

LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- CBCT
- EXISTING CATCH BASIN
- DMH
- EXISTING DRAINAGE MAINHOLE
- EXISTING STORM DRAIN LINE
- SMH
- EXISTING SEWER MANHOLE
- UP
- EXISTING UTILITY POLE
- LP
- EXISTING LIGHT POLE
- LP, FND
- IRON PIPE FOUND

SIGN LEGEND

- DNE
- DO NOT ENTER SIGN
- HC
- HANDICAP SIGN
- S
- SLOW SIGN
- ST
- STOP SIGN
- RP
- RESERVE PARKING SIGN
- NTB
- NO TRUCKS BEYOND THIS POINT SIGN
- SL
- SPEED LIMIT SIGN
- KR
- KEEP RIGHT SIGN
- SPL
- SLOW PARKING LOT SIGN
- DHS
- DHS SYSTEMS SIGN
- GAA
- GREEN ASSEMBLY AREA SIGN
- BAA
- BLUE ASSEMBLY AREA SIGN
- RAA
- RED ASSEMBLY AREA SIGN

TL-74.11-2-4
N/F
PRODUCTO ELECTRIC CORP.
ZONE LIO

1 STORY BRICK WAREHOUSE
79,775 SQ. FT.
ZONE LIO
AREA=9.7768 ACRES

2 STORY OFFICE
BUILDING FOOTPRINT=10,150 SQ. FT.
MEZZANINE FLOOR=7,486 SQ. FT.
TOTAL FLOOR AREA=17,636 SQ. FT.

ZONE R-40
AREA=3.0002 ACRES

KINGS HIGHWAY
PUBLIC RIGHT-OF-WAY

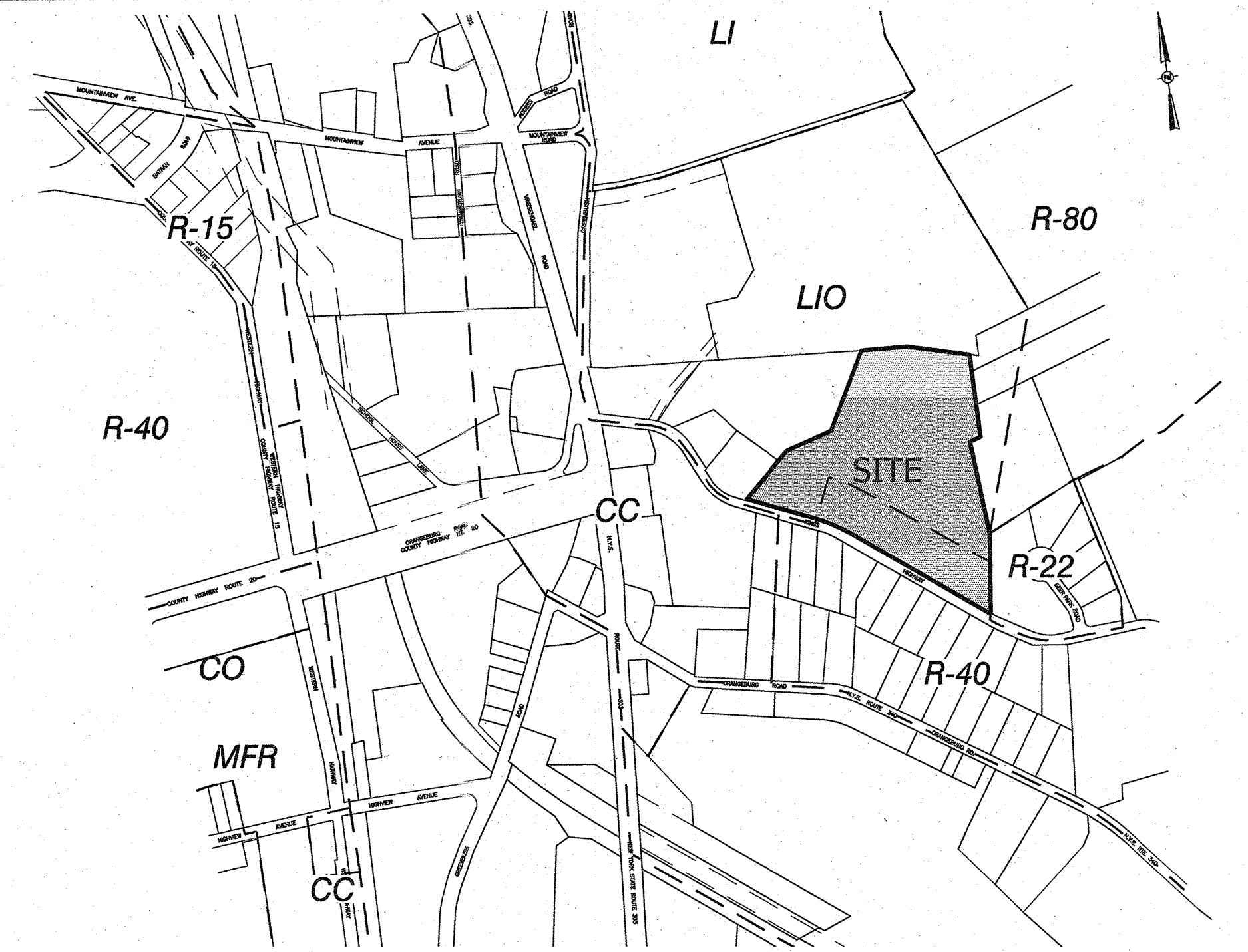
ZONE R-40

REFERENCE:

