all day is horrible; that the docks should be enclosed.

Bob Gorglione, 42 Valley Forge, testified that he would like to know how more box trucks will there be?; that for 25 years the use seemed to be light duty to truck terminal and the noise is unnerving; that the noise on Cowpens too from the Tennis Court building with its' white roof; that the noise from the forklifts back up alarms are constant and he would in construction for 40 years; that two weeks ago iron workers were banging steel; that the buffers are not enough; that he is located where the 250 foot proposal is and won't see it but the noise now is already horrible, at night they have air ratchets going.

Scott Hansen, 158 Cowpens Drive, Orangeburg, testified that he heard another applicant be told that their request for a sign variance exceeds the permitted amount and that the County is worried about precedent and a requests for similar exemptions; that this request far exceeds the permitted height and a proliferation of buildings like the tennis court that are not compliant the Town Zoning Codes are not reasonable; that the zoning codes are reasonable and should be followed.

Steve DelSavio, 262 Trenton Place, testified that he submitted the written statement and is handing in a signed statement; that the applicant has not proven a hardship that they have stated several inconveniences; that they have stated that Subaru is demanding a certain size warehouse but have provided no proof of that; that they have offered no proof that they exhausted all alternatives; that the variances should not be granted because compliance would decrease the applicants profits; that the Board should consider the rights of the public and the community before considering granting he variances.

Peggy Jordon, 189 Rutgers Road, provided two pictures for the Board to consider; and stated that they say a thousand words; one is an aerial view of Constitution with Creston, Ramland Road and 100' buffer and 100' rear yard with full foliage and another is a house seeing down the driveway to Creston looming behind the house and it shows that it is not advantageous to the houses on that street; that it decreases property values and the photos are exactly what they are afraid of.

Christine Wood, 78 Minuteman Circle, testified that she tired of being lied to ; the number of trucks, raising the grade to change the height of the building, doesn't solve anything; that many of the houses are high ranches and looking out of a second story window is looking out of the living space in most of these houses; that the ZBA has five factors to decide and they fail on all of them; it is noise, ugly and will lower the property values; this proposal is a detriment to all of the residences; that they don't want it or a 40' retaining wall and other areas are available; that notices were put on her shed; that they are lying all the time; that it see through below the high trees; that the majority of people do not want this to happen; Mr. Brenner keeps talking about a 60' building that was approved in May 2013 and since it was not built within a year they lost that variance; and neighbors will be out if it ever comes back.

Demetri Rakas, 266 Trenton Place, testified that he agrees with all of his neighbors; that the moved into his house six months ago; that the hopes to create memories with his family in his back yard; that the pictures are reality and they do show how clearly the building is visible and he hopes the Board does not pass this.

John Borucinski, 77 Minuteman Circle, testified that he support everything his neighbor have said; that he can see the top of the other building from his house and the new one will be even closer.

Pat CcJlmurray, 138 Cowpens Drive, testified that there are trucks parked overnight all the time; that sometimes there are two dozen trucks there; that the trucks waiting to unload in the middle of the night are noisy; that she can see the top of the building from her house; that the lighting is too much; that the 36 foot height is 11 feet higher than permitted; that the Atlantic Trucking Company is parked there at night; that she wonders about the hours of operation; that they should have to switch sites because what is there now is not appropriate.

Margaret Skvorec, 263 Trenton Place, testified that he supports everything his neighbors have said; that he has lived her for 59 years and seen many changes; that he concerned about the wildlife and water and run-off.

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

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

At the June 21, 2017 meeting Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

At this time the Board announced that they had legal questions for the Board's legal counsel, Deputy Town Attorney, Dennis Michaels, which counsel the Board then discussed in an attorney/client confidential meeting, and the Board then convened in private with Mr. Michaels. After the private attorney/client confidential session, the Board announced that they were going to defer decision until a future meeting.

301-550-3444
JUNE 21, 2017
TOWN OF ORANGETOWN

July 19, 2017

Present for the July 19, 2017 meeting: Mr. Sullivan, Mr. Bosco, Ms. Salomon, Mr. Quinn, and Mr. Feroldi. Absent: Ms. Castelli. Also present: Dennis Michaels, Deputy Town Attorney, Ann Marie Ambrose, Stenographer, and Deborah Arbolino, Administrative Aide.

The Board announced that they had legal questions for the Board's legal counsel, Deputy Town Attorney, Dennis Michaels, which counsel they requested be discussed in an attorney/client confidential meeting, and the Board then convened in private with Mr. Michaels.

