

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**  
**Date: June 9, 2025**

TO: OBAPAE	
NYS Dept of Environmental Conservation	<b>Rockland County Drainage</b>
<b>New York State Dept. of Transportation</b>	<b>Rockland County Health</b>
<b>Palisades Interstate Park Commission</b>	<b>Rockland County Planning</b>
NYS Thruway Authority	<b>Rockland County Highway</b>
ACOE	<b>Rockland County Swr Dstrt #1</b>
<b>CSX</b>	Orange and Rockland Utilities
	Veolia

**This matter is scheduled for: July 16, 2025**

**Review of Plans: Orangetown Commerce Center, 5 Greenbush Road, Orangeburg, NY**

**Section 74.15 Block 1 Lot 2 LI zone**

The applicant is requesting an additional extension of time for a **building height variance** which was granted in ZBA#16-63, extended in ZBA#18-07, ZBA#20-11, ZBA#21-44, and ZBA#23-14.

Please review the information enclosed and provide comments.  
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: July 16, 2025**

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, July 16, 2025.**  
**Kindly forward your completed review to this office BEFORE July 16, 2025**  
Reviewing Agency\_\_\_\_\_

Name:\_\_\_\_\_Date:\_\_\_\_\_

Signature: \_\_\_\_\_  
Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

### LAND USE BOARD APPLICATION

<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 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: Orangetown Commerce Center

Street Address: 5 Greenbush Road, Orangetown

**Tax Map Designation:**

Section: 74.15 Block: 1 Lot(s): 2

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the west side of Greenbush Road, approximately \_\_\_\_\_ feet at its \_\_\_\_\_ of the intersection of with Highview Avenue, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel 5.836

School District South Orangetown

Ambulance District South Orangetown

Water District Pearl River

Zoning District LI

Postal District Orangeburg

Fire District Orangeburg Fire

Sewer District Orangetown

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

The Applicant is seeking reapproval of two previously granted variances for the improvement of the Property: #23-14 (for building height along Highview Avenue) and #23-15 (for sign size, illumination and location).

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

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

**FILL IN WHERE APPLICABLE.**

**If subdivision:**

- If site plan:**

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

**Environmental Constraints:** N/A

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? Yes

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.

None



HOCHERMAN  
TORTORELLA  
& WEKSTEIN LLP

Attorneys at Law  
Geraldine N. Tortorella <sup>(NY, CT)</sup>  
Adam L. Wekstein <sup>(NY)</sup>  
Noelle C. Wolfson <sup>(NY, CT)</sup>

---

Henry M. Hocherman, Retired

May 8, 2025

*Via Federal Express and Electronic Mail ([KBettmann@orangetown.com](mailto:KBettmann@orangetown.com))*

Hon. Michael Bosco, Chairman  
and Members of the Zoning Board of Appeals  
Town of Orangetown  
Office of Building, Zoning, Planning, Administration & Enforcement  
26 Orangeburg Road  
Orangeburg, New York 10962

*Re: ZBA #23-14 Building Height Variance – Application for  
a Further Extension and/or Reapproval  
Property: 5 Greenbush Road  
Tax Identification No.: Section 74.15, Block 1, Lot 2*

Dear Chairman Bosco and Members of the Board:

This firm represents BF Orangetown LLC (the “Applicant”), the owner of the property located at 5 Greenbush Road in the Town’s Light Industrial (LI) Zoning District (the “Property”). By Resolution designated ZBA #23-14, dated June 7, 2023 and filed in the office of the Town Clerk on June 13, 2023, your Board granted an extension of time to implement the variances granted in ZBA #21-44, ZBA #20-11, ZBA #18-07 and ZBA #16-63 for building height along Highview Avenue for a new warehouse building on the Property. (A copy of the ZBA Resolution is enclosed as Document #1 for your convenient reference.) The variance is scheduled to expire on June 21, 2025. Based on a communication from the Acting Director of the Office of Building, Zoning, Planning, Administration and Enforcement (the “Acting Director”), received April 30, 2025, we must apply for a further extension and/or reapproval of the variance if more time will be required to proceed with the project. (A copy of the Acting Director’s communication is submitted herewith as Document #3.) We submit this letter in explanation and support of our client’s request for a further extension and/or reapproval of the previously granted area variance for the height of the proposed building along Highview Avenue.

As the Board may recall, the Property is approximately 5.84-acres in area and is triangular in shape. Its southern vertex is located at the Greenbush Road cul-de-sac, its northwestern vertex is located at the intersection of Highview Avenue and the CSX railroad right of way, and its northeastern vertex is located at the intersection of Greenbush Road and Highview Avenue. It is most narrow at its southern vertex and generally increases in width to its Highview Avenue frontage. *See Layout Plan (Sheet 2)*, prepared by Leonard Jackson Associates, dated January 15, 2016, last revised January 3, 2019 (the “Layout Plan”), Document #8. Like neighboring Orangeburg Commons and The Shops at Orangeburg Commons, the Property was used for pipe manufacturing by Orangeburg Pipe beginning in or about the late 1890s. Pipe manufacturing at the Orangeburg facility ceased in the early 1970s after which time much of the Orangeburg

Hon. Michael Bosco, Chairman  
and Members of the Zoning Board of Appeals  
May 8, 2025  
Page 2

Pipe facilities were destroyed by fire. As a result of its prior use, the Property contains petroleum-related compounds and metals at concentrations above regulatory levels in soil and groundwater, which will be remediated as part of the Property's redevelopment under the New York State Brownfield Cleanup Program.

Since our last appearance before your Board, our client obtained a building permit allowing it to commence limited tree removal pursuant to the Planning Board's site plan approval, which was performed. However, a variety of conditions over the last two years, including high financing costs, inflated construction costs, supply chain concerns and uncertainty in the economy made further construction of the approved project a speculative pursuit. Nevertheless, our client remains committed to the project and is hoping to be in a position to commence site work and the associated environmental cleanup this year.<sup>1</sup>

The need for the variance is a function of the demands and specifications for current-day warehouse space coupled with the irregular shape of the Property. It is imperative that the building contain a high-volume cubic storage racking system in its interior and sufficient clearance for the system to function. The minimum height required to accommodate the system is 32 feet, 6 inches. Because of the lot's irregular shape, large tenant space containing the racking system can be accommodated only on its northern end along Highview Avenue, where the setback is 25 feet, thus the need for a height variance of 7 feet, 6 inches along the Property's widest section on Highview Avenue. See the Proposed Elevations, prepared by Dahn & Krieger (Drawing No. A.04a), dated May 3, 2018 and last revised November 12, 2019 (Document #7).

As your Board previously acknowledged, the Planning Board, acting as the lead agency in the SEQRA review of this project, determined that the project will have no negative impacts on the health, safety or welfare of the community. The building is located in an industrial zoning district and is in keeping with the character of more recently constructed buildings and uses. The increased height will have little visual impact on the area, particularly when viewed from the residences across Western Highway which, because of their elevation above the Property, will have a view of only a small portion of the building. Significant street level improvements are also planned along Highview Avenue, including landscaping and a new sidewalk. Overall, the proposed redevelopment of the Property will yield significant benefits to the community.

The Applicant has worked in good faith to position itself to implement this project and has invested substantial resources obtaining approvals including for remediation. The Town and DEC have also expended resources in their review and approval of the project. The Applicant meets the standards for the variance and the conditions in the surrounding neighborhood have not changed in any material way since the variances were extended in 2023. We submit that these factors, together with fairness and equity, warrant a further extension and/or reapproval of the variances to afford the Applicant time to "substantially implement" the work.

---

<sup>1</sup> At this point in time, the site has been fully investigated pursuant to the terms of a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation ("DEC"). Further, a Remedial Action Work Plan ("RAWP") has been approved by DEC.

Hon. Michael Bosco, Chairman  
and Members of the Zoning Board of Appeals  
May 8, 2025  
Page 3

Enclosed for filing are our client's check in the amount of \$615.00, payable to the Town of Orangetown, one copy of an Entity Disclosure Statement, one set of stamped, addressed envelopes for the notices and fifteen copies of the following documents in support of this request:<sup>2</sup>

1. ZBA #23-14 Resolution Extending the Building Height Variance;
2. ZBA Application Form and Attachments, signed by Richard Birdoff;
3. Communication from Acting Director Rick Oliver, received April 30, 2025;
4. Recorded Deed for 5 Greenbush Road;<sup>3</sup>
5. Short Environmental Assessment Form, resigned as of May 4, 2025;
6. Existing Conditions Survey, last revised March 27, 2017;
7. Elevations of the Proposed Building prepared by Dahn & Krieger Architects Planners PC, last revised November 12, 2019;
8. Layout Plan for Orangetown Commerce Center, prepared by Leonard Jackson Associates, last revised January 3, 2019;
9. A. Drawing Numbers 5A (Landscape Plan), 5B (Landscape & Lighting Notes & Details) and 5C (Landscape Sections) for Orangetown Commerce Center, prepared by Langan, last revised May 8, 2018; and  
B. Drawing Numbers 5D (Plan Rendering) and E and F (Photo Inventory) for Orangetown Commerce Center, prepared by Langan, dated May 23, 2016.

Kindly refer this Application to all interested agencies and schedule it for a public hearing at the Board's next available meeting after the referrals are made.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By:   
Geraldine N. Tortorella

GNT: hc

Enclosures

cc: (via electronic mail with enclosures)  
Rick Oliver, Acting Director of OBZPAE  
Denise Sullivan, Esq., Deputy Town Attorney  
BF Orangetown LLC

<sup>2</sup> An Entity Disclosure Statement and one set of stamped, addressed envelopes have been submitted with the companion application to extend or renew sign variances, being submitted simultaneously herewith.

<sup>3</sup> The documents referred to in items 4 through 9 are substantively the same as those previously submitted to this Board in connection with the prior applications for the building height variance because the building design and details have not changed.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

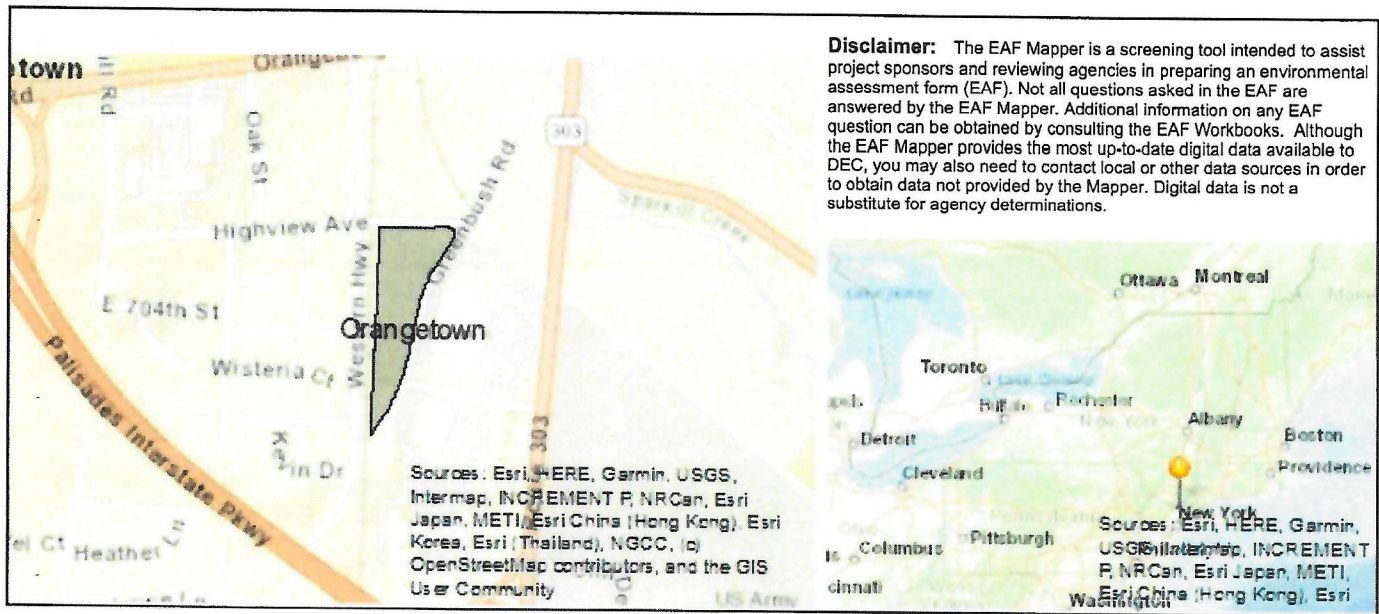
<b>Part 1 – Project and Sponsor Information</b>			
BF Orangetown LLC			
Name of Action or Project:			
Orangetown Commerce Center			
Project Location (describe, and attach a location map):			
5 Greenbush Road, Southwest corner of Highview Avenue and Greenbush Road (Town of Orangetown Tax Id # 74.15-1-2)			
Brief Description of Proposed Action:			
<p>The Applicant has received Amended Site Plan and ACABOR approvals for the construction of an approximately 118,323 square foot ("s.f."), multi-tenant warehouse and self-storage building and related site improvements. This application seeks reapproval of a height variance for the building along Highview Road (7 feet, 6 inches) and the following variances for two monument signs, one at each driveway entrance to the property: (i) setback of 27 feet for the sign at the northern driveway and 23 feet, 2 inches for the sign at the southern driveway; (ii) sign area of 60 s.f. per sign; and (iii) illumination variance of 90 s.f. per sign.</p>			
Name of Applicant or Sponsor:		Telephone: 212-265-6600	
BF Orangetown LLC (Alfred T. Rossi, P.E.)		E-Mail: arossi@rdmanagement.com	
Address:			
810 7th Avenue, 10th Floor			
City/PO:		State:	Zip Code:
New York		NY	10019
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Planning Board, ACABOR, NYSDEC, NYSDOH, Rockland County Health Department (all have been received)			YES
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.8 acres	
b. Total acreage to be physically disturbed?		4.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action? N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for (per EAF archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Mapper)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? (per EAF Mapper)	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: See Addendum	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? See Addendum (per EAF Mapper)	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Albert T. Rossi</u> Date: <u>12/19/15</u> Signature: <u>[Signature]</u> Title: <u>SVP</u>		

Albert T. Rossi SVP 3/24/21  
 Albert T. Rossi SVP 4/13/23  
 Albert T. Rossi SVP 5/4/25

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

BF Orangetown LLC (the "Volunteer") entered into a Brownfield Cleanup Agreement ("BCA") with the New York State Department of Environmental Conservation ("NYSDEC") to investigate and remediate the property located at 5 Greenbush Road (portion of Section 74.15, Block 1, Lot 2) in Orangeburg, New York (the "Site"). The New York State Brownfield Cleanup Agreement Index Number is C344078-06-16 and the Site Number is C344078.

The Site was part of a larger facility used for the manufacture of Orangeburg Pipe beginning in or about the 1890s. The original manufacturing was reported to have taken place on the northern portion of the Site; due to its shape, the Site is also known as the "Triangle Parcel." As operations expanded, manufacturing expanded to the areas east and south of the Site on the adjacent property that is currently developed as a Lowe's retail store. The Site was reportedly used mainly for storage during this time. In 1953, manufacturing operations were acquired by Flintkote and pipe manufacturing was reportedly discontinued in 1973. After operations ceased, most of the facility was destroyed by fire. The remaining structures were reportedly demolished and the majority of the debris was deposited on an approximately 16-acre parcel to the southeast of the Site; the Site was reportedly not used for the disposal of the demolition debris. The Site has been fallow since the demolition of the buildings.

A Remedial Investigation of the Site revealed volatile organic compounds ("VOCs"), semivolatile organic compounds ("SVOCs") and metals at concentrations above regulatory levels in one or more environmental media (soil, soil vapor and groundwater). The VOCs in soil and groundwater are primarily petroleum constituents; there have been sporadic detections of chlorinated solvents in soil vapor and groundwater. The primary SVOCs are polycyclic aromatic hydrocarbons ("PAHs").