SUBDIVISION ENTITLED "MINOR SUBDIVISION FOR IRVING MAIDMAN IN ORANGETOWN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 31, 1969, IN BOOK 77, PAGE 38, AS MAP NO. 3823.

SUBJECT TO:

DECLARATION AND COVENANT IN FAVOR OF THE TOWN OF ORANGETOWN FOR SIDEWALKS AND/OR CURBS ALONG KINGS HIGHWAY LIBER 857, PAGE 217 AND LIBER 905, PAGE 22.



VICINITY MAP
SCALE = 1 IN. = 500 FT.

BULK REQUIREMENTS

ZONE: R-40	GROUP: A	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO		0.15	N/A
MAXIMUM DEVELOPMENT COVERAGE		NA	N/A
MINIMUM LOT AREA		40,000 SQ. FT.	130,688 SQ. FT. (R-40 PORTION)
MINIMUM LOT WIDTH		150 FEET	783.9 FEET±
MINIMUM STREET FRONTAGE		100 FEET	783.9 FEET
MINIMUM FRONT YARD		50 FEET	N/A
MINIMUM SIDE YARD		30 FEET	N/A
MINIMUM TOTAL SIDE YARD		80 FEET	N/A
MINIMUM REAR YARD		50 FEET	N/A
MAXIMUM BUILDING HEIGHT		8 IN./FT.	N/A
MAXIMUM NUMBER OF STORIES		2	N/A
MINIMUM LANDSCAPE BUFFER		100 FEET	N/A
(WITHIN 25 FEET OF RESIDENTIAL ZONING DISTRICT)			
MAXIMUM IMPERVIOUS COVERAGE		75%	N/A
MINIMUM OPEN SPACE		25%	N/A