Mr. Sullivan made a motion to approve the variances as presented in the submission for the June 21, 2017 Zoning Board of Appeals meeting, because similar height variances, and variances for outdoor loading berths, have been granted in the immediate area, and the applicant reduced the proposed height of the building, reduced the visual impact with adequate screening and lowered the height of the roof by making it flatter, and also reduced the traffic nearest the residences by changing the traffic flow; which motion was seconded by Ms. Salomon, adding that she does not remember the Board ever refusing an applicant unenclosed loading berths, that most of the companies in the park have unenclosed loading berths and that she has never seen a company bend over so far to accommodate the requests and concerns of the neighbors; and the rest of the Board agreed with these findings; Mr. Quinn added that he was impressed with the second set of plans that were submitted, because the applicant pulled things in closer to the existing building, changed the grading, and moved the loading areas further away from the neighbors; and the rest of the Board agreed with these findings; and Mr. Bosco added that he did not think that the neighbors would have been happy if the building were lowered but spread out more, because it would be closer to the neighbors; and the Board agreed with these findings; Mr. Quinn, aye, Mr. Feroldi, aye; Mr. Bosco, aye, Ms. Salomon, aye; and Mr. Sullivan, aye.

FINDINGS OF FACT AND CONCLUSIONS:

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

1. The requested enclosed loading berths and building height variances, as modified from the requested 44' to 36', will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The applicant has addressed many of the issues expressed by the public, such as noise from the loading berths, by changing the traffic pattern and loading and unloading further away from the residences. The building height has been lowered by eight feet, and the applicant has added several layers of screening between itself and the buffer. The proposed additional parking that was closest to the residences has been eliminated, and additional screening has been added in that area.
2. The requested enclosed loading berths and building height variances, as modified from the requested 44' to 36', will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant has addressed many of the issues expressed by the public, such as noise from the loading berths, by changing the traffic pattern and loading and unloading further away from the residences. The building height has been lowered by eight feet, and the applicant has added several layers of screening between itself and the buffer. The proposed additional parking that was closest to the residences has been eliminated, and additional screening has been added in that area.

3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested enclosed loading berths and building height variances, as modified from the requested 44' to 36', although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The applicant has addressed many of the issues expressed by the public, such as noise from the loading berths, by changing the traffic pattern and loading and unloading further away from the residences. The building height has been lowered by eight feet, and the applicant has added several layers of screening between itself and the buffer. The proposed additional parking that was closest to the residences has been eliminated, and additional screening has been added in that area.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested enclosed loading berths and building height (36') variances are **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

11/30/2017 10:53 AM
TOWN OF ORANGETOWN


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

The foregoing resolution to approve the application for the requested enclosed loading berths and building height (36') variances was presented and moved by Mr. Sullivan, seconded by Ms. Salomon and carried as follows: Mr. Sullivan, aye; Mr. Feroldi, aye; Mr. Quinn, aye; Mr. Bosco, aye; and Ms. Salomon, aye. Ms. Castelli was absent.

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

DATED: April 19, 2017

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

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

TOWN OF ORANGETOWN
2017 AUG - 1 P 12: 33
TOWN CLERK'S OFFICE

DECISION

SIGN SIZE VARIANCE APPROVED

To: Rick Bohlander (Subaru Signs)
120 Bedford Road
Armonk, New York 10504

ZBA #21-17
Date: February 17, 2021
Permit #50962

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-17: Application of Subaru Distribution Center for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, , Section 3.11, LIO District Column 5 refers to LO District, Column 5, Paragraph 11 (30 sq. ft. permitted, 91.04 sq. ft. proposed for (1) One existing entrance sign that is being re-faced and (2) two wall signs) at an existing distribution center. The property is located at 6 Ramland Road, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 23 & 25 in the LIO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 17, 2021 at which time the Board made the determination hereinafter set forth.

Dain Landon, Attorney, Diego Villareale and Rick Bohlander Engineers JMC, appeared and testified.

The following documents were presented:

1. Site Layout Plan (Phase 2) page #SP-4 dated 01/15.2019 with the latest revision date of 01/19/2021.
2. Plans from Philadelphia Sign dated 06/22/20 with the latest revision date of 07/08/2020 signed and sealed by Frederick Bohlander P.E. (6 pages).

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

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Ms. Castelli moved for a Board determination that the foregoing application seeks area or bulk variances for construction or expansion of a primary, or accessory or appurtenant non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls the application exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review. The motion was seconded by Mr. Valentine and carried as follows: Mr. Bosco, aye; Mr. Valentine, aye; Mr. Bonomolo, aye; and Ms. Castelli, aye. Mr. Quinn and Mr. Sullivan were absent.