Pursuant to the approved Remedial Action Work Plan, all environmental issues associated with the Site will be addressed as follow:

- Excavation of soil/fill to remove petroleum-impacted soil.
- Characterization and disposal of impacted material from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal.
- Localized removal and offsite disposal of petroleum-impacted groundwater and NAPL, if any.

- Collection and analysis of post-remedial end-point samples to document remaining concentrations of contaminants, if any. Samples will be evaluated for attainment of Site-specific soil cleanup objectives as approved by NYSDEC.
- Collection and analysis of post-remedial soil vapor samples to evaluate whether engineering controls are required.
- If needed, import of materials to be used for backfill and cover in compliance with: (1) Part 375-6.7(d) requirements and (2) all Federal, State and local rules and regulations for handling and transport of material;
- Preparation of a Final Engineering Report ("FER") to document the implemented remedial actions;
- Development of a Site Management Plan ("SMP") for long term management of residual contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

## EXTENSION OF TIME GRANTED UNTIL JUNE 21, 2025

To: Geraldine Tortorella (Orangetown Commerce Height)  
One North Broadway Suite 701  
White Plains, New York 10601

ZBA #23-14  
Date: June 7, 2023  
Permit # 45127

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#23-14: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA#16-63 and extended once in ZBA#18-07 and again in ZBA# 20-11 and 21-44: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.12, Column 12 (Building Height) for a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, June 7, 2023 at which time the Board made the determination hereinafter set forth.

Geraldine Tortorella, Esq., appeared and testified.

The following documents were presented:

1. A cover letter dated April 19, 2023 from Hocherman Tortorella & Wekstein LLP signed by Geraldine N. Tortorella, Esq.
2. ZBA# 21-44 Resolution Extending the Building Height Variance.
3. Communication from Building Director Jane Slavin, RA. Dated April 10, 2023.
4. Recorded Deed for 5 Greenbush Road.
5. Existing Conditions Survey, last revised March 27, 2017.
6. Elevations of the Proposed Building prepared by Dahn & Krieger Architects Planners PC, last revised November 12, 2019.
7. Layout Plan for Orangetown Commerce Center, prepared by Leonard Jackson Associates, last revised January 3, 2019.
8. A Drawing Numbers 5A (Landscape Plan), 5B (Landscape & Lighting Notes & Details) and 5C (Landscape Sections) for Orangetown Commerce Center, prepared by Langan, last revised May 8, 2018 and Drawing Numbers 5D (Plan Rendering) and E (Photo Inventory) for Orangetown Commerce Center, prepared by Langan, dated May 23, 2016.
9. A letter dated May 24, 2023 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
10. A letter dated May 24, 2023 from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II.
11. A letter dated May 24, 2023 from Rockland County Drainage Agency signed by Liron Derguti, Engineer I.
12. A "no comments at this time, please send future correspondence for review" from Dyan Rajasingham, Rockland County Highway Department, dated May 3, 2023.
13. A "No comments at this time, please send future correspondence for review" from Rockland County Health Department signed by Liz Mello dated May 30, 2023, 2023.

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

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan 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; this application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review and since the Planning Board noticed its intent to declare itself lead agency and distributed the notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board act in as Lead Agency for the overall project underlying these ZBA applications,

pursuant to coordinated review under State Environmental Quality Review Act Regulation §617.6 (b)(3) ; and since the Planning Board conducted a SEQRA review and, on May 11, 2016, 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”0, the ZBA is bound by the Planning Board’s Neg Dec and the ZBA cannot require further SEQRA review pursuant to SESEQRA Regulation § 617.6 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Mr. Quinn, aye; Mr. Sullivan, aye; Ms. Bonomolo, aye; and Mr. Bosco, aye.

Geraldine Tortorella, Esq., testified that the applications have many moving parts and the reason they are asking for another extension of time is because they were delayed with COVID, that obtaining financing and getting the remediation done has also been an issue; that the traffic studies that were done previously included Stop & Shop and the hotel and recent traffic counts are less than what was originally predicted; that the project has not changed and if they had to apply for the variances again the balancing act would be the same; that they are hoping to be able to significantly implement construction within the next two years and not have to be back requesting any more extensions of time to implement the variances that the Board has granted for the project.

Public Comment:

No public comment.

Dan Sullivan stated that this application was previously approved and extended many times and the applicant should consider substantially implementing the variances prior to the end of this extension of time.

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.

TOWN OF ORANGETOWN  
2023 JUN 13 P 1:08  
TOWN CLERK'S OFFICE

Mr. Sullivan 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. No significant change in circumstances has occurred since the prior approved variances were granted in ZBA#16-63, and with extensions of time granted ZBA #18-07, ZBA#20-11 and #21-44 that would warrant Board reconsideration of its approval.
2. Applicants stated that they are planning to start construction after the environmental remediation is completed and that financing has become more difficult since COVID.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested extension of time to implement the variances granted in ZBA# 16-63 and with extensions of time granted in ZBA #18-07, ZBA#20-11 and ZBA# 21-44 for height variances are APPROVED UNTIL JUNE 21, 2025; 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.

TOWN OF ORANGETOWN  
2023 JUN 13 P 1:08  
TOWN CLERK'S OFFICE

(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.

The foregoing resolution to approve the application for the requested extension of time to implement the variances granted in ZBA#16-63, and with extensions of time granted in ZBA#18-07, ZBA #20-11, ZBA#21-44 for building height variances are APPROVED UNTIL JUNE 21, 2025; was presented and moved by Mr. Sullivan, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Quinn, 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: June 7, 2023

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.

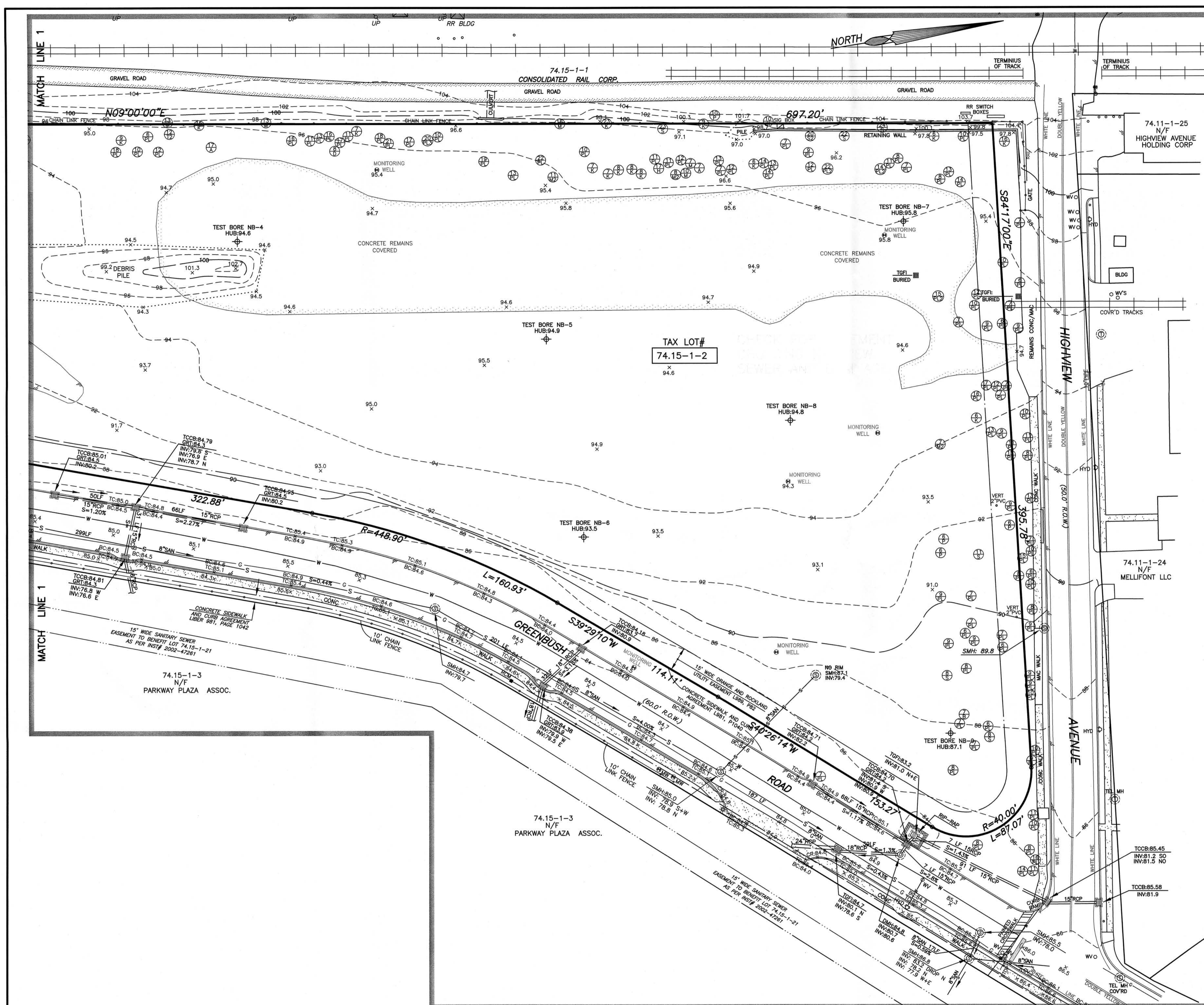
TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE

2023 JUN 13 P 1:08

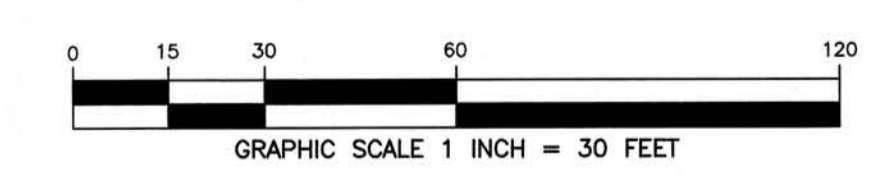
TOWN OF ORANGETOWN





TREE LEGEND		
<div><div>12</div><div>K</div></div>	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)	
	LETTER INDICATES TREE TYPE (SEE BELOW)	
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE	
A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULIP
C = CATALPA	M = MAPLE	
CH = CHERRY	P = PINE	
D = DOGWOOD	S = SYCAMORE	
E = ELM		

LEGEND	
SANITARY MANHOLE W/PIPES	S
DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB @ CATCH BASIN	TCBP
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
DROP CURB	DC
DROP RAMP	DR
UTILITY POLE	UP
LIGHT POLE ON CONC BASE	LP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OWH
EDGE OF PAVEMENT	EOP
CONTOUR LINE	520
SPOT GRADE	X 90.5
TOP CURB	X TC 90.5
BOTTOM CURB	X BC 90.5
WATER MAIN	W
GAS MAIN	G
ELECTRIC UNDERGROUND CONDUIT	E
TELEPHONE UNDERGROUND	T
UNDERGROUND UTILITIES	UG
ELECTRIC, TELEPHONE, CABLE	ETC
GAS, ELECTRIC, TELEPHONE, CABLE	ETC
SIGN WITH ITEM	STOP
MONITORING WELL	MW
TEST BORING LOCATIONS	TBL



DATE	REVISIONS
3/27/17	SPOT GRADE
9/21/16	REVISIONS
12/16/15	TREES/TEST BORES
7-22-15	PROP SAN ESMT
7-20-15	TOPO REVISIONS