BULK REQUIREMENTS

ZONE: LIO	GROUP: CC	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO		0.40	0.17
MAXIMUM DEVELOPMENT COVERAGE		0.75	0.37
MINIMUM LOT AREA		2.0 ACRES	9.7768 ACRES (LIO PORTION)
MINIMUM LOT WIDTH		300 FEET	448.8 FEET±
MINIMUM STREET FRONTAGE		150 FEET	277.0 FEET
MINIMUM FRONT YARD		100 FEET	275.3 FEET
MINIMUM SIDE YARD		100 FEET	100.9 FEET
MINIMUM TOTAL SIDE YARD		200 FEET	205.0 FEET
MINIMUM REAR YARD		100 FEET	76.6 FEET*
MAXIMUM BUILDING HEIGHT		3 IN./FT. OR 68 FT.	33.5 FEET
MAXIMUM NUMBER OF STORIES		2	2(OFFICE)
MINIMUM LANDSCAPE BUFFER		100 FEET	100± FEET
(WITHIN 25 FEET OF RESIDENTIAL ZONING DISTRICT)			
MAXIMUM IMPERVIOUS COVERAGE		75%	37%
MINIMUM OPEN SPACE		25%	63%

*VARIANCE GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS (NOVEMBER 7, 2001, ZBA#01-108).

REFERENCE:

ALTA/NSPS SURVEY BY ATZL, NASHER & ZIGLER P.C. ON MARCH 2, 2017

TAX MAP REFERENCE:

TOWN OF ORANGETOWN
SECTION 74.11, BLOCK 2, LOT 5

STREET ADDRESS:

UOVO FINE ART STORAGE
33 KINGS HIGHWAY
ORANGETOWN, N.Y. 10962

DISTRICTS:

- SCHOOL DISTRICT
- AMBULANCE DISTRICT
- WATER DISTRICT
- FIRE DISTRICT
- SOUTH ORANGETOWN
- SOUTH ORANGETOWN AMBULANCE CORP.
- BLAUVELT
- ORANGETOWN

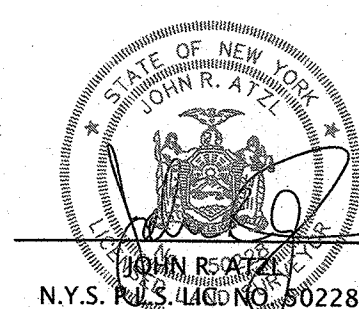
Town of Orangetown
MEETING OF:
MAR 27 2024
PLANNING BOARD

PARKING REQUIREMENTS:

OFFICE - 1 SPACE/200 SF.
WAREHOUSE - 1 SPACE/2 EMPLOYEES OR 300 SF.
OFFICE:
17,636 SF/200 SF. = 88.18 OF 89 SPACES REQUIRED
WAREHOUSE:
84,830 SQ.FT. + 300 SQ.FT. = 283 SPACES REQUIRED OR
8 EMPLOYEES/2 = 4 SPACES REQUIRED
PARKING REQUIRED = 93 SPACES REQUIRED
EXISTING PARKING = 165 SPACES PROVIDED

1	2-28-24	PER PRC MEETING 2-14-24
REVISION	DATE	DESCRIPTION
AT&Z ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT: UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: EXISTING CONDITION PLAN		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JANUARY 17, 2024	SCALE: 1 IN. = 50 FT.	
PROJECT NO: 2977	DRAWING NO: 1	

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATION INDICATED HERE ON SIGNED THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