Diego Villareale, P.E. testified that this project was before the Zoning Board when they expanded; that the expansion is complete and the building has a new facade; that they are requesting a variance for signage in order to reface the existing monument sign that is 34 square feet and to add two new building signs on the renovated expanded building; that the Subaru

TOWN CLERK'S OFFICE
FEB 19 A 9 11
TOWN OF ORANGETOWN

lettering sign would be 20 square feet; and the logo sign would be 40 square feet; that the building is set back 100 feet from Ramland Road and there is a sixty foot driveway and fifty feet of landscape area between the building and roadway; that the building is 28 feet high and the logo sign will be at the that height; and that within the context of the building the signs are not large.

Public Comment:

No public comment.

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

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

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

FINDINGS OF FACT AND CONCLUSIONS:

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

1. The requested sign size variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The signs on the building are proportionate to the size of the building, which is set back from the road approximately 100' feet with fifty feet of landscaping and the existing monument sign is being refaced.
2. The requested sign size variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The signs on the building are proportionate to the size of the building, which is set back from the road approximately 100' feet with fifty feet of landscaping and the existing monument sign is being refaced.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested sign size variance although substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The signs on the building are proportionate to the size of the building, which is set back from the road approximately 100' feet with fifty feet of landscaping and the existing monument sign is being refaced.

TOWN CLERK'S OFFICE

2021 FEB 19 A 9 11

TOWN OF ORANGETOWN

5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

DECISION: In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested sign size variance is **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN OF ORANGETOWN
FEB 19 A 9 11
TOWN CLERK'S OFFICE

Subaru Distribution Center Signs

ZBA#21-17

Permit #50962

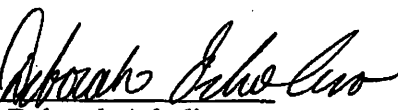
Page 4 of 4

The foregoing resolution to approve the application for the requested sign size variance is APPROVED; was presented and moved by Mr. Bosco, seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; and Ms. Castelli, aye. Mr. Quinn and Mr. Sullivan were absent.

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

DATED: February 17, 2021

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:



APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-D.M.

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

TOWN OF ORANGETOWN
2021 FEB 19 A 9 11
TOWN CLERK'S OFFICE

SIGN INVENTORY

[illegible]

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION	Revised as noted.....	BY	AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962			DWG NUM	B105201	DATE	08.14.23	REVISION	Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....	BY	AW	
				SHEET	1	 SUBARU Retailer Executive Manager Signature: _____ Date: _____			DATE	08.24.23	REVISION	Removed N01, N02, N05 Options 2 and 3. Revised N05.....	

- N01 53" 2019 Illum Logo - 53"h x 9' 0"w (39.8 Sq Ft)
- N02 18" 2019 Illum Blue Channel Letters "SUBARU" - 11' 6-7/8" OAL (17.4 Sq Ft)
- N05 12" Illum Blue Channel Letters "Training Center" - 11' 9-1/4" OAL (11.8 Sq Ft)