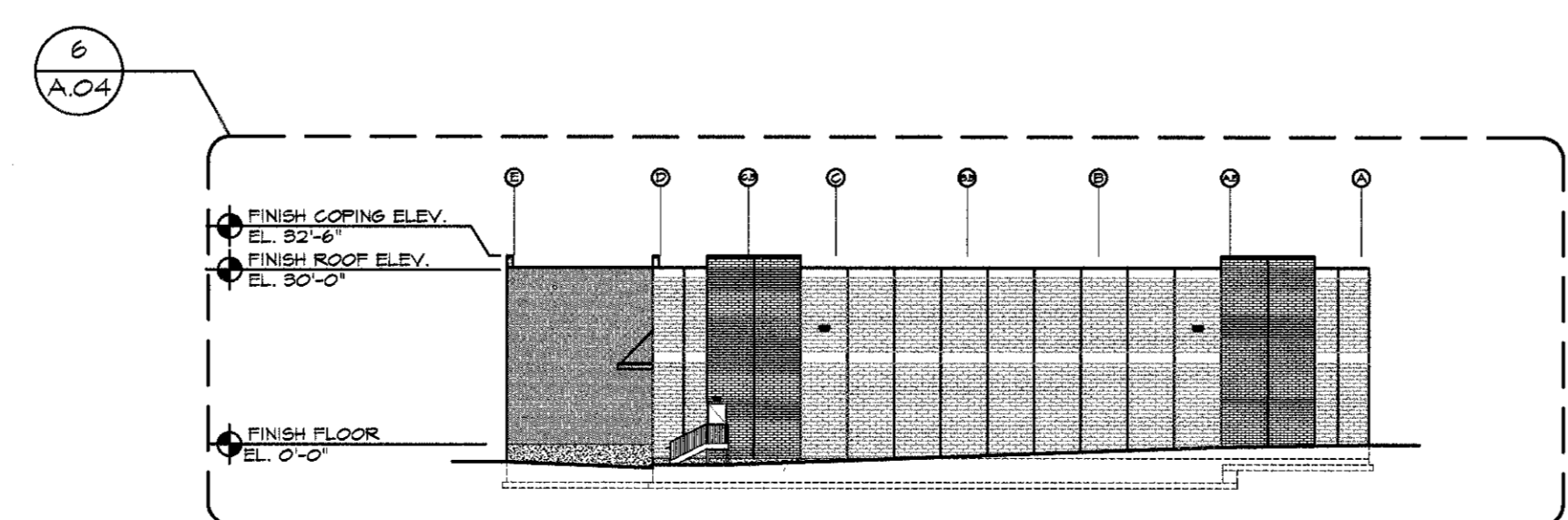
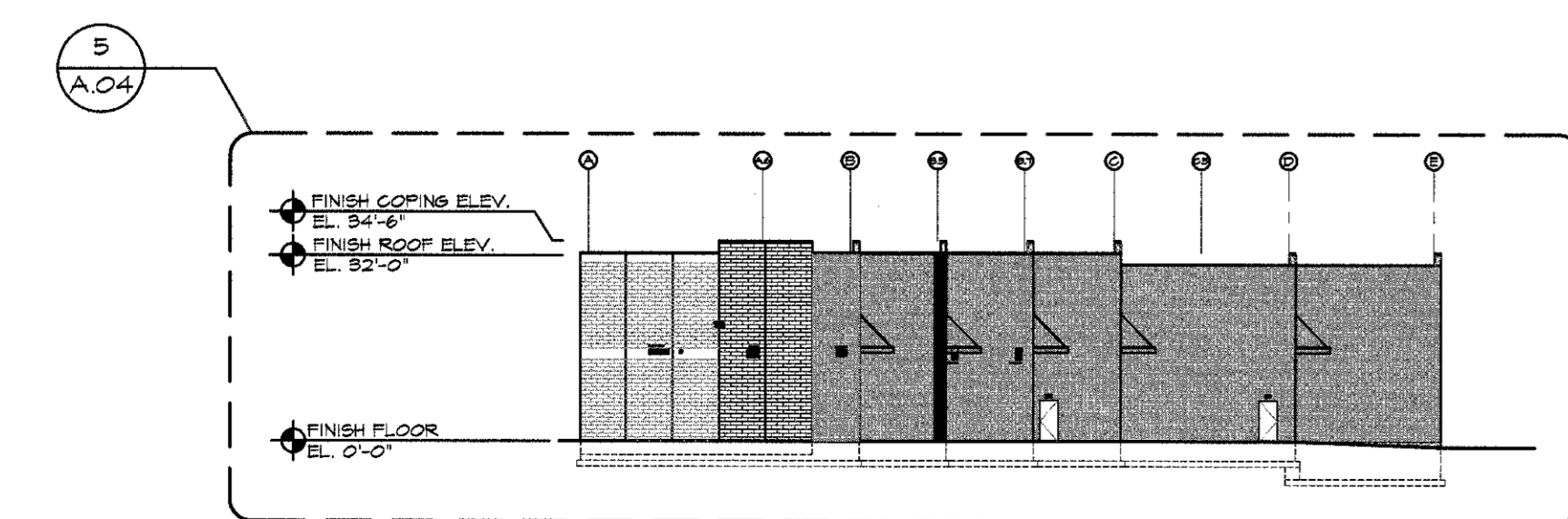
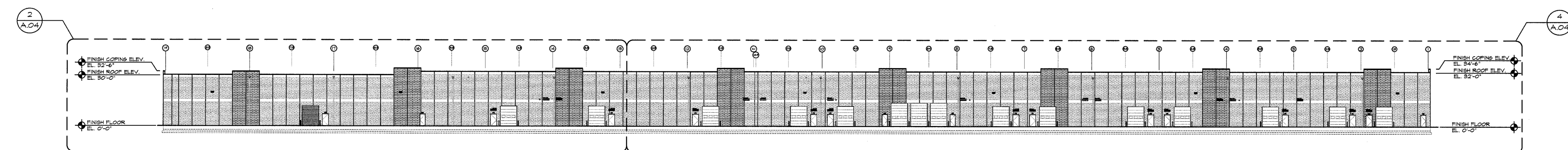
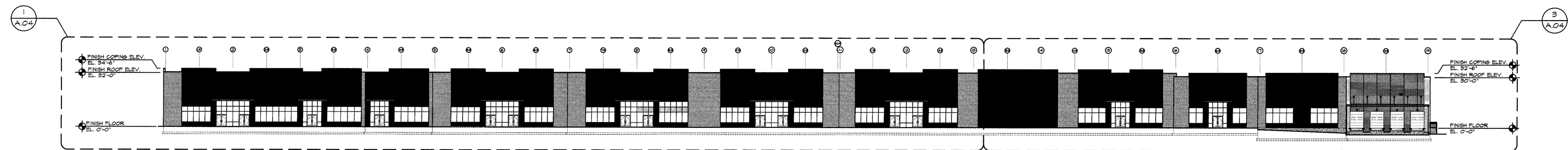
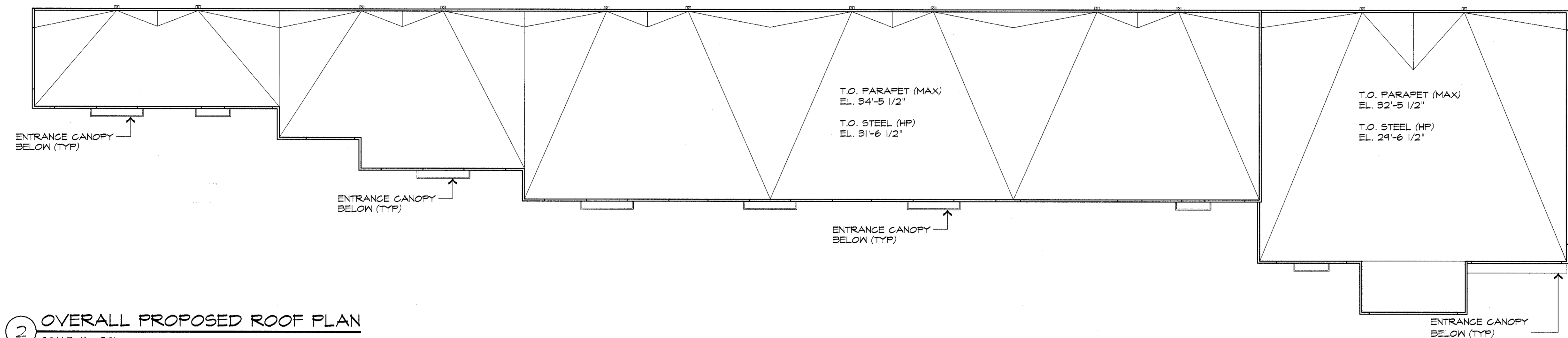
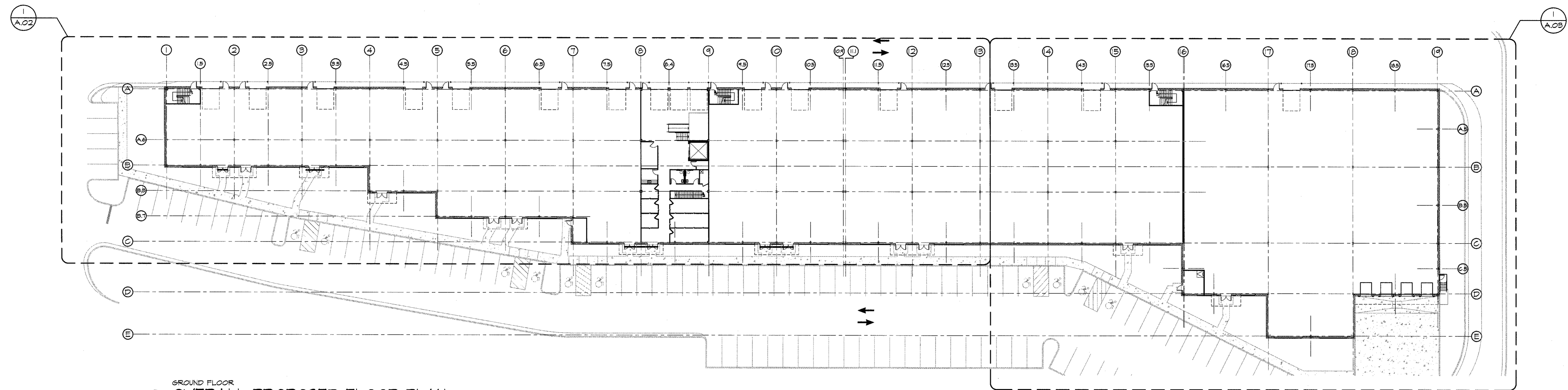
SURVEY OF PROPERTY FOR  
**BF ORANGETOWN LLC**  
TOWN OF ORANGETOWN, ROCKLAND COUNTY  
STATE OF NEW YORK  
**JAY A. GREENWELL, PLS**  
SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #	74.15-1-2
AREA	AS SHOWN
FILE	2013 TL 74.15-1-2
SCALE	1"= 30'
DATE	12-18-14
JOB NO.	2013

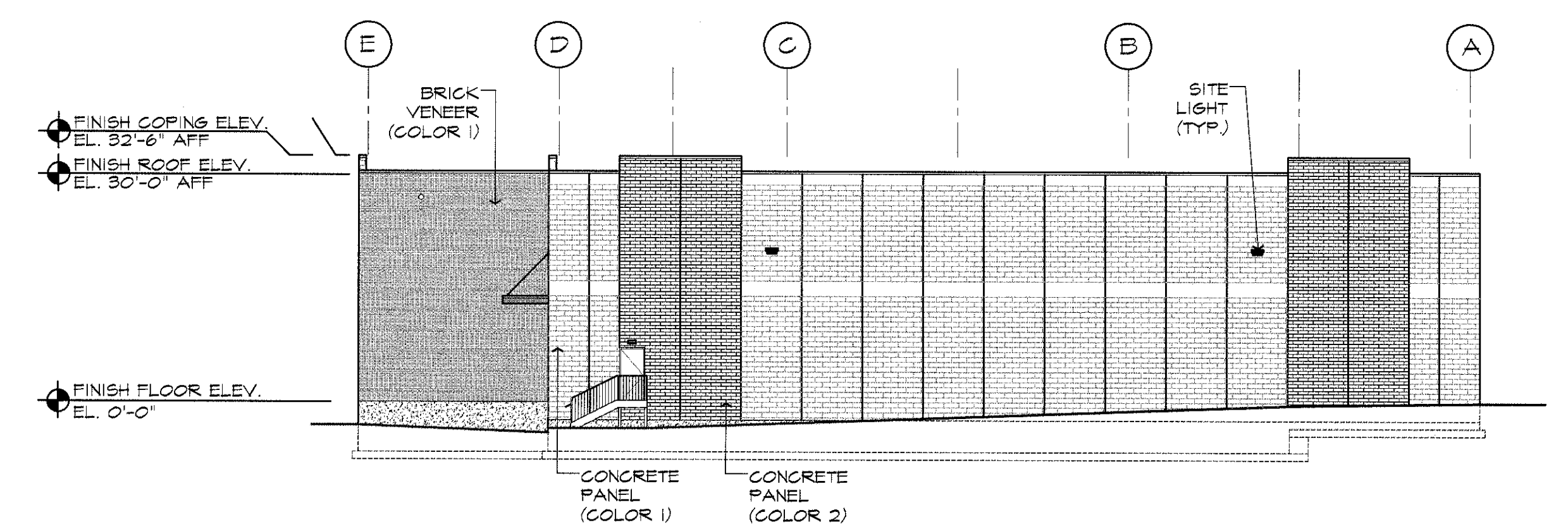
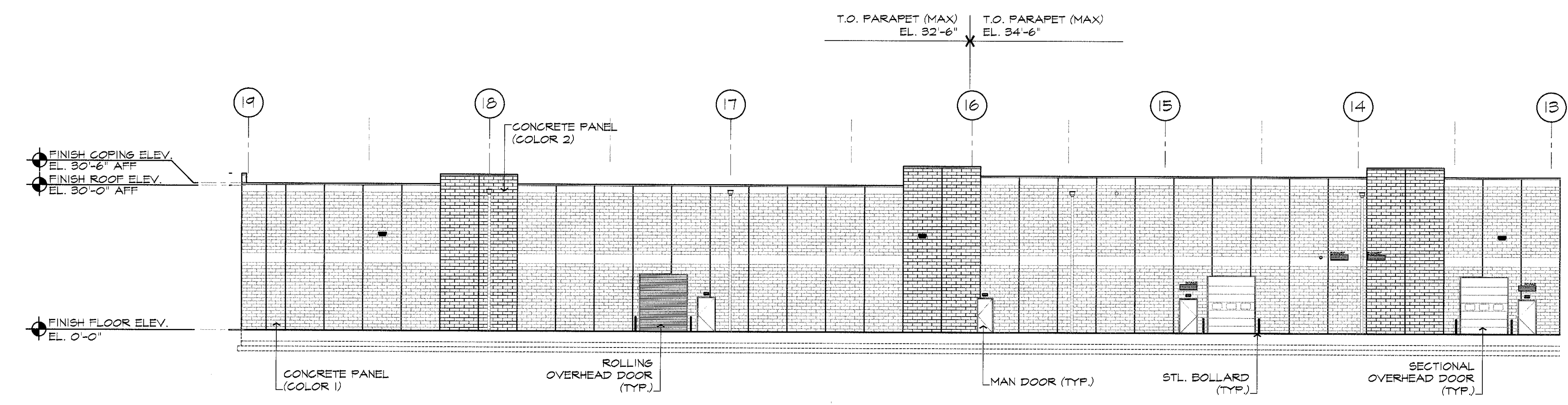
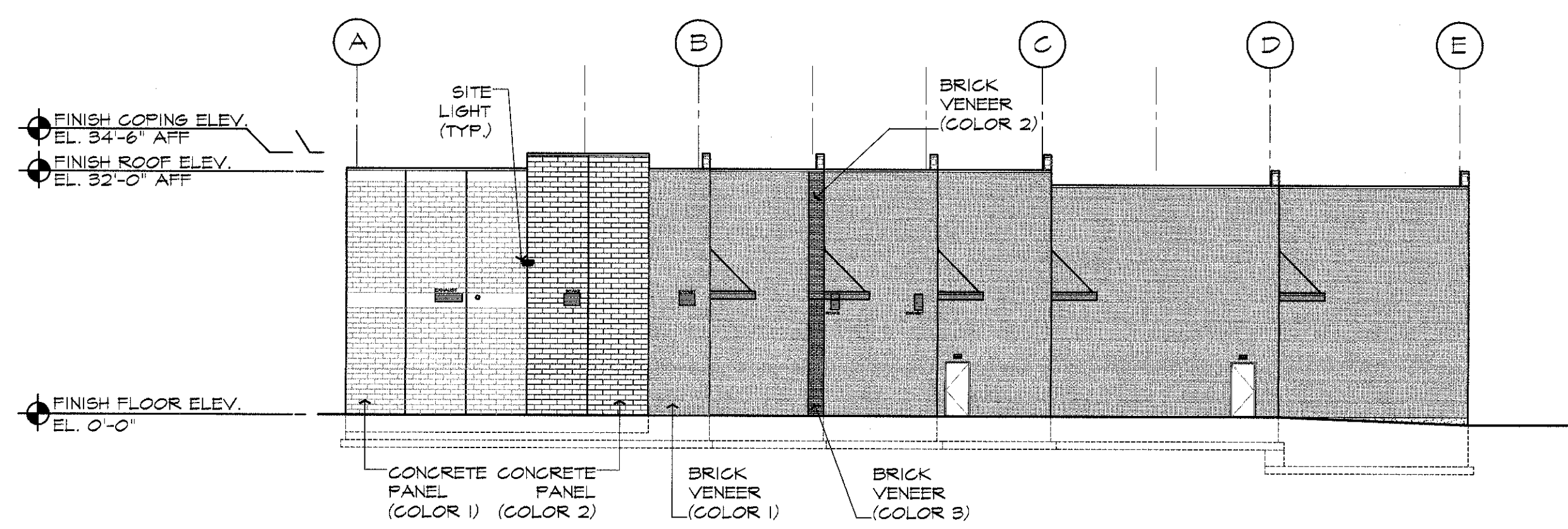
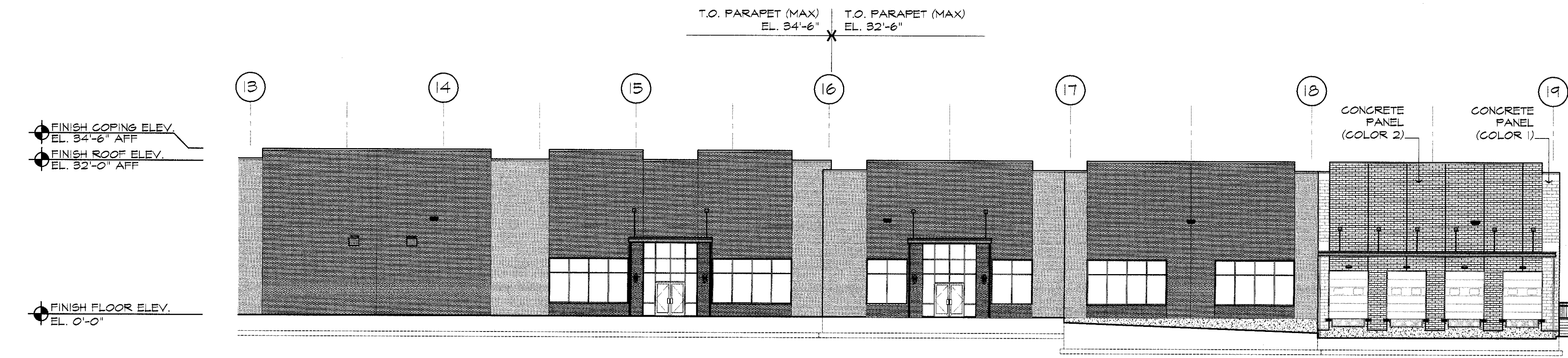
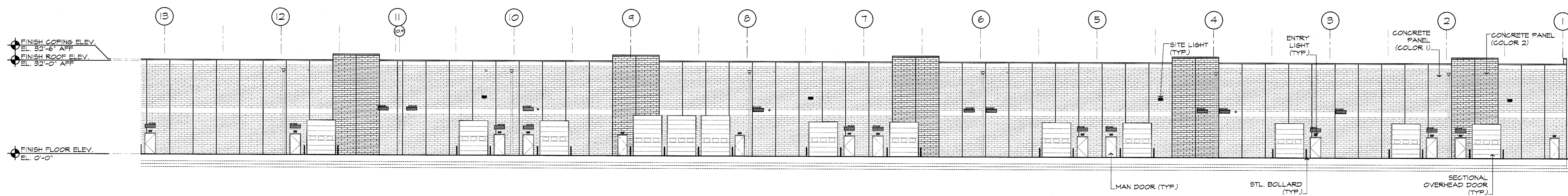
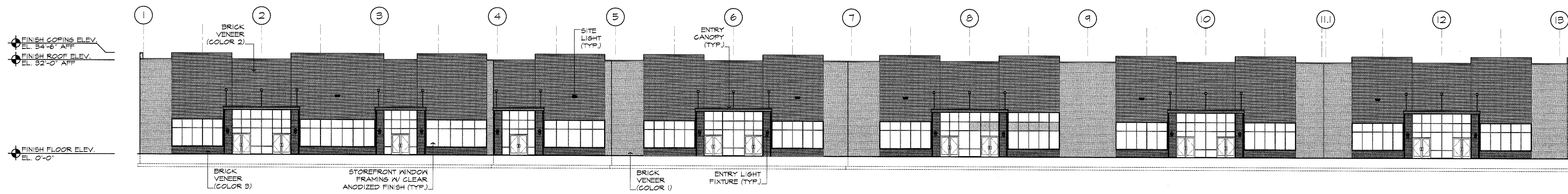
Town of Orangetown  
Planning Board  
**APPROVED FOR FILING**  
Date: April 24, 2019  
By: Cheryl Capompoli

