



ZONING TABLE

TABLE OF BULK REQUIREMENTS ZONES: LI (LIGHT INDUSTRIAL) DISTRICT LO (LABORATORY-OFFICE) DISTRICT CC (RETAIL-COMMERCE) DISTRICT

ITEM	REQUIRED (LI)	REQUIRED (LO)	REQUIRED (CC)	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	2 ACRES	2 ACRES	1 ACRE	±601,333.76 SF (13.80 ACRES)	±601,333.76 SF (13.80 ACRES)	YES
MAX. F.A.R.	0.50	0.40	0.30	0.17	0.29	YES
MAX. LOT COVERAGE	80%	75%	75%	±45,77% (275,302.76 SF)	±62.84% (±377,931 SF)*	YES
MIN. LOT WIDTH	150'	300'	100'	522.6 SF	522.6 SF	YES
MIN. STREET FRONTAGE	150'	150'	100'	565.02'	565.02'	YES
REQUIRED FRONT YARD	50'	100'	50'	395.8'	105.91'	YES
REQUIRED SIDE YARD	50'	25'	20'	50.7'	96' ± 81.09'	YES
TOTAL SIDE YARD	100'	50'	35'	> 100'	177.09'	YES
REQUIRED REAR YARD	50'	25'	50'	142.3'	117.39'	YES
MAX. BUILDING HEIGHT**	6' PER FOOT OF DISTANCE FROM LOT LINE** (52.96')	3' PER FOOT OF DISTANCE FROM LOT LINE** (24.48')	NONE	< 50'	±43' ± 3 1/2'	YES

* LOT COVERAGE ASSUMING LAND BANKED SPACES ARE NEVER CONSTRUCTED = ±62% (±372,876 SF)
** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NONBUILDING USE, TO THE HIGHEST POINT OF THE ROOF OR PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBLER ROOFS OF SUCH BUILDING, OR NONBUILDING USE, EXCEPT AS SPECIFICALLY EXEMPTED IN § 5.23
*** PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO § 5.11 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING MOUNTAIN VIEW AVENUE (105.91' FROM PROPOSED BUILDING)

PARKING AND LOADING

PARKING:
A. WAREHOUSE USES SHALL PROVIDE ONE (1) PARKING SPACE FOR EVERY TWO (2) EMPLOYEES, OR ONE (1) PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (±43-3.1)
REQUIRED: 1 EMPLOYEE PER 1,500 SF = (175,760 SF) / (1,500 SF) = 117 EMPLOYEES = 117 EMPLOYEES / 2 = 58 SPACES REQUIRED
PROVIDED: 145 STANDARD SPACES
5 HANDICAP SPACES
28 LAND BANKED SPACES
179 TOTAL PARKING SPACES
LOADING:
A. LOADING BERTHS SHALL BE AT LEAST 12 FEET WIDE AND 45 FEET LONG, WITH A CLEAR HEIGHT OF 15 FEET (±43-4.42)
B. FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE LOADING BERTH SHALL BE PROVIDED 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. (±43-6.41.1)
1 + (165,760 SF) / (10,000 SF) = 10 SPACES REQUIRED
36 SPACES PROVIDED (INCLUDES 2 DRIVE-UP RAMPS, COMPLIES)

DISTRICTS

ZONE DISTRICTS: LI, LO, AND CC ZONES
SCHOOL DISTRICT: SOUTH ORANGETOWN
CENTRAL SCHOOL DISTRICT
WATER DISTRICT: VEOLIA NORTH AMERICA
SEWER DISTRICT: ORANGETOWN
FIRE DISTRICT: BLAUVELT

PROPOSED IMPERVIOUS AREA CALCULATION

WAREHOUSE BUILDING: 175,760 S.F. (4.03 AC)
LOADING DOCKS AND TRAILER PARKING: 97,196 S.F. (2.23 AC)
DRIVEWAYS & DRIVE AISLES: 46,536 S.F. (1.06 AC)
PASSENGER VEHICLE PARKING: 42,320 S.F. (0.97 AC)
CURBING & SIDEWALK: 9,315 S.F. (0.21 AC)
LAND BANKED SPACES: 5,055 S.F. (0.11 AC)
CONCRETE PAD FOR TRANSFORMER: 936 S.F. (0.02 AC)
TRASH ENCLOSURE: 813 S.F. (0.01 AC)
TOTAL: 377,931 S.F. (8.64 AC)***
*** = ASSUMING THE LAND BANKED SPACES ARE NEVER CONSTRUCTED THE TOTAL IMPERVIOUS AREA WOULD BE 372,876 S.F. (8.56 AC)

EXISTING

LEGEND

PROPOSED

12+00

13+00

12+00

13+00

RIGHT OF WAY LINE

PROPERTY LINE

EDGE OF PAVEMENT

CURB

DEPRESSED CURB

SIDEWALK

FENCES

TREELINE

ROADWAY SIGNS

STALL COUNT

ADA ACCESSIBLE STALL

DEPRESSED CURB AND ADA RAMP

DOOR LOCATION

FACE

BACK

FACE

BACK

10

HC

V

RECEIVED

DIRECTION OF TRAFFIC FLOW

DOOR LOCATION

APR 11 2025

TOWN OF ORANGETOWN LAND USE BOARDS

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.18M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

GENERATOR TESTING SHALL ONLY OCCUR BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY.

THE SITE SHALL OPERATE 24 HOURS A DAY. HOWEVER TRUCK MOVEMENTS ARE PROHIBITED BETWEEN THE HOURS OF 11:00 PM AND 6:00 AM, PREVAILING TIME.

GENERAL NOTES SHOWN ON SHEET 2

TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

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REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING

REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS

REVISED PER 3/22/23 PRC MEETING

REVISED PER PLANNING BOARD COMMENTS

REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024

NEW YORK STATE

Jesse Barrett Cokeley

NEW YORK LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 090987-1

COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y.C.O.A.#: 0017609

PRELIMINARY SITE PLAN

FOR WPT ACQUISITIONS, LLC

SECTION 74.07

BLOCK 1

LOTS 2, 33 & 36

518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

Colliers

Engineering & Design

MONTVALE

50 Chestnut Ridge Road, Suite 101

Montvale, NJ 07645

Phone: 845.352.0411

COLLIERS ENGINEERING & DESIGN CT, P.C.

DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN

DATE: 11/22/2021

PROJECT NUMBER: 21003528A

SHEET TITLE: LAYOUT PLAN

SHEET NUMBER: 5 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.