Proposed



South Elevation Signs Rendered Proportional to the Photo

Existing

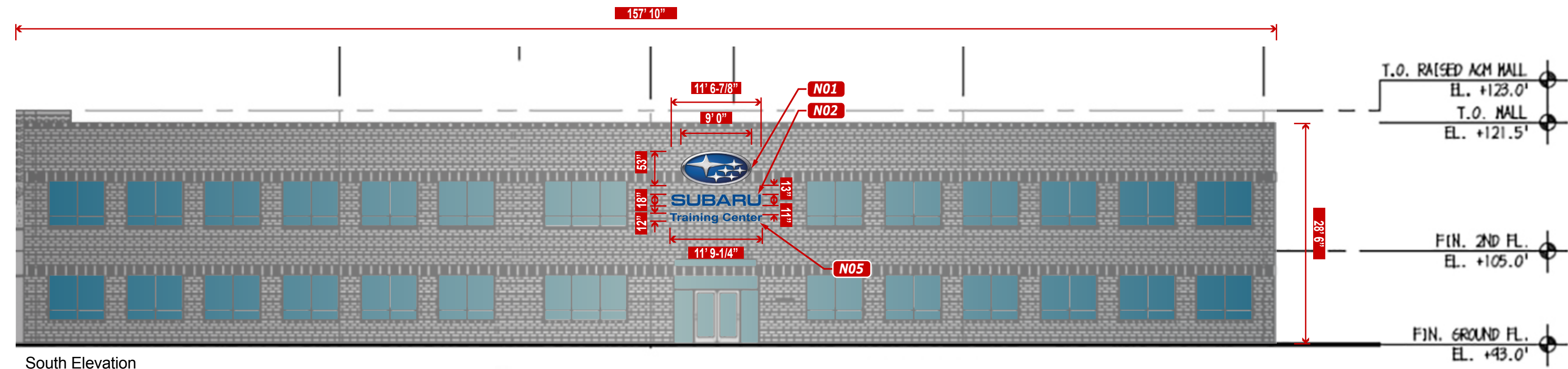


- N01

53" 2019 Illum Logo - 53"h x 9' 0"w (39.8 Sq Ft)
- N02

18" 2019 Illum Blue Channel Letters "SUBARU" - 11' 6-7/8" OAL (17.4 Sq Ft)
- N05

12" Illum Blue Channel Letters "Training Center" - 11' 9-1/4" OAL (11.8 Sq Ft)



South Elevation

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

ALL SIGNS RENDERED PROPORTIONALLY TO THE ELEVATIONS

<div><div></div><div>PHILADELPHIASIGN</div><div>BRINGING THE WORLD'S BRANDS TO LIFE</div></div>	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION	Revised as noted..... Revised N03, N04. Added N01, N02, N05 Options 2 and 3..... Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY	AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962	DWG NUM	B105201	SHEET	3					AW	AW	
											AW	AW	

SUBARU

Retailer Executive Manager Signature: _____

Date: _____

- N03

36" 2019 Illum Logo - 36"h x 6' 1-3/8"w (18.3 Sq Ft)
- N04

12" 2019 Illum Blue Channel Letters "SUBARU" - 7' 8" OAL (7.7 Sq Ft)