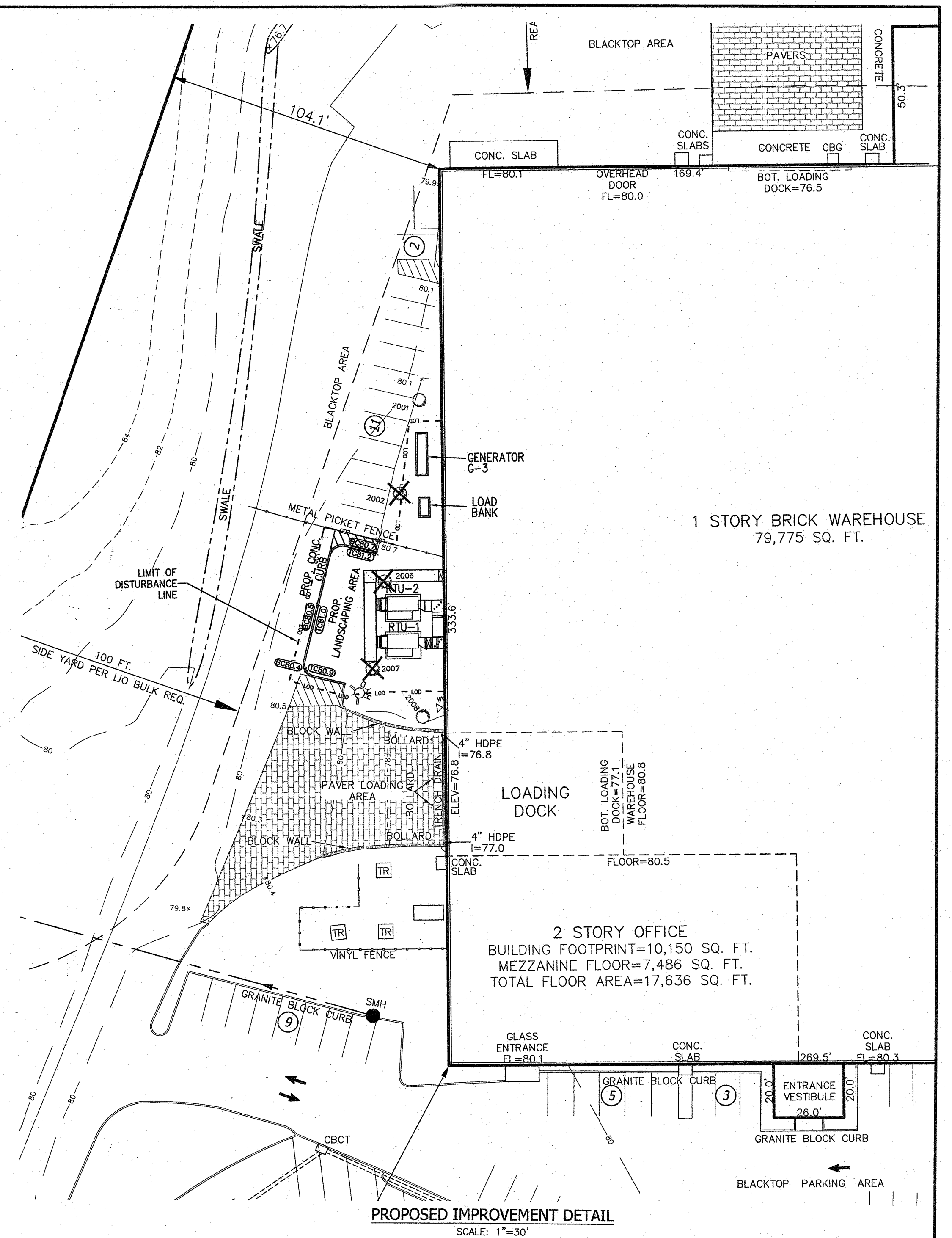