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN.  
UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE NOT VALID.  
CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

JAY A. GREENWELL, PLS  
NYS LIC. # 49876



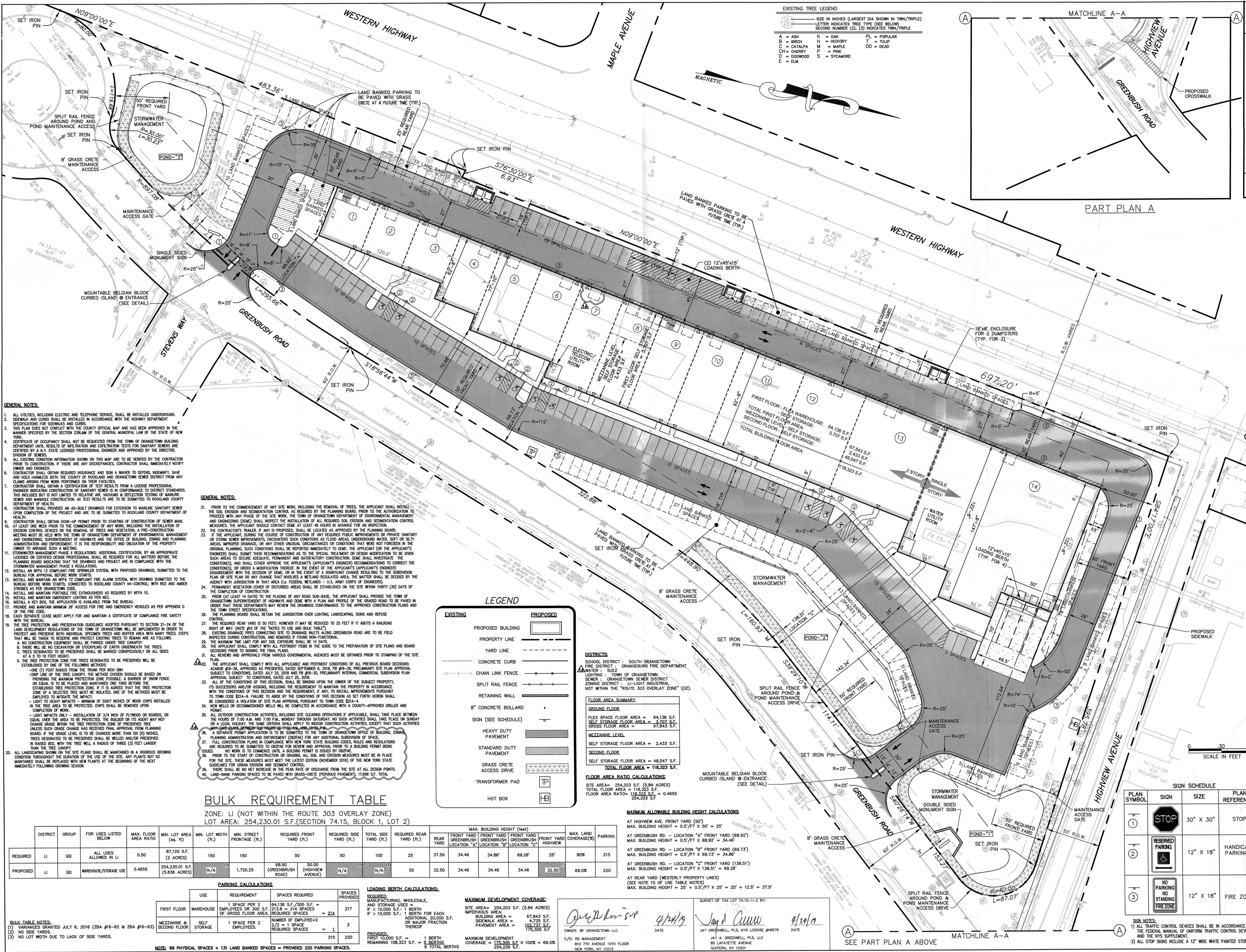
FLOOR AREA CALCULATIONS	
GROUND FLOOR	
FLEX SPACE FLOOR AREA =	64,196 S.F.
SELF STORAGE FLOOR AREA =	8,107 S.F.
GROSS FLOOR AREA =	67,243 S.F.
MEZZANINE LEVEL	
SELF STORAGE FLOOR AREA =	2,433 S.F.
SECOND FLOOR	
SELF STORAGE FLOOR AREA =	48,047 S.F.



ORANGETOWN COMMERCE CENTER  
5 Greenbush Road  
Orangeburg, New York 10962

Dahn & Krieger  
Architects Planners PC  
363 Prospect Avenue  
Hackensack, New Jersey 07601  
Tel 201 489 8575 Fax 201 489 5814  
www.dahn-krieger.com

Revisions:  
05.17.18 ISSUED FOR PRELIMINARY REVIEW  
06.10.18 REVISED FOR ACABOR REVIEW  
04.21.18 ISSUED FOR PLANNING BOARD RESUBMISSION  
04.19.19 ISSUED FOR PLANNING BOARD RESUBMISSION  
11.12.19 REVISED FOR ACABOR REVIEW



- GENERAL NOTES:**
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
  2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY THE SECTION 230.04M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  3. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF WETLANDS AND EXISTENCE TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
  4. ALL EXISTING CONDITION INFORMATION SHOWN ON THIS MAP ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER.
  5. CONTRACTOR SHALL OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ORANGETOWN DISTRICT FROM ANY CLAIMS ARISING FROM WORK PERFORMED ON THEIR FACILITIES.
  6. CONTRACTOR SHALL OBTAIN A CERTIFICATION OF TEST RESULTS FROM A LICENSED PROFESSIONAL ENGINEER INDICATING CONSTRUCTION OF SANITARY SEWER IS IN CONFORMANCE TO DISTRICT STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO RELATIVE AIR, VACUUMS & DEFLECTION TESTING OF MAINLINE SEWER AND MANHOLE CONSTRUCTION. ALL TEST RESULTS ARE TO BE SUBMITTED TO ROCKLAND COUNTY DEPARTMENT OF HEALTH.
  7. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWINGS FOR EXTENSION TO MAINLINE SANITARY SEWER UPON COMPLETION OF THE PROJECT AND ARE TO BE SUBMITTED TO ROCKLAND COUNTY DEPARTMENT OF HEALTH.
  8. CONTRACTOR SHALL OBTAIN HOOK-UP PERMIT PRIOR TO STARTING CONSTRUCTION OF SEWER MAIN.
  9. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  10. STORMWATER MANAGEMENT PHASE I REGULATIONS. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE I REGULATIONS.
  11. INSTALL AN NFPA 13 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU FOR APPROVAL BEFORE WORK STARTS.
  12. INSTALL AND MAINTAIN AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM, WITH DRAWING SUBMITTED TO THE BUREAU BEFORE WORK STARTS, CONNECTED TO ROCKLAND COUNTY 44-CONTROL; WITH RED AND AMBER STROBES AS PER ORANGETOWN CODE.
  13. INSTALL AND MAINTAIN PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10.
  14. INSTALL AND MAINTAIN EMERGENCY LIGHTING AS PER NEC.
  15. PROVIDE AND MAINTAIN MINIMUM 26' ACCESS FOR FIRE AND EMERGENCY VEHICLES AS PER APPENDIX D OF THE FIRE CODE.
  16. EACH SEPARATE LEASE MUST APPLY FOR AND MAINTAIN A CERTIFICATE OF FLOOD RISK SAFETY WITH THE BUREAU.
  17. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 24-04 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
    - B. THERE WILL BE NO OCCUPATION OR STOODING OF EARTH UNDERNEATH THE TREES.
    - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADII FROM THE TRUNK FOR NON-BOW ORP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE IS TO BE VIOLATED, ONE OF THE METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
        - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE TREE PROTECTION ZONE. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
        - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" NET OF PLYWOOD OR BARBERS, OR EQUAL, OVER THE AREA TO BE PROTECTED. THE BARRIER OR ITS ASSET MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF THE TREE.
        - UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN PAVED BEDS WITH THE TREE WELL AT LEAST TWO (2) FEET LARGER THAN THE TREE CANOPY.
  18. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A MATURE GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

**BULK REQUIREMENT TABLE**

ZONE: LI (NOT WITHIN THE ROUTE 303 OVERLAY ZONE)  
LOT AREA: 254,230.01 S.F. (SECTION 74.15, BLOCK 1, LOT 2)

	DISTRICT	GROUP	FOR USES LISTED BELOW	MAX. FLOOR AREA RATIO	MIN. LOT AREA (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. STREET FRONTAGE (ft.)	REQUIRED FRONT YARD (ft.)	REQUIRED SIDE YARD (ft.)	TOTAL SIDE YARD (ft.)	REQUIRED REAR YARD (ft.)	MAX. BUILDING HEIGHT (feet)					MAX. LAND COVERAGE(%)	PARKING
												REAR YARD	FRONT YARD GREENBUSH LOCATION "A"	FRONT YARD GREENBUSH LOCATION "B"	FRONT YARD GREENBUSH LOCATION "C"	FRONT YARD HIGHVIEW		
REQUIRED	LI	QQ	ALL USES ALLOWED IN LI	0.50	87,120 S.F. (2 ACRES)	150	150	50	50	100	37.50	34.46	34.86 <sup>(1)</sup>	69.26 <sup>(1)</sup>	25'	80%	215	
PROPOSED	LI	QQ	WAREHOUSE/STORAGE USE	0.4655	254,230.01 S.F. (5.836 ACRES)	N/A <sup>(3)</sup>	1,720.25	68.90 (GREENBUSH)	50.00 (HIGHVIEW)	N/A <sup>(2)</sup>	N/A <sup>(2)</sup>	32.50	34.46	34.46	34.46	32.50 <sup>(1)</sup>	69.0%	220

**PARKING CALCULATIONS:**

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
FIRST FLOOR WAREHOUSE	1 SPACE PER 2 EMPLOYEES OR 300 S.F. OF GROSS FLOOR AREA	64,136 S.F./300 S.F. = 213.8	214
MEZZANINE & SECOND FLOOR SELF STORAGE	1 SPACE PER 2 EMPLOYEES	2,433 S.F./2 = 1,216.5	1
			3
			215
			220

**LOADING BERTH CALCULATIONS:**

REQUIRED:	PROVIDED:
MANUFACTURING, WHOLESALE, AND STORAGE USES = 1 BERTH FOR EACH ADDITIONAL 20,000 S.F. OF GROSS FLOOR AREA.	FIRST 10,000 S.F. = 1 BERTH REMAINING 108,323 S.F. = 5 BERTHS 6 TOTAL BERTHS

**MAXIMUM DEVELOPMENT COVERAGE:**

SITE AREA = 254,230 S.F. (5.84 ACRES)	MAXIMUM DEVELOPMENT COVERAGE = 125,305 S.F. X 100% = 69.0%
IMPERVIOUS AREA: BUILDING AREA = 67,843 S.F. SIDEWALK AREA = 4,725 S.F. PAVEMENT AREA = 102,737 S.F.	

**MAXIMUM ALLOWABLE BUILDING HEIGHT CALCULATIONS:**

AT HIGHVIEW AVE. FRONT YARD (50') MAX. BUILDING HEIGHT = 0.5/FT X 50' = 25'	
AT GREENBUSH RD. - LOCATION "A" FRONT YARD (68.92') MAX. BUILDING HEIGHT = 0.5/FT X 68.92' = 34.46'	
AT GREENBUSH RD. - LOCATION "B" FRONT YARD (69.73') MAX. BUILDING HEIGHT = 0.5/FT X 69.73' = 34.86'	
AT GREENBUSH RD. - LOCATION "C" FRONT YARD (138.51') MAX. BUILDING HEIGHT = 0.5/FT X 138.51' = 69.25'	
AT REAR YARD (WESTERLY PROPERTY LINES) MAX. BUILDING HEIGHT = 25' + 0.5/FT X 25' = 25' + 12.5' = 37.5'	

**EXISTING TREE LEGEND**

SIZE IN INCHES (LARGEST DIA SHOWN IN TWN/TRIPLE)	LETTER INDICATES TREE TYPE (SEE BELOW)	SECOND NUMBER (2, 3) INDICATES TWN/TRIPLE
A = ASH	K = OAK	PL = POPULAR
B = BIRCH	H = HICKORY	T = TULIP
C = CATALPA	M = MAPLE	P = PINE
D = CHERRY	S = SYCAMORE	DD = DEAD
E = ELM		

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
YARD LINE	YARD LINE
CONCRETE CURB	CONCRETE CURB
CHAIN LINK FENCE	CHAIN LINK FENCE
SPLIT RAIL FENCE	SPLIT RAIL FENCE
RETAINING WALL	RETAINING WALL
8" CONCRETE BOLLARD	8" CONCRETE BOLLARD
SIGN (SEE SCHEDULE)	SIGN (SEE SCHEDULE)
HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT
STANDARD DUTY PAVEMENT	STANDARD DUTY PAVEMENT
GRASS CRETE ACCESS DRIVE	GRASS CRETE ACCESS DRIVE
TRANSFORMER PAD	TRANSFORMER PAD
HOT BOX	HOT BOX

**DISTRICTS:**  
SCHOOL DISTRICT: SOUTH ORANGETOWN  
FIRE DISTRICT: ORANGETOWN FIRE DEPARTMENT  
WATER: SUZ  
SEWER: TOWN OF ORANGETOWN  
SEWER: ORANGETOWN SEWER DISTRICT  
ZONING DISTRICT: LI-LIGHT INDUSTRIAL  
NOT WITHIN THE "ROUTE 303 OVERLAY ZONE" (02).