Proposed





South Elevation

Signs Rendered Proportional to the Photo

Existing

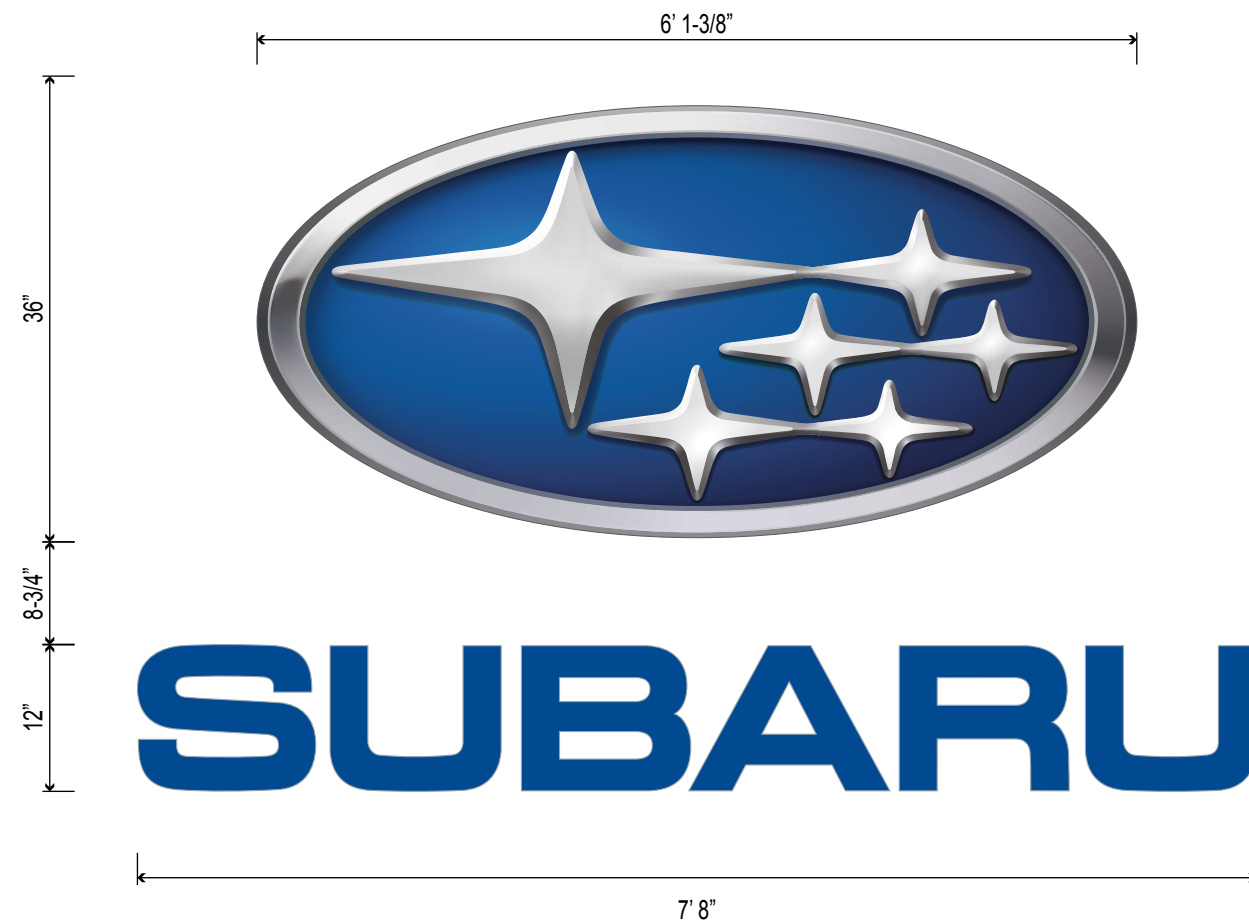


 <div>PHILADELPHIASIGN</div> <div>BRINGING THE WORLD'S BRANDS TO LIFE</div>	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962	DWG NUM	B105201	SHEET	4	08.14.23	Revised as noted.....	AW		
							08.24.23	Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....	AW		
								Removed N01, N02, N05 Options 2 and 3. Revised N05.....	AW		
 SUBARU Retailer Executive Manager Signature: _____ Date: _____											





- N01** - 53" 2019 ILLUM LOGO
 - N02** - 18" 2019 ILLUM CHANNEL LETTERS
 - N05** - 12" 2019 ILLUM CHANNEL LETTERS
- Scale: 1/2" = 1' 0"

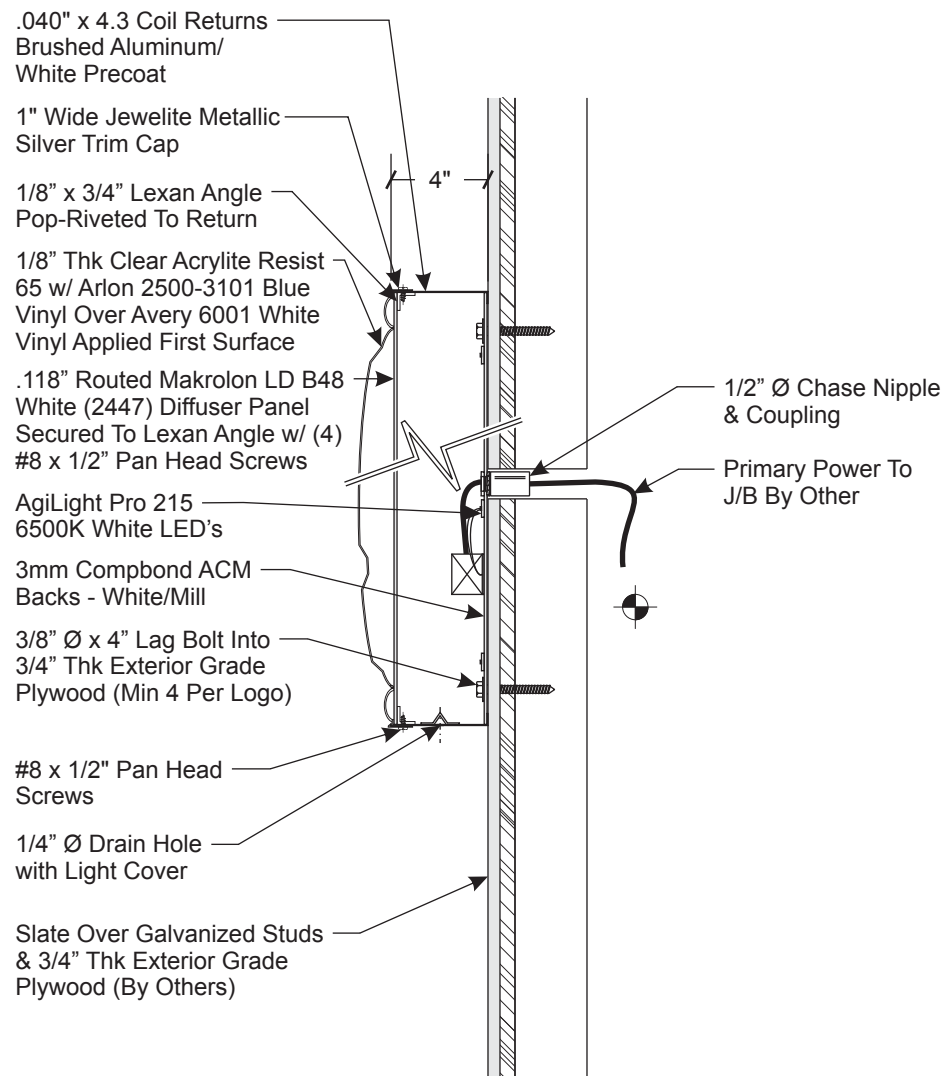
NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.