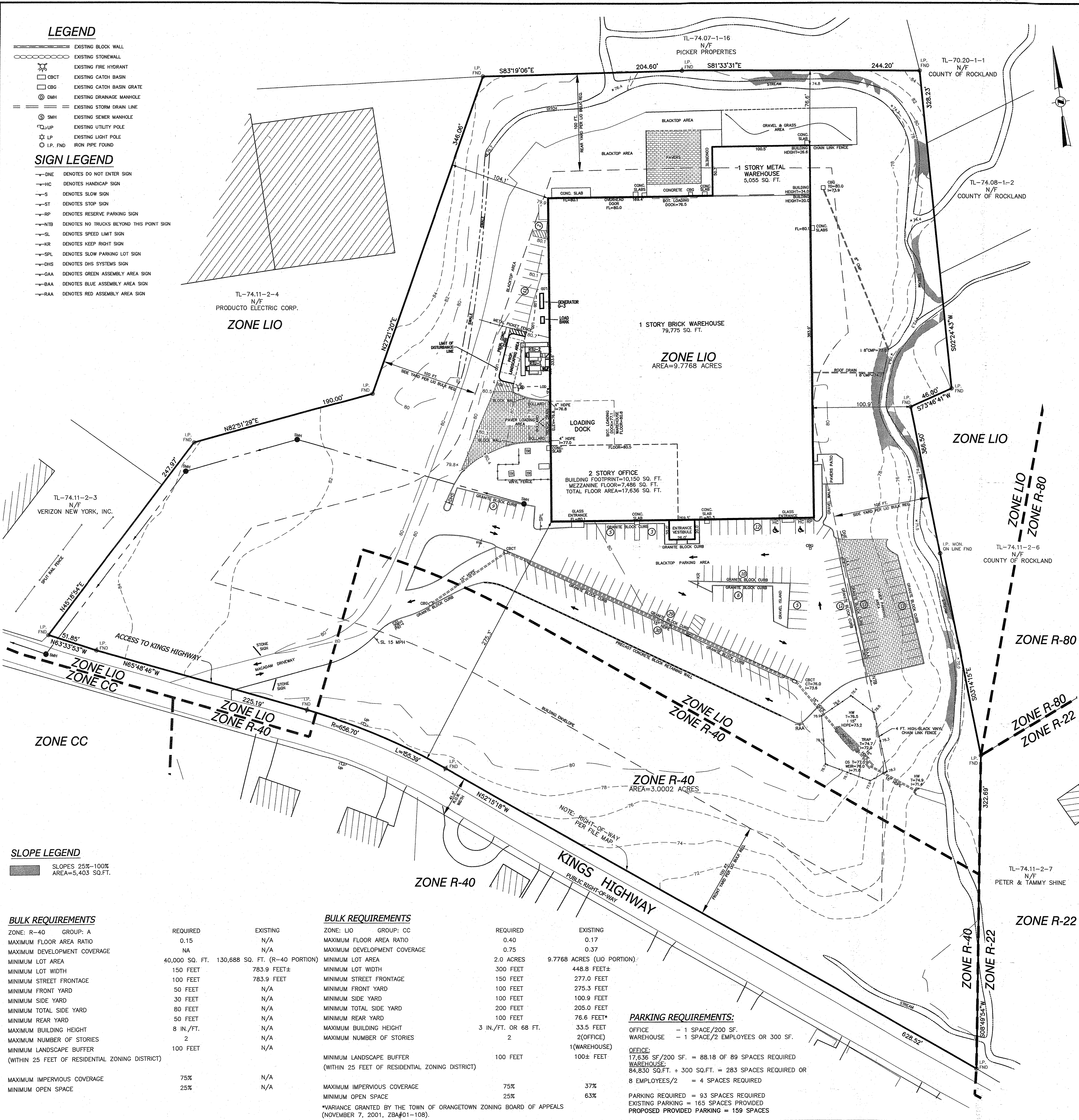


LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN GRATE
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- IRON PIPE FOUND

SIGN LEGEND

- DNE DENOTES DO NOT ENTER SIGN
- HC DENOTES HANDICAP SIGN
- S DENOTES SLOW SIGN
- ST DENOTES STOP SIGN
- RP DENOTES RESERVE PARKING SIGN
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- SL DENOTES SPEED LIMIT SIGN
- KR DENOTES KEEP RIGHT SIGN
- SPL DENOTES SLOW PARKING LOT SIGN
- DHS DENOTES DHS SYSTEMS SIGN
- GAA DENOTES GREEN ASSEMBLY AREA SIGN
- BAA DENOTES BLUE ASSEMBLY AREA SIGN
- RAA DENOTES RED ASSEMBLY AREA SIGN



IMPERVIOUS AREA BREAKDOWN:

EXISTING	PROPOSED
BUILDING	94,980 SQ.FT.
GRAVEL AREA	6,875 SQ.FT.
CONCRETE PAD	2,980 SQ.FT.
PAVER AREA	15,633 SQ.FT.
MACADAM AREA	84,648 SQ.FT.
TOTAL	205,926 SQ.FT.

PROPOSED

BUILDING	94,980 SQ.FT.
GRAVEL AREA	6,875 SQ.FT.
CONCRETE PAD	2,980 SQ.FT.
PAVER AREA	15,633 SQ.FT.
MACADAM AREA	84,648 SQ.FT.
PROPOSED MECHANICAL ROOM	763 SQ.FT.
TOTAL	205,879 SQ.FT.

TREE LEGEND

- EXISTING TREE
- TREE TO BE PRESERVED
- TREE TO BE REMOVED

TREE LIST

NO.	SIZE	DESCRIPTION	CONDITION
2001	10"	MAPLE	GOOD
2002	10"	MAPLE	GOOD
2003	10"	MAPLE	GOOD
2004	10"	MAPLE	GOOD
2005	10"	PINE	GOOD

TAX MAP REFERENCE:

TOWN OF ORANGETOWN
SECTION 74.11, BLOCK 2, LOT 5

STREET ADDRESS:

UOVO FINE ART STORAGE
33 KINGS HIGHWAY
ORANGETOWN, N.Y. 10962

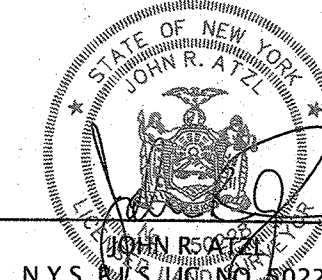
DISTRICTS:

- SCHOOL DISTRICT
- AMBULANCE DISTRICT
- WATER DISTRICT
- FIRE DISTRICT
- SOUTH ORANGETOWN
- SOUTH ORANGETOWN AMBULANCE CORP.
- BLAUVELT
- ORANGETOWN

LIMIT OF DISTURBANCE = 3,600 SQ.FT. OR 0.083 ACRES

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THE SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID. TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACORN LAND SURVEYS, WHICH HAVE BEEN ESTABLISHED AND ADOPTED BY ALTA/ACORN LAND SURVEYORS ASSOCIATION (ALTA/ACORN) AND THE NEW YORK STATE SURVEYING BOARD. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."



SLOPE LEGEND

- SLOPES 25%-100%
- AREA=5,403 SQ.FT.

BULK REQUIREMENTS

REQUIRED	EXISTING
ZONE: R-40 GROUP: A	
MAXIMUM FLOOR AREA RATIO	0.15
MAXIMUM DEVELOPMENT COVERAGE	NA
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	130,688 SQ. FT. (R-40 PORTION)
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	783.9 FEET±
MINIMUM SIDE YARD	100 FEET
MINIMUM TOTAL SIDE YARD	50 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	80 FEET
MAXIMUM NUMBER OF STORES	50 FEET
MINIMUM LANDSCAPE BUFFER	8 IN./FT. OR 68 FT.
	2
	100 FEET
MAXIMUM IMPERVIOUS COVERAGE	75%
MINIMUM OPEN SPACE	25%

BULK REQUIREMENTS

REQUIRED	EXISTING
ZONE: LIO GROUP: CC	
MAXIMUM FLOOR AREA RATIO	0.40
MAXIMUM DEVELOPMENT COVERAGE	0.75
MINIMUM LOT AREA	2.0 ACRES
MINIMUM LOT WIDTH	9.7768 ACRES (LIO PORTION)
MINIMUM STREET FRONTAGE	300 FEET
MINIMUM FRONT YARD	448.8 FEET±
MINIMUM SIDE YARD	150 FEET
MINIMUM TOTAL SIDE YARD	100 FEET
MINIMUM REAR YARD	275.3 FEET
MAXIMUM BUILDING HEIGHT	100 FEET
MAXIMUM NUMBER OF STORES	200 FEET
MINIMUM LANDSCAPE BUFFER	100 FEET
	3 IN./FT. OR 68 FT.
	2
	100 FEET
MAXIMUM IMPERVIOUS COVERAGE	75%
MINIMUM OPEN SPACE	25%

PARKING REQUIREMENTS:

OFFICE - 1 SPACE/200 SF.
WAREHOUSE - 1 SPACE/2 EMPLOYEES OR 300 SF.