**FLOOR AREA SUMMARY:**

GROUND FLOOR	
FLEX SPACE FLOOR AREA =	64,136 S.F.
SELF STORAGE FLOOR AREA =	2,433 S.F.
GROSS FLOOR AREA =	67,843 S.F.
MEZZANINE LEVEL	
SELF STORAGE FLOOR AREA =	2,433 S.F.
SECOND FLOOR	
SELF STORAGE FLOOR AREA =	48,047 S.F.
TOTAL FLOOR AREA =	118,323 S.F.
FLOOR AREA RATIO CALCULATIONS:	
SITE AREA = 254,230 S.F. (5.84 ACRES)	
TOTAL FLOOR AREA = 118,323 S.F.	
FLOOR AREA RATIO = 118,323 S.F. / 254,230 S.F. = 0.4655	

**SIGN SCHEDULE**

PLAN SYMBOL	SIGN	SIZE	PLAN REFERENCE
1	STOP	30" X 30"	STOP
2	RECEIVED PARKING	12" X 18"	HANDICAP PARKING
3	NO PARKING NO STANDING FIRE ZONE	12" X 18"	FIRE ZONE

**SIGN NOTES:**  
1) ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT.  
2) ALL STOP SIGNS INCLUDE A 12" WIDE WHITE PAINTED STOP BAR

07/03/19  
09/21/18  
12  
13  
14

FINAL RESOLUTION OF NOVEMBER 14, 2018  
SELF STORAGE  
GENERAL REVISIONS  
AS PER COMMENTS FROM FIRE INSPECTOR, 5/2/16  
FINAL SITE PLAN APPROVAL CONDITIONS, 10/26/16  
RAMP-Pond fence deleted  
10/24/16

DATE  
REV.  
DESCRIPTION

5  
4  
3  
2  
1

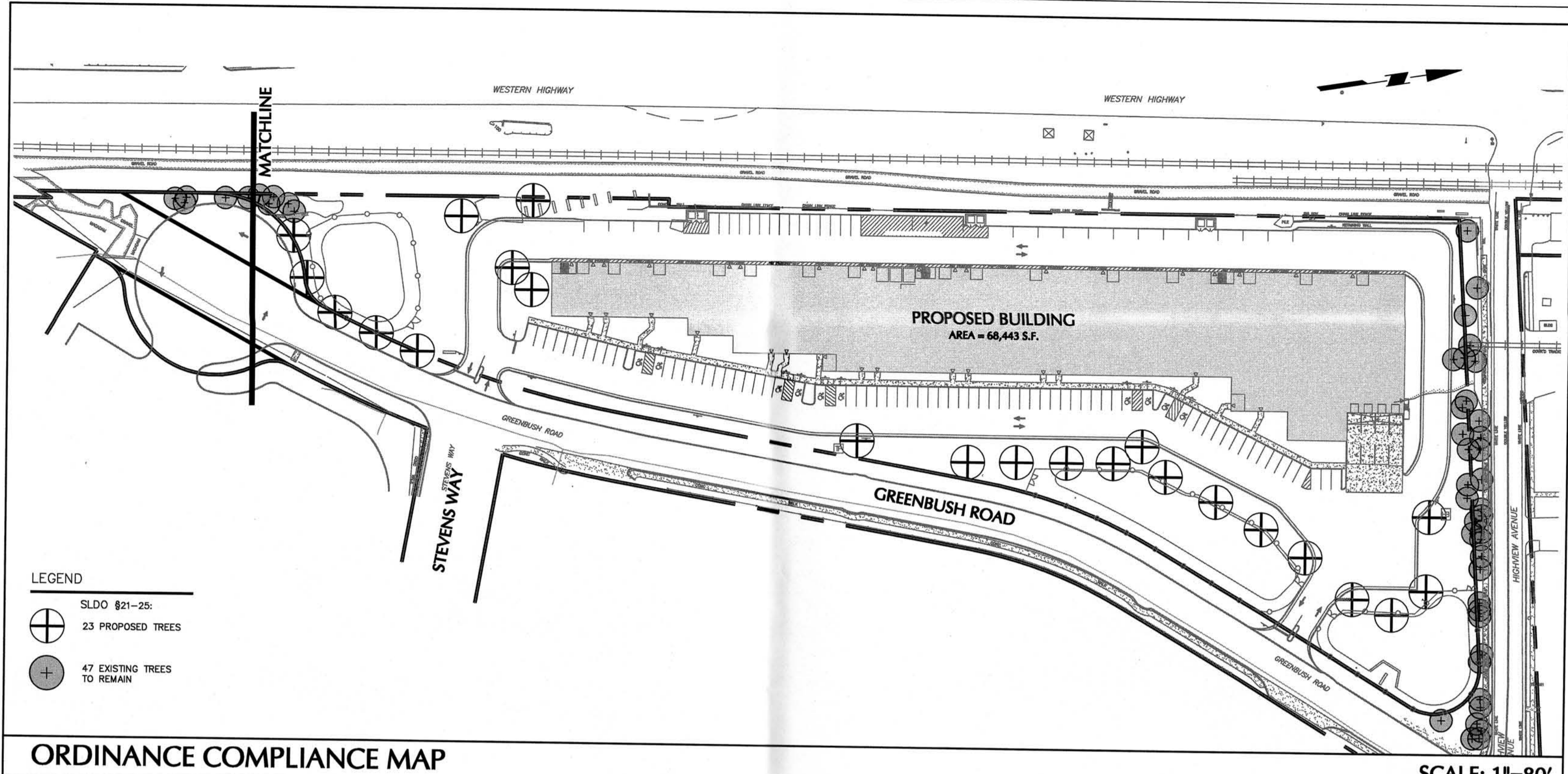
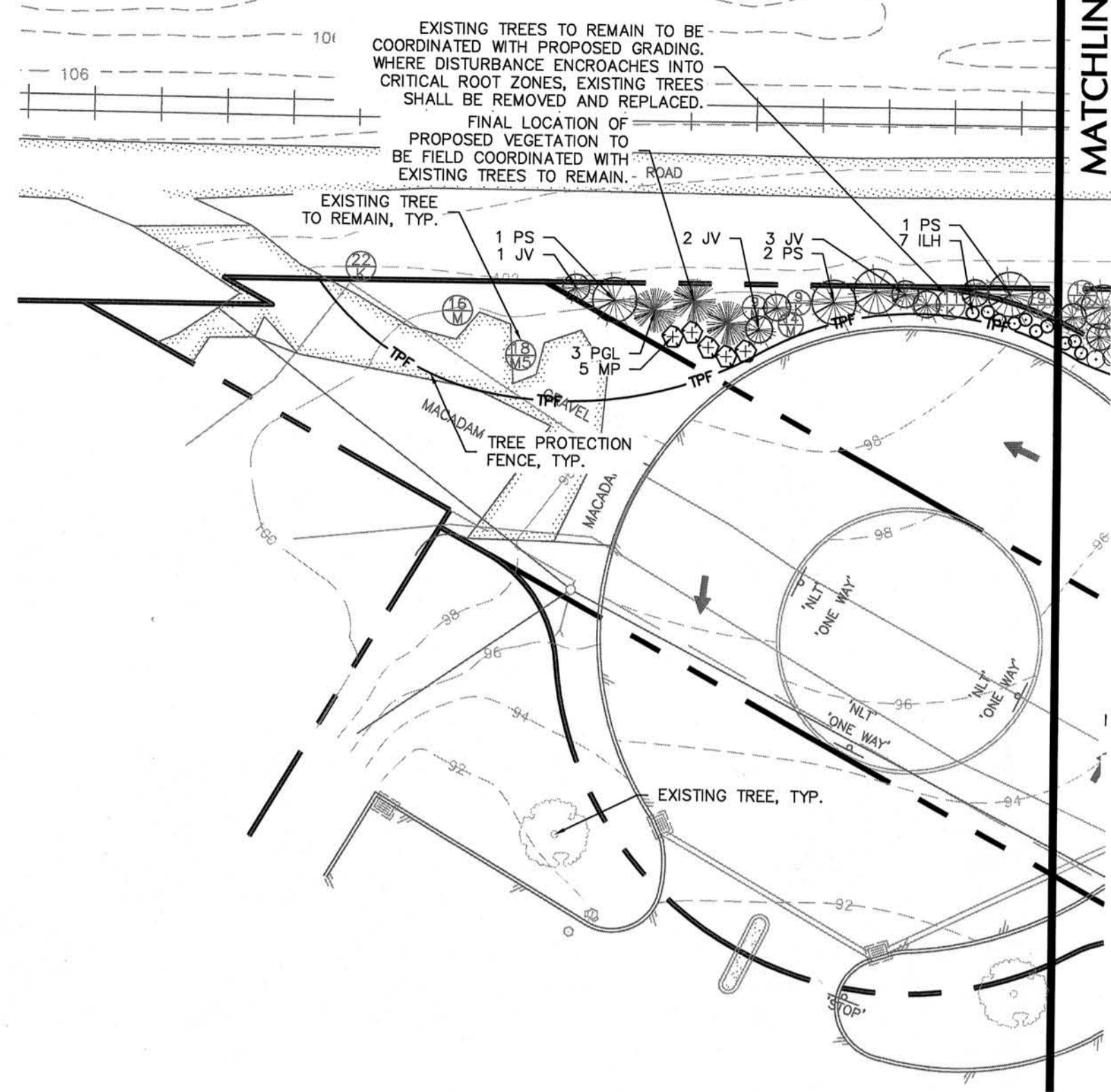
NYSDEC RAMP  
FINAL PB APPLICATION  
PER DEME EMAIL COMMENTS  
GENERAL REVISIONS  
PARKING REVISIONS

DATE  
REV.  
DESCRIPTION

LEONARD JACKSON ASSOCIATES  
CONSULTING ENGINEERS  
28 FREDERICK DRIVE, POMONA, NEW YORK 10970  
PHONE: (845) 354-4392 FAX: (845) 354-4401

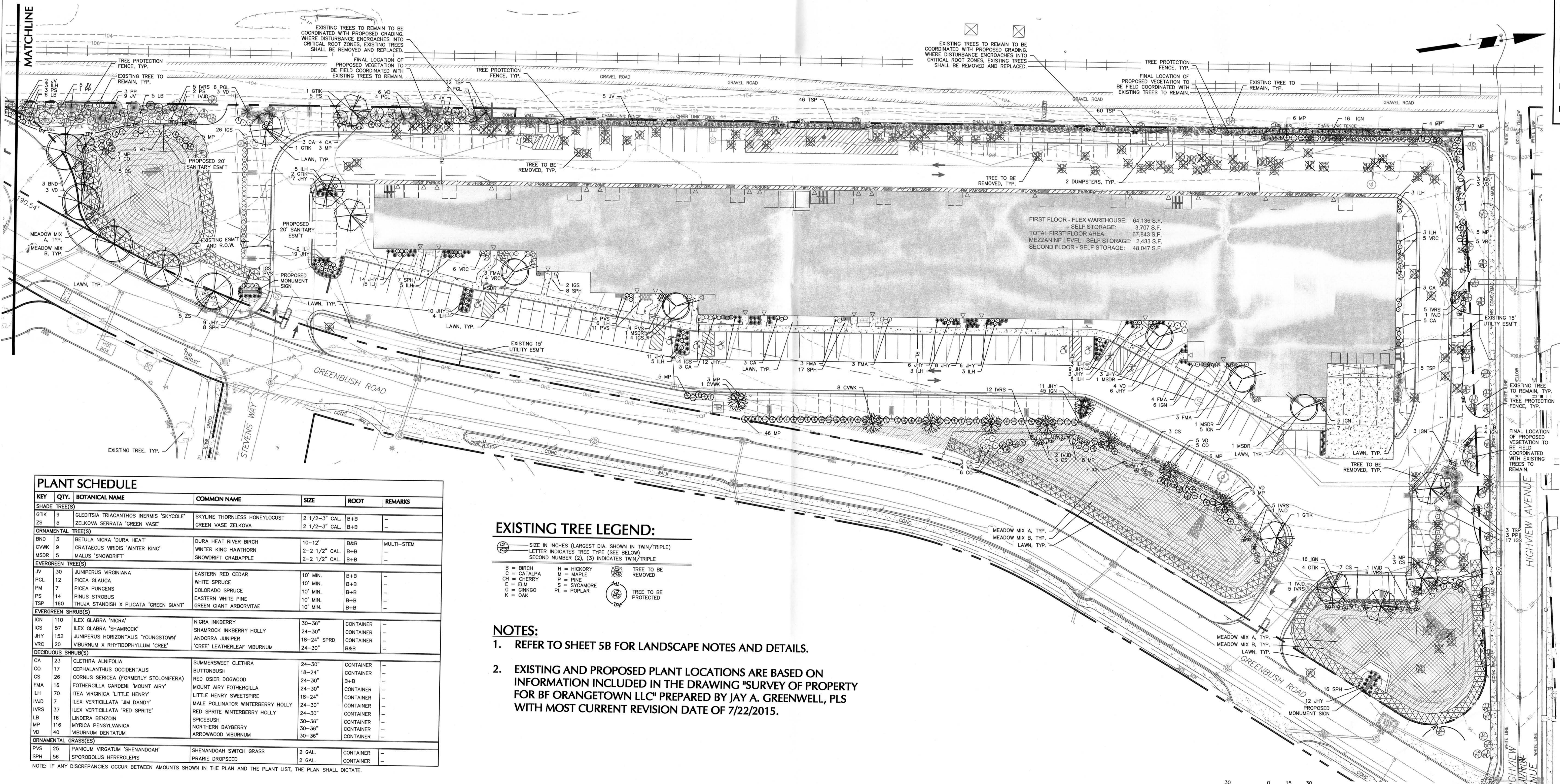
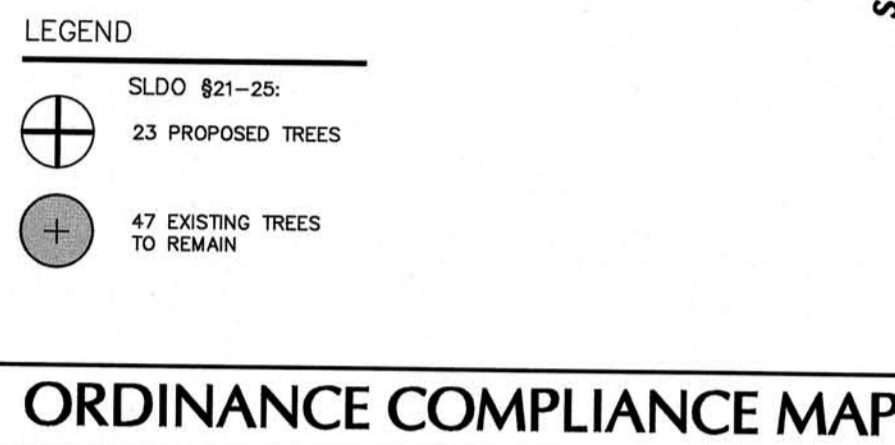
ORANGETOWN COMMERCE CENTER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
LAYOUT PLAN

Job number: 18011  
Drawn by: AM  
Checked by: JL  
Date: 01/15/16  
Scale: 1" = 30'  
Drawing Number: 2



Landscape Ordinance Compliance				
Code Section	Description	Required	Provided	Complies
<b>Street Trees</b>				
SLDO § 21-25	Preserve or plant 1 tree on street side of each lot, spaced a maximum of 40'	Highway Avenue: 520 LF requires 13 trees Greenbush Road: 1,320 LF requires 33 trees	37 existing trees to remain 33 trees provided <sup>1</sup> (10 existing trees to remain and 23 proposed trees)	yes yes

<sup>1</sup>Due to easement conflicts, street trees are provided elsewhere on site.



### PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SHADE TREE(S)</b>						
GTIK	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B	-
ZS	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2-3" CAL.	B+B	-
<b>ORNAMENTAL TREE(S)</b>						
BND	3	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12"	B+B	MULTI-STEM
CVWK	9	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B+B	-
MSDR	5	MAIUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL.	B+B	-
<b>EVERGREEN TREE(S)</b>						
JV	30	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' MIN.	B+B	-
PGL	12	PICEA GLAUCA	WHITE SPRUCE	10' MIN.	B+B	-
PM	7	PICEA PUNGENS	COLORADO SPRUCE	10' MIN.	B+B	-
PS	14	PINUS STROBUS	EASTERN WHITE PINE	10' MIN.	B+B	-
TSP	160	THUJA STANDISH X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10' MIN.	B+B	-
<b>EVERGREEN SHRUB(S)</b>						
IGN	110	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY	30-36"	CONTAINER	-
IGS	57	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER	-
JHY	152	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNPER	18-24" SPRD	CONTAINER	-
VRD	20	VIBURNUM X RHYNTHOPHYLLUM 'CREE'	'CREE' LEATHERLEAF VIBURNUM	24-30"	CONTAINER	-
<b>DECIDUOUS SHRUB(S)</b>						
CA	23	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER	-
CO	17	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18-24"	CONTAINER	-
CS	28	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	24-30"	B+B	-
FMA	16	FOTHERGILLIA GARDENI 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLIA	24-30"	CONTAINER	-
ILH	70	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	18-24"	CONTAINER	-
IVD	7	ILEX VERTICILLATA 'JIM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	24-30"	CONTAINER	-
IVRS	37	ILEX VERTICILLATA 'RED SPIRIT'	RED SPIRIT WINTERBERRY HOLLY	24-30"	CONTAINER	-
LB	16	LINDERA BENZON	SPICEBUSH	24-30"	CONTAINER	-
MP	116	MYRICIA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER	-
VD	40	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30-36"	CONTAINER	-
<b>ORNAMENTAL GRASS(S)</b>						
PVS	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER	-
SPH	56	SPOROBOLUS HEROLEPIS	PRAIRIE DROPSIDE	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

### EXISTING TREE LEGEND:

B = BIRCH	H = HICKORY	TREE TO BE REMOVED
C = CATALPA	M = MAPLE	
CH = CHERRY	P = PINE	
E = ELM	S = SYCAMORE	
O = OREGON	PL = POPLAR	
K = OAK		
		TREE TO BE PROTECTED

### NOTES:

- REFER TO SHEET 5B FOR LANDSCAPE NOTES AND DETAILS.
- EXISTING AND PROPOSED PLANT LOCATIONS ARE BASED ON INFORMATION INCLUDED IN THE DRAWING "SURVEY OF PROPERTY FOR BF ORANGETOWN LLC" PREPARED BY JAY A. GREENWELL, PLS WITH MOST CURRENT REVISION DATE OF 7/22/2015.

REV.	DESCRIPTION	DATE
1.	REVISED PER PLANNING BOARD COMMENTS	5/8/18
2.	REVISED PER PLANNING BOARD COMMENTS	9/16/16
3.	ACABOR APPLICATION	5/23/16
4.	REVISED PER ACABOR COMMENTS	5/23/16
12.	SELF STORAGE	5/8/18



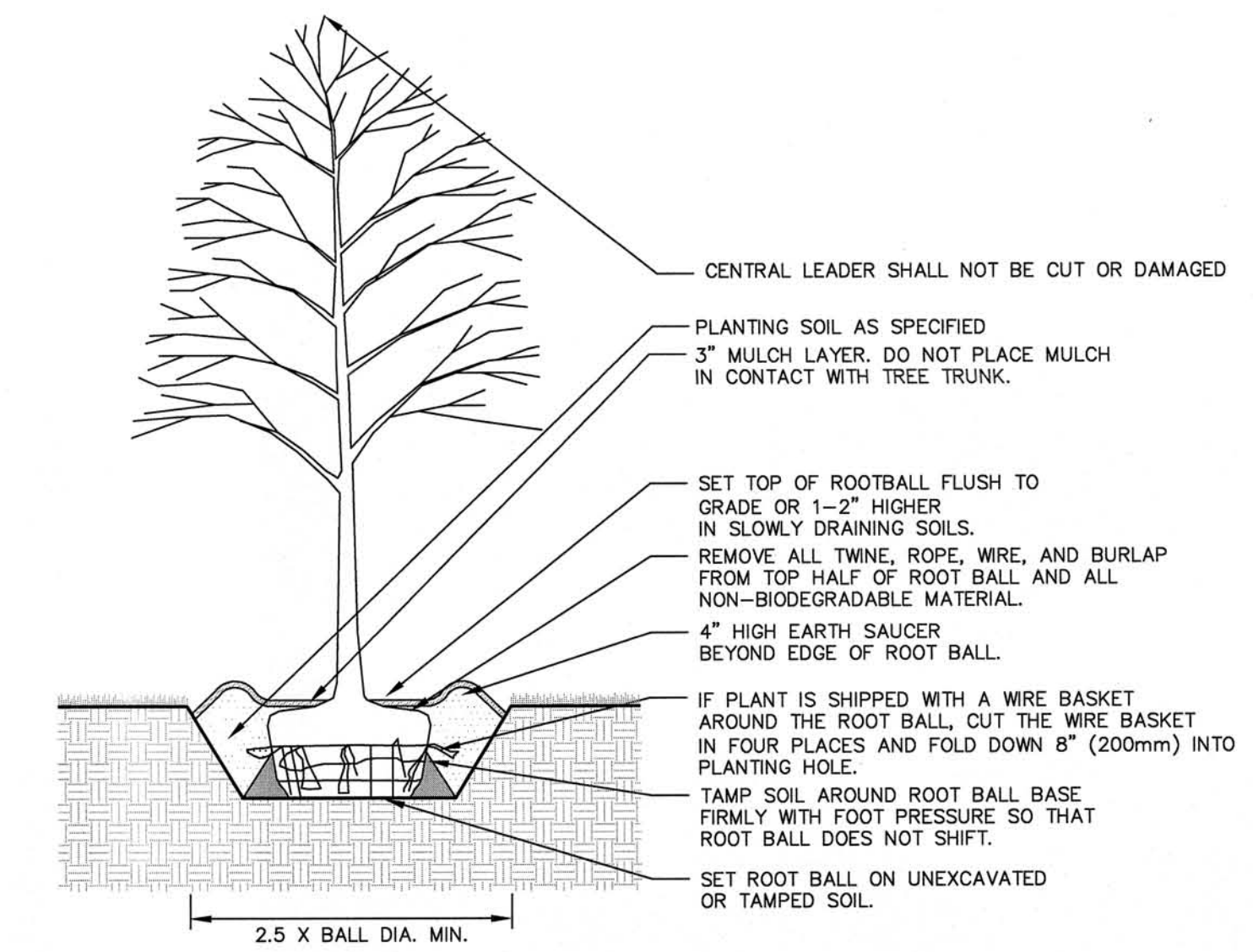
LEONARD JACKSON ASSOCIATES  
CONSULTING ENGINEERS  
26 FREMENS MEMORIAL DRIVE, POMONA, NEW YORK 10970  
phone: (845) 354-4382 fax: (845) 354-4401

ORANGETOWN COMMERCE CENTER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
LANDSCAPE PLAN

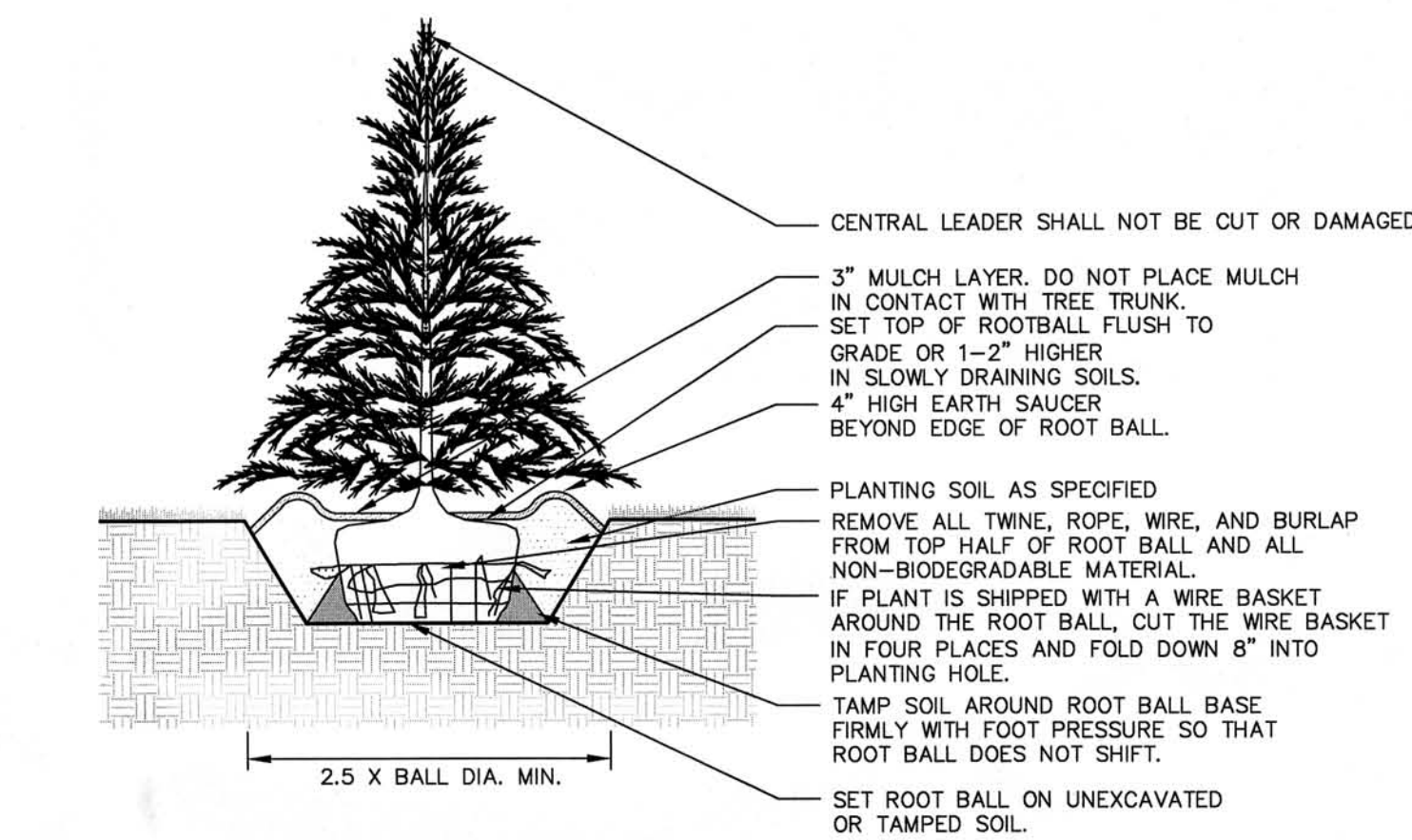
Job number: 200078301  
Drawn by: ALM  
Checked by: NEB  
Date: 03/04/2016  
Scale: 1" = 30'  
Drawing Number: 5A

GENERAL LANDSCAPE PLANTING NOTES

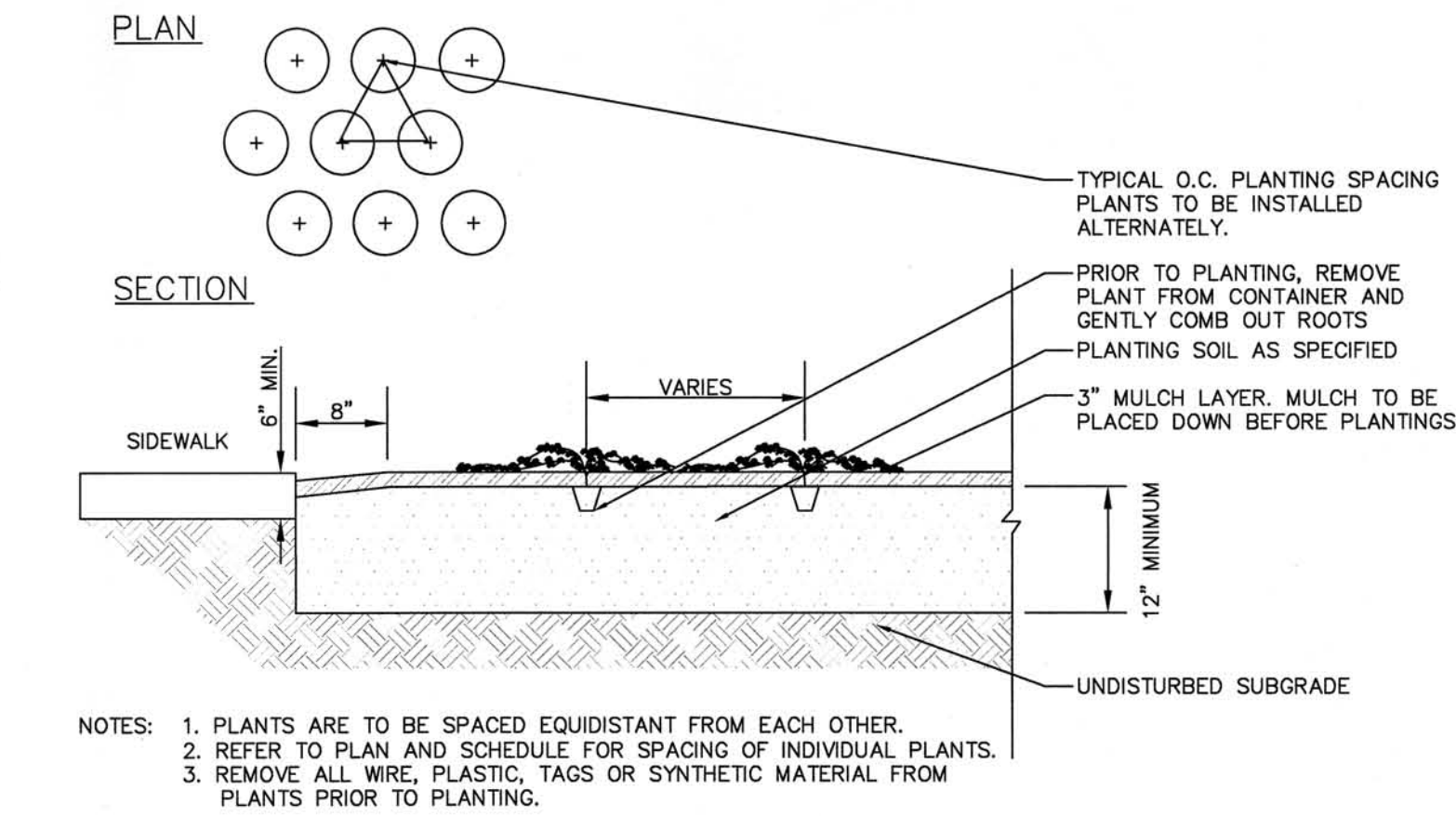
1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR STOCK DURING DELIVERY OR HANDLING.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL, AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL. AT ANY TIME DURING PROGRESS OF WORK, THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING
- A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
- B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
- C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 6 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
- D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNDESIRABLE DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
12. PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE QUARANTINED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24- HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
20. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH OTHER TRADES INVOLVED WITH SITE WORK. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FENCE POST INSTALLATION WITH EXISTING AND PROPOSED UTILITIES.



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING



PERENNIAL / GROUND COVER PLANTING

MEADOW SEEDING NOTES:

1. MEADOW SEED MIX A. ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"
- 25% PANICUM CLANDESTINUM DEERTONGUE  
25% CAREX VULPINODEA FOX SEDGE  
20% ELYMUS VIRGINICUS VIRGINIA WILDOYE  
20% PANICUM VIRGATUM SWITCHGRASS  
5% AGROSTIS PERENNANS AUTUMN BENTGRASS  
2% AGROSTIS SCABRA ROUGH BENTGRASS  
1% JUNCUS EFFUSUS SOFT RUSH  
1% JUNCUS TENNIS  
1% SCORPUS ATROVIRENS GREEN BULRUSH

- NOTES:
1. SEED AT A RATE OF 20 LBS./ACRE.  
2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ ACRE.  
3. FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 20 LBS./ ACRE.