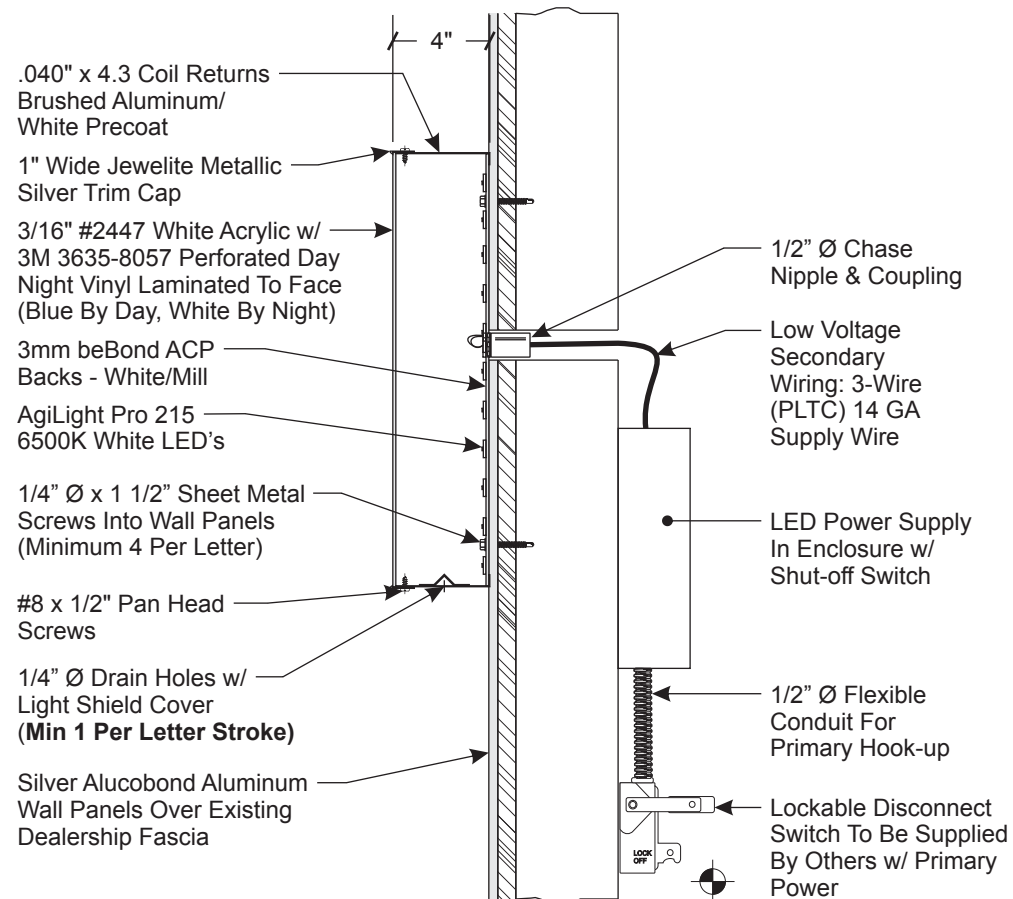
N03 - 36" 2019 ILLUM LOGO
N04 - 12" 2019 ILLUM CHANNEL LETTERS
Scale: 3/4" = 1'0"

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

 <div>PHILADELPHIASIGN</div> <div>BRINGING THE WORLD'S BRANDS TO LIFE</div>	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION		BY		THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962			DWG NUM	B105201	08.14.23	Revised as noted.....		AW			
					SHEET	6	08.24.23	Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....		AW			
								Removed N01, N02, N05 Options 2 and 3. Revised N05		AW			
					 SUBARU Retailer Executive Manager Signature: _____ Date: _____								



LOGO CROSS SECTION
SCALE: 1 1/2" = 1'-0"



LETTER CROSS SECTION
SCALE: 1 1/2" = 1'-0"

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

- STANDARD WALL SIGN NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.
 6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE
Subaru

ADDRESS
**SUB02001 - HQ Region 2 Subaru Distributors Corp
6 Ramland Rd
Orangeburg, NY 10962**