OFFICE: 17,636 SF/200 SF. = 88.18 OF 89 SPACES REQUIRED
WAREHOUSE: 84,830 SQ.FT. ÷ 300 SQ.FT. = 283 SPACES REQUIRED OR 8 EMPLOYEES/2 = 4 SPACES REQUIRED

PARKING REQUIRED = 93 SPACES REQUIRED
EXISTING PARKING = 165 SPACES PROVIDED
PROPOSED PARKING = 159 SPACES

1	2-28-24	PER PRC MEETING 2-14-24
REVISION	DATE	DESCRIPTION
ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4894 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
SITE DEVELOPMENT PLAN		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JANUARY 17, 2024	SCALE: 1 IN. = 50 FT.	
PROJECT NO:	DRAWING NO:	
2977	2	

LEGEND

- EXISTING BLOCK WALL
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- EXISTING FIRE HYDRANT
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SIGN LEGEND

- DNE DENOTES DO NOT ENTER SIGN
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- RAA DENOTES RED ASSEMBLY AREA SIGN

TL-74.11-2-4
N/F
PRODUCTO ELECTRIC CORP.

ZONE LIO

1 STORY BRICK WAREHOUSE
79,775 SQ. FT.

ZONE LIO
AREA=9.7768 ACRES

2 STORY OFFICE
BUILDING FOOTPRINT=10,150 SQ. FT.
MEZZANINE FLOOR=7,486 SQ. FT.
TOTAL FLOOR AREA=17,636 SQ. FT.

ZONE R-40