2. MEADOW SEED MIX B. ERNST SEED MIX ERNMX-177 "EASTERN ECOTYPE NATIVE GRASS MIX"
- 30% ELYMUS VILLOSIUS SILKY WILD RYE  
25% ANDROPOGON GERARDII BIG BLUESTEM, NIAGARA  
14% ANDROPOGON SCOPARIUS LITTLE BLUESTEM, INDIANTOWN GAP  
14% SORGHASTRUM NUTANS INDIAN GRASS, LAKE ERIE  
10% AGROSTIS PERENNANS AUTUMN BENTGRASS  
6% PANICUM VIRGATUM SWITCH GRASS, SHELTER, VA. ECOTYPE

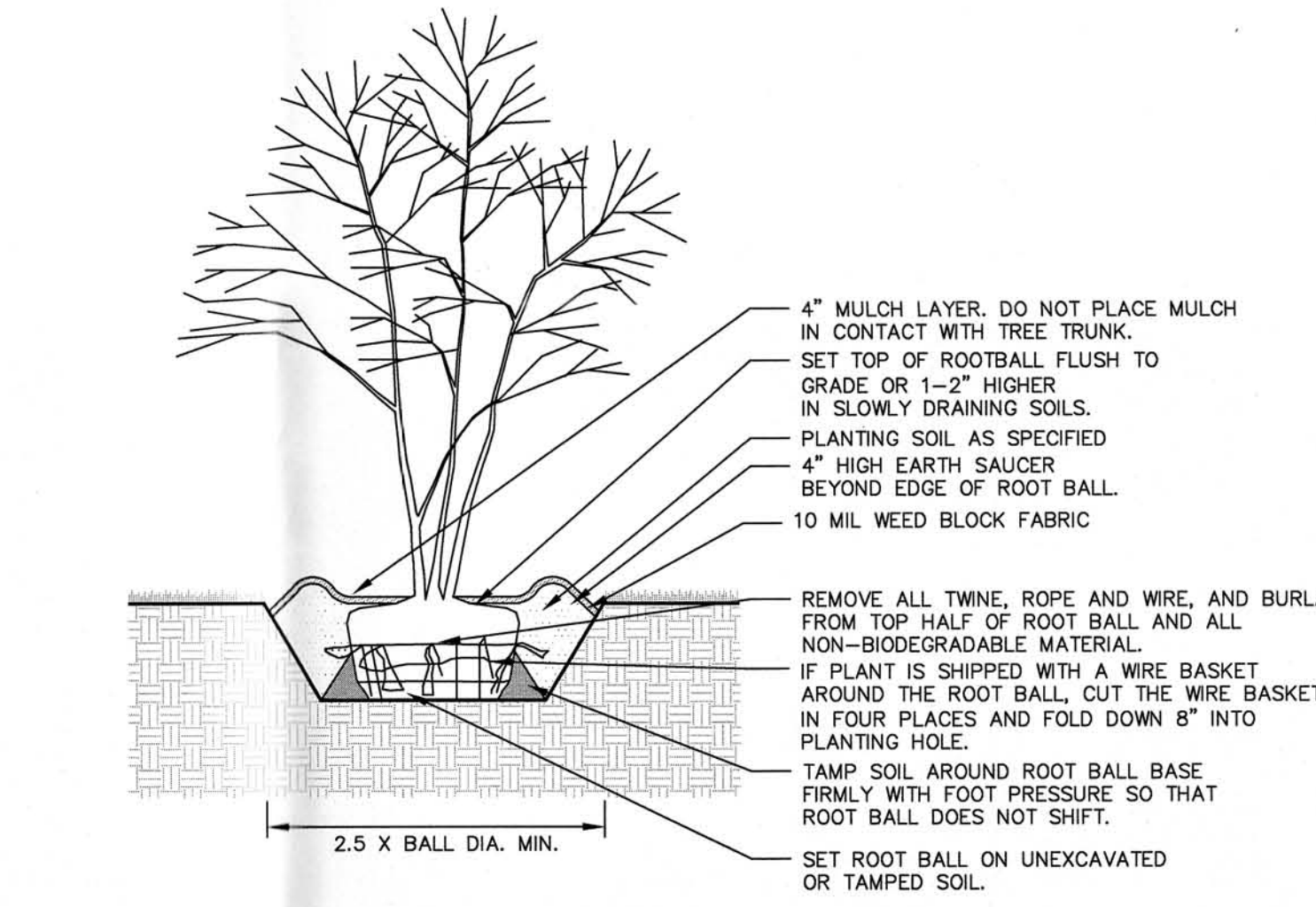
- NOTES:
1. SEED AT A RATE OF 10 LBS./ACRE.  
2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ ACRE.  
3. FOR FALL SEEDING, APPLY A NURSE CROP OF WINTER RYE AT A RATE OF 20 LBS./ ACRE.

3. GENERAL SEEDING NOTES:
1. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
2. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUX-TYPE DRILL WHERE APPLICABLE.
4. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.

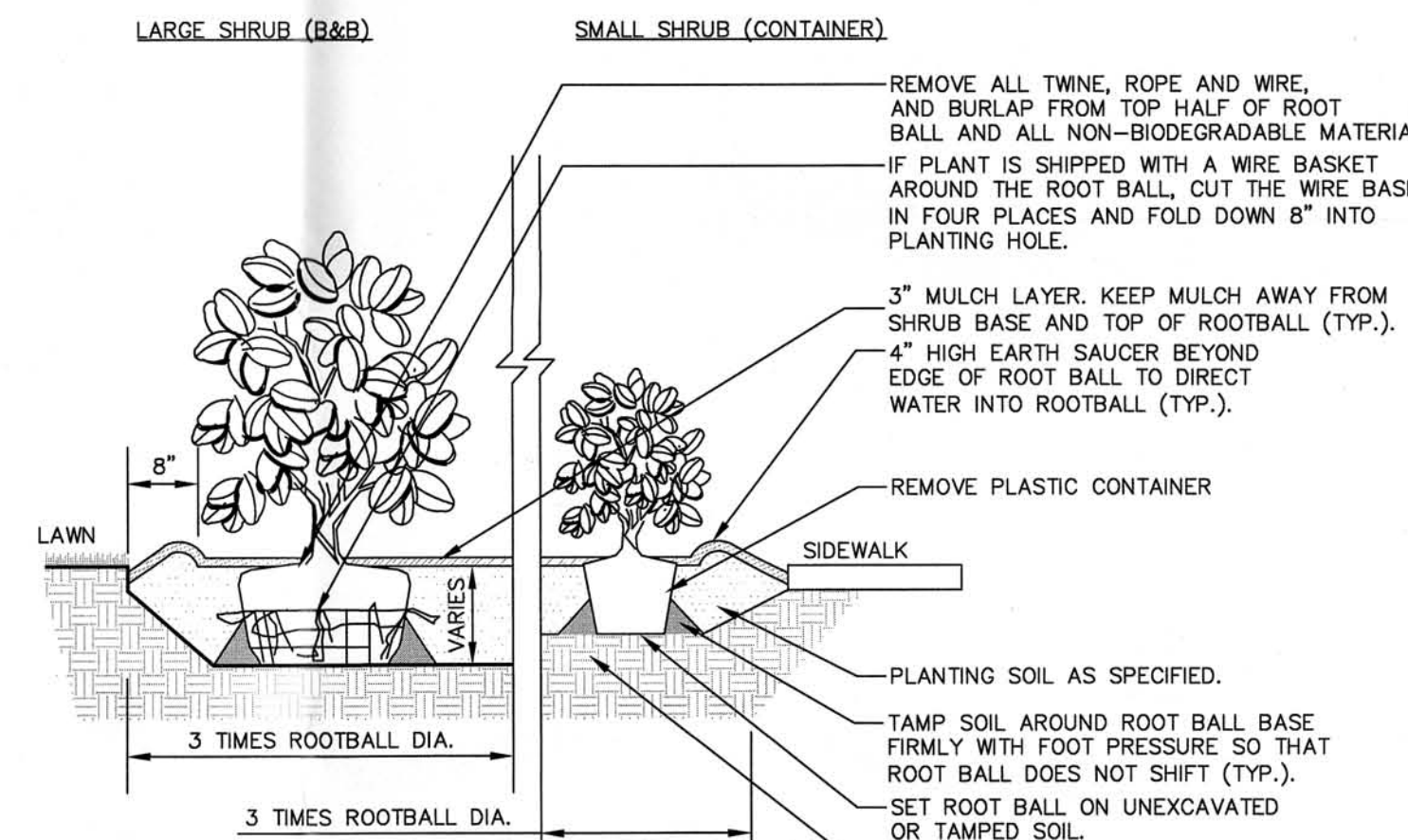
4. WEED CONTROL/MAINTENANCE NOTES:
1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
3. MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 1 TO AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS ESTABLISHMENT OF MEADOW MIX.

LAWN SEED MIX:

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:
- RED FESCUE 1 1/2 LBS./1,000 SF  
PERENNIAL RYEGRASS 1 LBS./1,000 SF  
KENTUCKY BLUEGRASS 1 1/2 LBS./1,000 SF  
SPREADING FESCUE 1 LBS./1,000 SF
3. SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO DROON SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:  
SPRING: APRIL 1 - MAY 31  
FALL: AUGUST 16 - OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

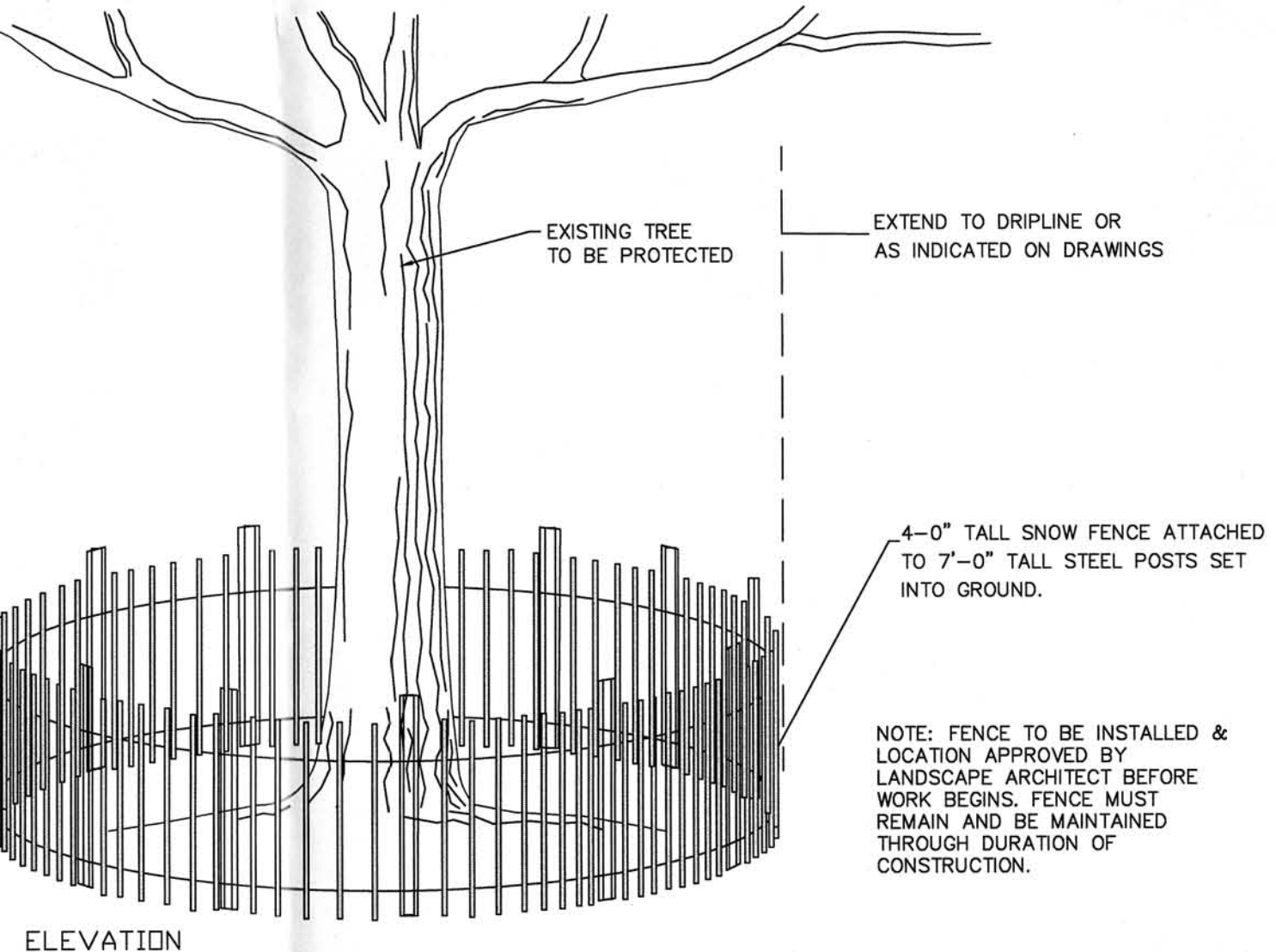


MULTI-STEM TREE PLANTING



- NOTES:
1. ALL SHRUBS TO BE SET PLUMB.  
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.  
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

SHRUB PLANTING



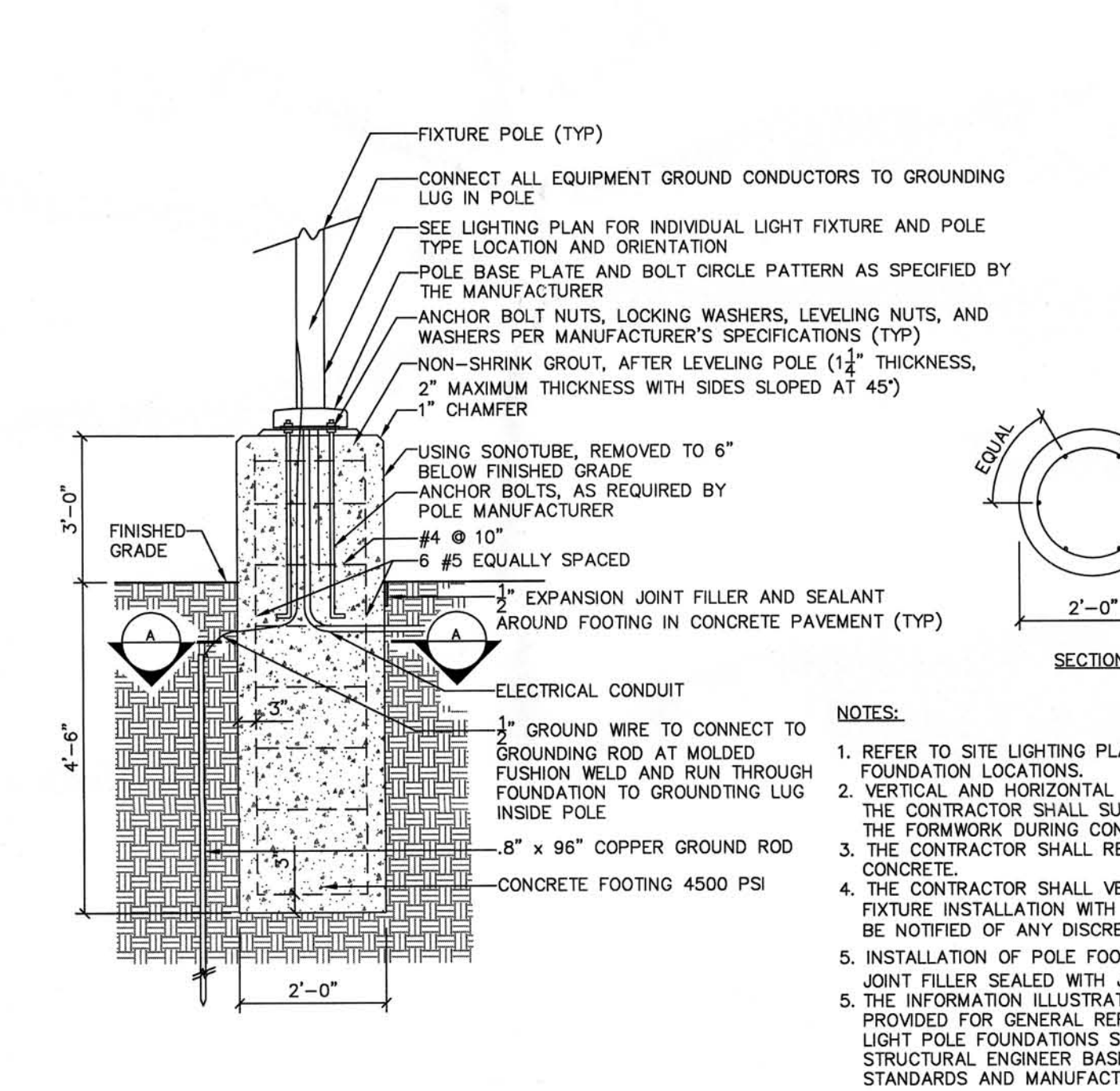
TREE PROTECTION FENCE

TREE PROTECTION NOTES:

- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY VESSES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS.
1. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
2. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
3. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SITES AT A 5 TO 10 FOOT HEIGHT.
4. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
- ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
  - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEFORE THE ESTABLISHED TREE PROTECTION ZONE, IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE ISOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    - LIGHT TO HEAVY IMPACTS: MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK
    - LIGHT IMPACTS ONLY: INSTALLATION OF 1 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
5. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE MULCHED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

GENERAL LIGHTING NOTES:

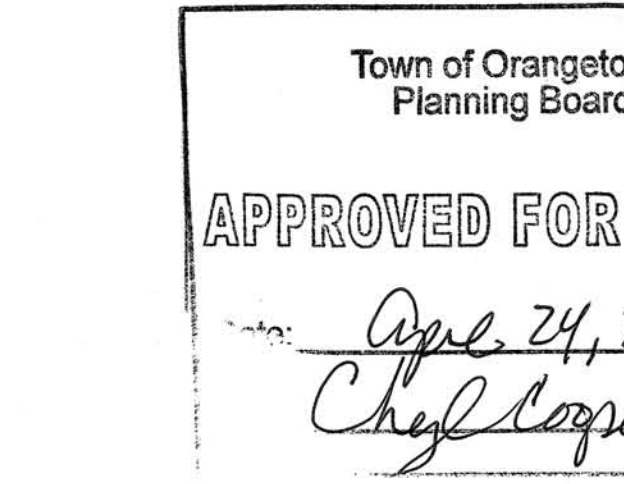
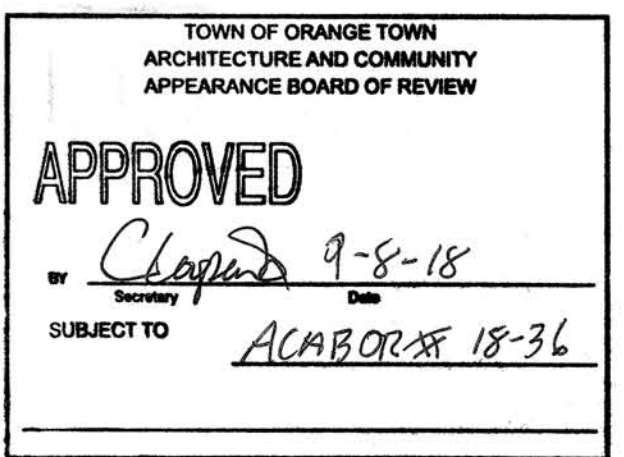
1. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
2. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
3. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
4. AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
5. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
6. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
7. POINT SPACING ON PLACE OF CALCULATION IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A 0.90 MAINTENANCE FACTOR.
8. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES REPRESENTED ON THE PLANS PRESENT AN APPROXIMATION OF THE MAINTAIN DENSITY LEVELS DELIVERED TO THE GROUND PLANE. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, LAMP DEGRADATION, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. GIVEN THIS, AS-BUILT VALUES MAY VARY, GREATER THAN OR LESS THAN, WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
9. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
10. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
11. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
12. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
13. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
14. SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
15. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
16. ELECTRICIAN AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAINAGE DRAWINGS FOR SAFETY AND TO PROVEN EXPOSED WORK.
17. LIGHTING SUBSTITUTION REQUIREMENTS:  
ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
- A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
  - B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
  - C. A PHOTOMETRIC REPORT FROM A NATIONAL, INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH AND HOUSING DESCRIPTION.
  - D. POLE MANUFACTURERS LAMPSHOWN CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
  - F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
18. PHOTOMETRIC LIGHTING TEMPLATE:



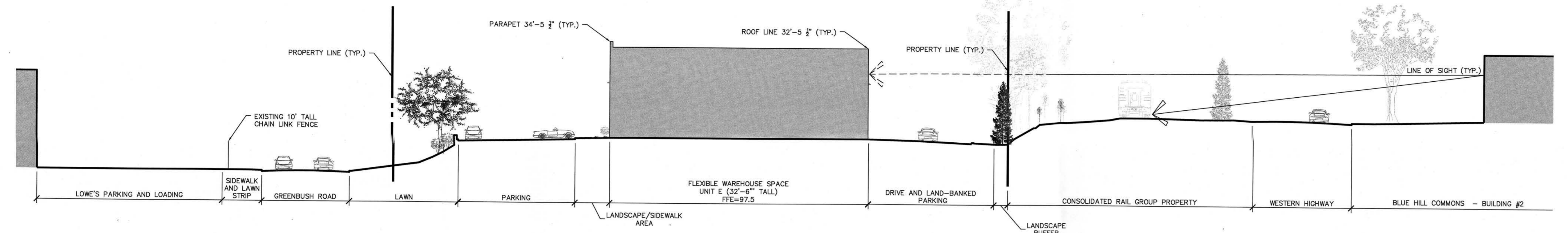
LIGHT POLE FOUNDATION DETAIL

NOTES

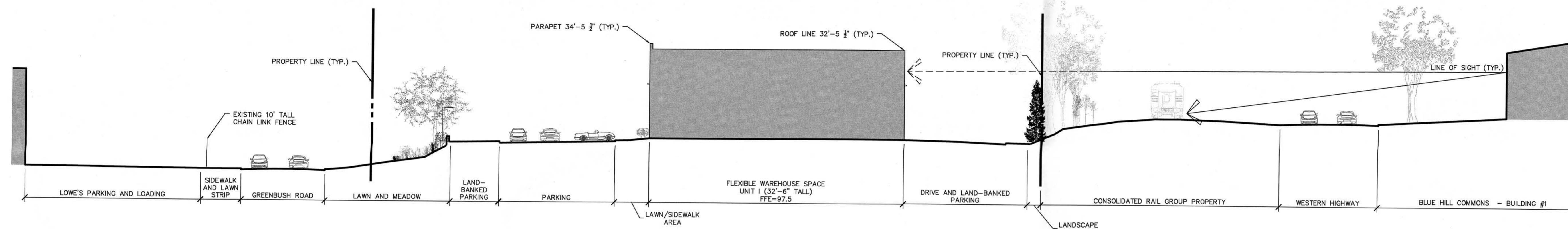
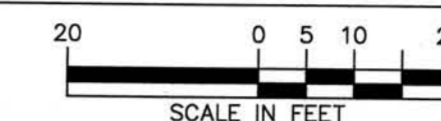
- NOTES:
1. REFER TO SITE LIGHTING PLANS AND SITE LIGHTING SCHEDULE FOR SPECIFIC FOUNDATION LOCATIONS.
2. VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. THE CONTRACTOR SHALL PROVIDE REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
3. THE CONTRACTOR SHALL REMOVE WATER PRESENT IN HOLE PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE POLE AND FIXTURE INSTALLATION WITH THE MANUFACTURER. THE ENGINEER AND/OR OWNER TO BE NOTIFIED OF ANY DISCREPANCIES.
5. INSTALLATION OF POLE FOOTING IN CONCRETE PAVING REQUIRES 1" EXPANSION JOINT FILLER SEALED WITH JOINT SEALANT.
- THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.



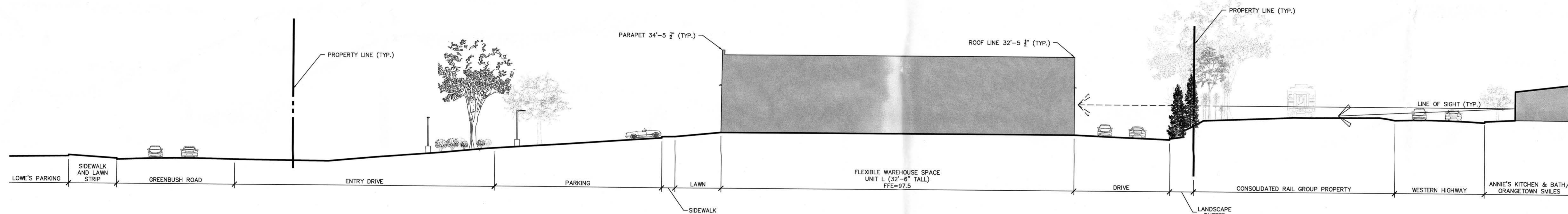
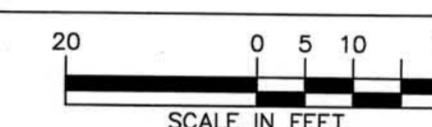
9/16/16 DATE	
REVISED PER ACABOR COMMENTS DESCRIPTION	
4.	REV
LEONARD JACKSON ASSOCIATES CONSULTING ENGINEERS 26 FREEMANS MEMORIAL DRIVE, POMONA, NEW YORK 10970 phone: (845) 354-4382 fax: (845) 354-4401	
ORANGETOWN COMMERCE CENTER TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK LANDSCAPE & LIGHTING NOTES & DETAILS	
Job number: 200078301 Drawn by: ALM Checked by: NEB Date: 03/4/2016 Scale: N.T.S. Drawing Number: 5B	



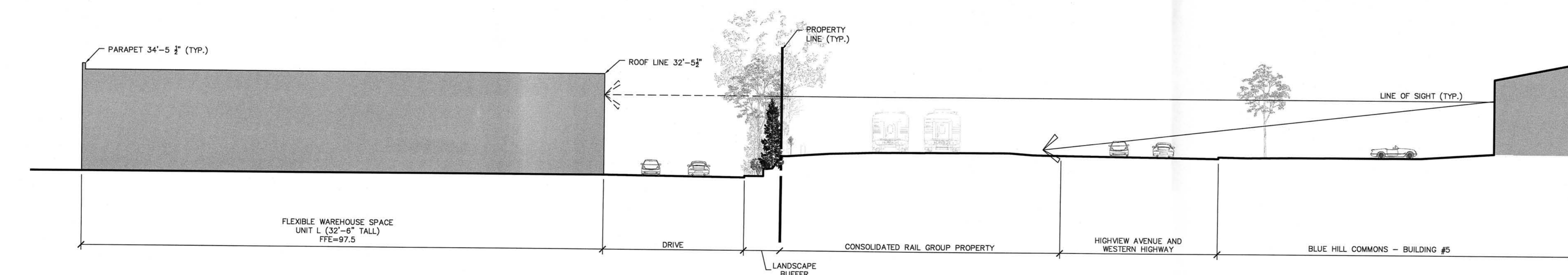
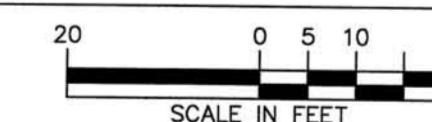
1 SECTION A-A  
1"=20'



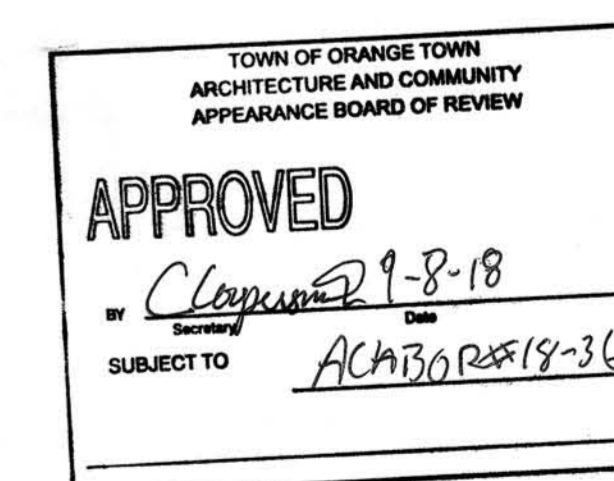
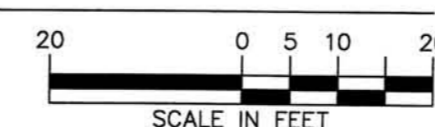
2 SECTION B-B  
1"=20'



3 SECTION C-C  
1"=20'



4 VIEW FROM BLUE HILL COMMONS - BUILDING #5  
1"=20'



5/5/18	SELF STORAGE
9/16/16	REVISED PER ACABOR COMMENTS
DATE	DESCRIPTION
12.	REV.
4.	REV.

**LANGAN**
  
 ARCHITECTS

LEONARD JACKSON ASSOCIATES  
 CONSULTING ENGINEERS  
 26 FREEMAN MEMORIAL DRIVE, POMONA, NEW YORK 10970  
 phone: (845) 354-4382 fax: (845) 354-4401

ORANGETOWN COMMERCE CENTER  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK  
 LANDSCAPE SECTIONS

Job number:  
 200078301  
 Drawn by:  
 ALM  
 Checked by:  
 NEB  
 Date:  
 05/23/2016  
 Scale:  
 1" = 20'  
 Drawing Number:  
 5C

DENOTES PHOTO LOCATION, REFER TO SHEET 5E & 5F FOR PHOTOS

BLUE HILL  
COMMONS

# BLUE HILL COMMONS

## ORANGETOWN SMILES/ ANNIE'S KITCHEN & BATH

MAPLE AVENUE

WESTERN 29 HIGHWAY

CONSOLIDATED RAIL GROUP

## STOP & SHOP

STEVENS WA

GREENBUSH ROAD

## LOWE'S HOME IMPROVEMENTS

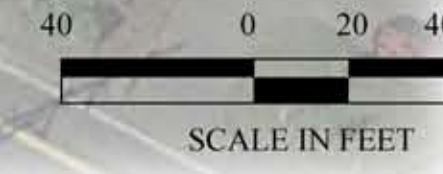
12 AVENUE HIGHVIEW

**LANGAN**  
River Drive Center 1, 619 River Drive, Elmwood Park, NJ 07407

**LEONARD JACKSON ASSOCIATES**  
CONSULTING ENGINEERS  
26 FIREMENS MEMORIAL DRIVE, POMONA, NEW YORK 10970  
phone: (845) 354-4382 fax: (845) 354-4401

ORANGETOWN COMMERCE CENTER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
PLAN RENDERING

Job number:	200078301
Drawn by:	ALM
Checked by:	NEB
Date:	05/23/2016
Scale:	1" = 40'
Drawing Number:	5D





REV.	DESCRIPTION	DATE

**LANGAN**  
LEONARD JACKSON ASSOCIATES  
CONSULTING ENGINEERS  
26 FREMENS MEMORIAL DRIVE, PONDONA, NEW YORK 10970  
phone: (845) 354-4382 fax: (845) 354-4401

**ORANGETOWN COMMERCE CENTER**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**PHOTO INVENTORY**

Job number:	200078301
Drawn by:	ALM
Checked by:	NEB
Date:	05/23/2016
Scale:	N/A
Drawing Number:	5E



REV.	DESCRIPTION	DATE

**LANGAN**  
CONSULTING ENGINEERS  
26 FREMONT MEMORIAL DRIVE, PONDORA, NEW YORK 10970  
phone: (845) 354-4382 fax: (845) 354-4401

**ORANGETOWN COMMERCE CENTER**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**PHOTO INVENTORY**

Job number:  
200078301

Drawn by:  
ALM

Checked by:  
NEB

Date:  
05/23/2016

Scale:  
N/A

Drawing Number:  
5F