DWG BY
AW

DATE
04.17.23

DWG NUM
B105201

SHEET
7

DATE
08.04.23
08.14.23
08.24.23

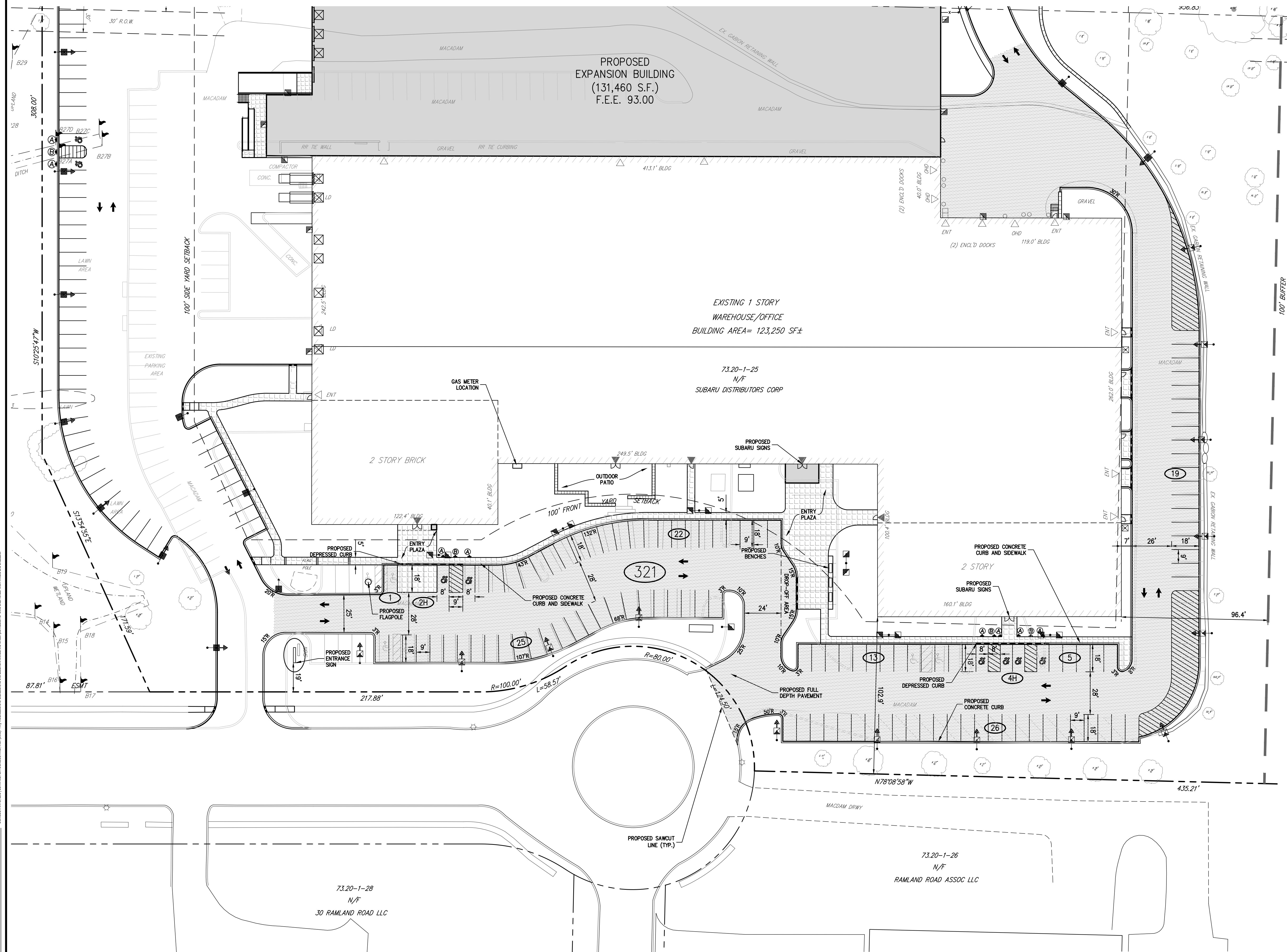
REVISION
Revised as noted.....
Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....
Removed N01, N02, N05 Options 2 and 3. Revised N05.....

BY
AW
AW
AW



SUBARU Retailer Executive Manager Signature: _____ Date: _____

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING CREATED BY P.S.C.O. IT
IS SUBMITTED FOR YOUR PERSONAL
USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY P.S.C.O.
IT IS NOT TO BE SHOWN TO ANYONE
OUTSIDE YOUR ORGANIZATION NOR
IS IT TO BE USED, COPIED, REPRODUCED,
OR EXHIBITED IN ANY FASHION.