AREA=3.0002 ACRES

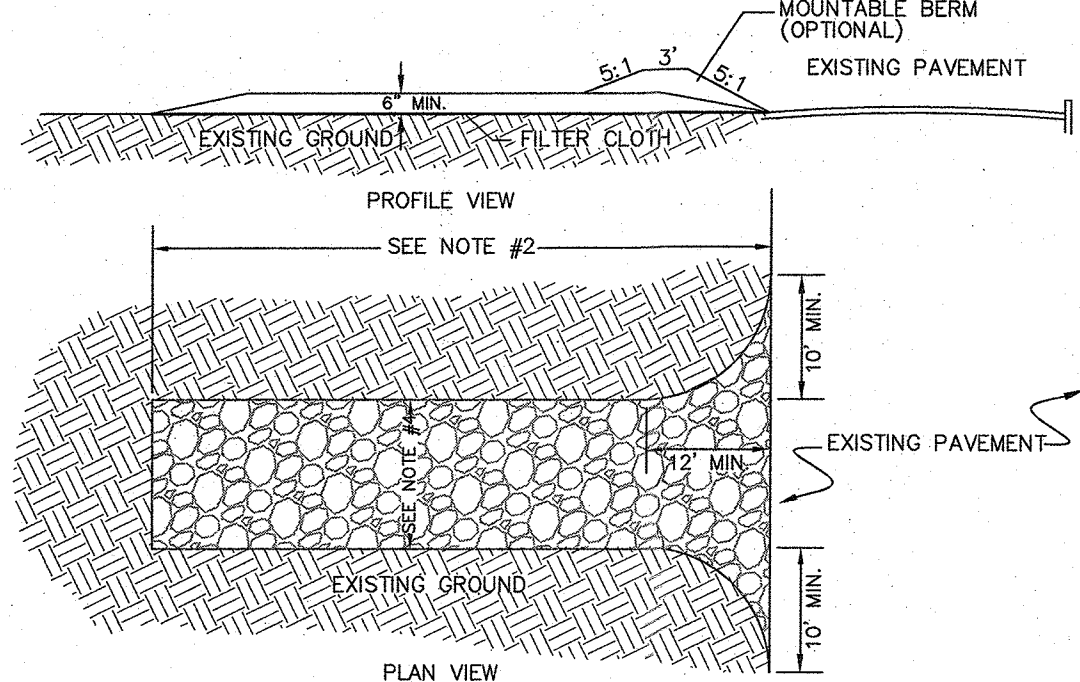
KINGS HIGHWAY
PUBLIC RIGHT-OF-WAY

SLOPE LEGEND

SLOPES 25%-100%
AREA=5,403 SQ. FT.

SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6 IN..
- WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



CONSTRUCTION ENTRANCE DETAIL #1

N.T.S.

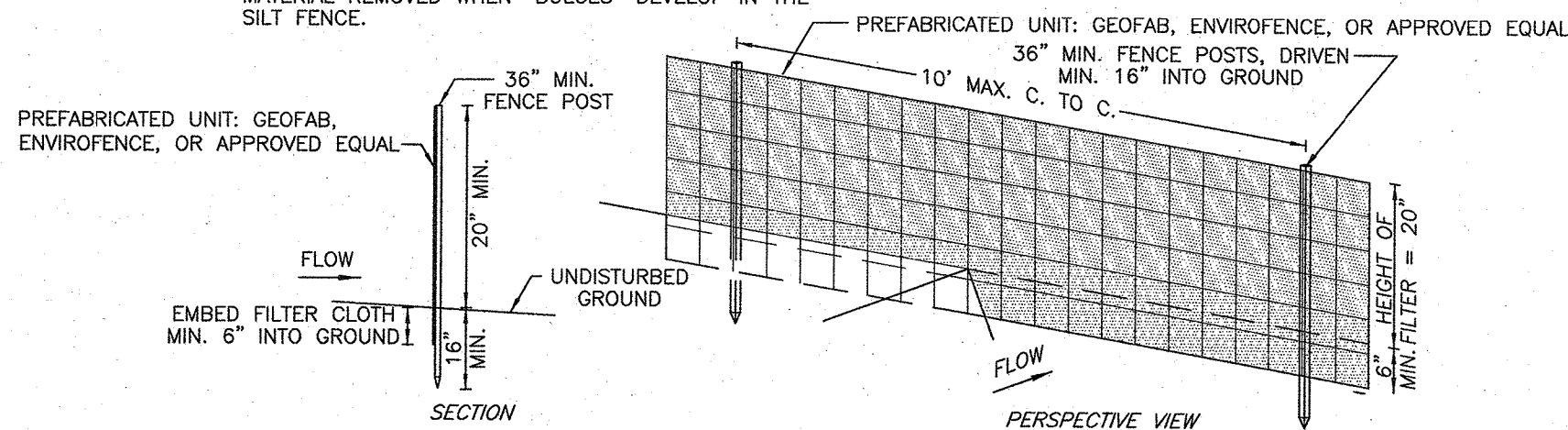
NOTE:

IF THE CONTRACTOR CHOOSES NOT TO INSTALL THE CONSTRUCTION ENTRANCE, THE EXISTING ENTRANCE CAN BE USED TO ENTER AND EXIT THE CONSTRUCTION SITE. HOWEVER, THE EXISTING ENTRANCE SHALL BE SWEEPED AND VACUUM-CLEANED EVERY DAY BEFORE THE END OF THE CONSTRUCTION DAY.

CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL #2

N.T.S.

LIMIT OF DISTURBANCE = 3,600 SQ. FT. OR 0.083 ACRES

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1	2-28-24	PER PRC MEETING 2-14-24
REVISION	DATE	DESCRIPTION
AN&Z ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT: UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: EROSION & SEDIMENT CONTROL PLAN		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JANUARY 17, 2024	SCALE: 1 IN. = 50 FT.	
PROJECT NO: 2977	DRAWING NO: 3	