VICINITY/ZONING MAP
SCALE: 1" = 2,000'

LEGEND	
	SITE PROPERTY LINE
	ZONING BOUNDARY
	LOT LINE
	COUNTY/STATE BOUNDARY

ORANGETOWN TOWNSHIP ZONING DESIGNATION KEY	
LIO	LIGHT INDUSTRIAL
RG	GENERAL RESIDENCE
RCP-R	RECREATION ZONING DISTRICT
R-15	MEDIUM DENSITY RESIDENCE
R-22	MEDIUM DENSITY RESIDENCE
R-80	RURAL RESIDENCE

TABLE OF LAND USE NOTES:	
(1) VARIANCE GRANTED BY ZONING BOARD 6/21/2017.	
(2) EXISTING NON-CONFORMING.	
(3) HEIGHT BASED ON AVERAGE PROPOSED GRADE AROUND THE PERIMETER OF THE BUILDING.	
(4) TOWN OF ORANGETOWN CODE SECTION 6.41 - FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE BERTH FOR EACH 10,000 SQUARE FEET OF FLOOR AREA OR LESS AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF, SO USED.	
140,268 SF (EXISTING FLOOR AREA) + 145,780 SF (PROPOSED FLOOR AREA) = 286,048 SF / 20,000 SF = 14.30 = 14 TOTAL BERTHS.	
(5) PROPOSED CRITERIA INCLUDES PHASE 1 IMPROVEMENTS.	
(6) REQUIRED PARKING CALCULATIONS: OFFICE GROSS FLOOR AREA = 60,395 S.F. 1 SPACE/200 S.F. = 302 SPACES 27 WAREHOUSE EMPLOYEES 1 SPACE/2 EMPLOYEES = 14 SPACES TOTAL SPACES REQUIRED = 316 SPACES	

TABLE OF LAND USE				
TAX LOT 73.20-1-23 & 25 ZONE - LIO LIGHT INDUSTRIAL - OFFICE DISTRICT USE GROUP "CC" PROPOSED USE: WAREHOUSE WATER DISTRICT: PEARL RIVER SCHOOL DISTRICT: PEARL RIVER SEWER DISTRICT: ORANGETOWN				
(Proposed Column Includes Phase 1 and Phase 2 Improvements)				
DESCRIPTION	(ACRES)	REQUIRED	EXISTING	PROPOSED ⁽⁵⁾
MINIMUM LOT AREA	(ACRES)	2	18.77	18.77
MINIMUM LOT WIDTH	(FEET)	300	833	833
MINIMUM STREET FRONTAGE	(FEET)	150	450	450
MAXIMUM BUILDING HEIGHT: 3 INCHES/FOOT FROM LOT LINE	(FEET)	-	28	36 ⁽⁶⁾⁽⁹⁾ (35.7)
MAXIMUM FLOOR AREA RATIO		0.40	0.18	0.35
MAXIMUM COVERAGE	(%)	75	31	56
MINIMUM YARDS				
FRONT YARD	(FEET)	100	102.9	102.9
SIDE YARD	(FEET)	100	96.4 ⁽²⁾	96.4 ⁽²⁾
REAR YARD	(FEET)	100	512.7	100.0
RESIDENTIAL DISTRICT BUFFER	(FEET)	100	100	100
PARKING SPACES				
STANDARD PARKING SPACES	(SPACES)	308	179	253
ACCESSIBLE PARKING SPACES	(SPACES)	8	6	8
LANDBANKED SPACES	(SPACES)	0	0	60
TOTAL PARKING SPACES	(SPACES)	316 ⁽⁶⁾	185	321
LOADING BERTHS				
TOTAL LOADING BERTHS	(SPACES)	14 ⁽⁴⁾	12	25

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WATERCOURSE LINE
	EXISTING WOODED BUFFER
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED DROP CURB AND RAMP
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED SAWCUT LINE
	PROPOSED LIGHTING FIXTURES

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JAY A. GREENWELL, PLS., LLC, DATED JULY 11TH, 2016 AND SUPPLEMENTED BY NYS AND ROCKLAND GIS INFORMATION.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	RESELECTED
A		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
B		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X

PARKING COMPARISON

	PHASE 1 APPROVED	PHASE 2 PROPOSED
STANDARD SPACES	253	253
ACCESSIBLE SPACES	8	8
LAND BANKED SPACES	60	60
TOTAL SPACES	321	321

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.