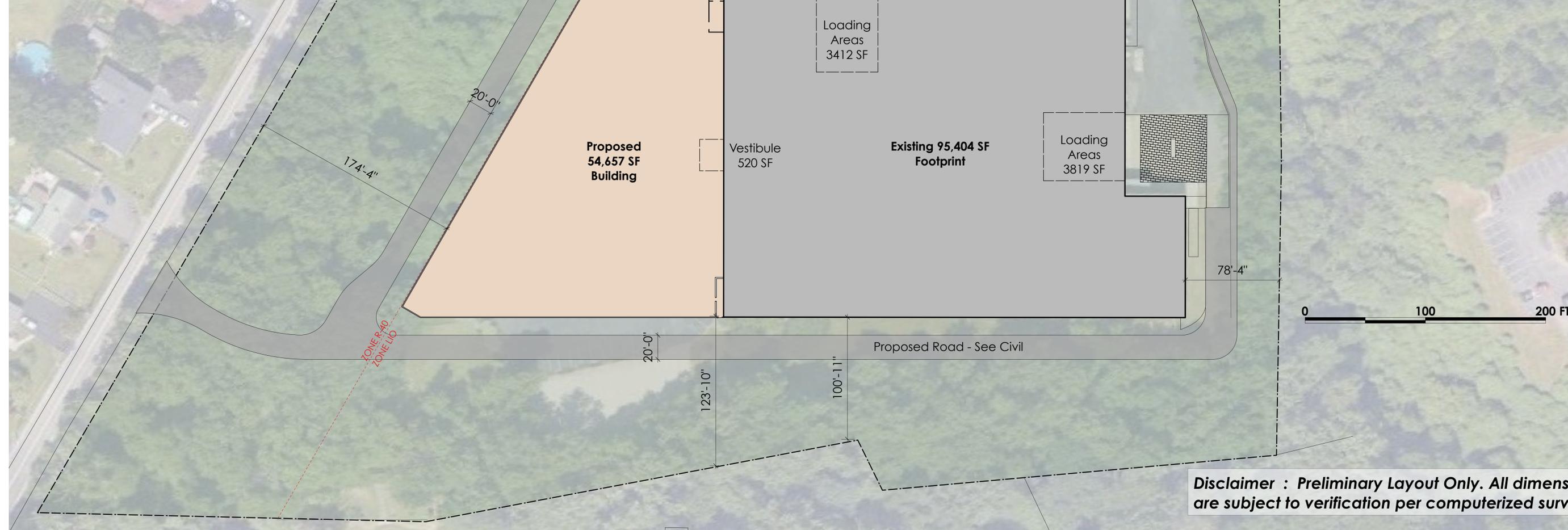
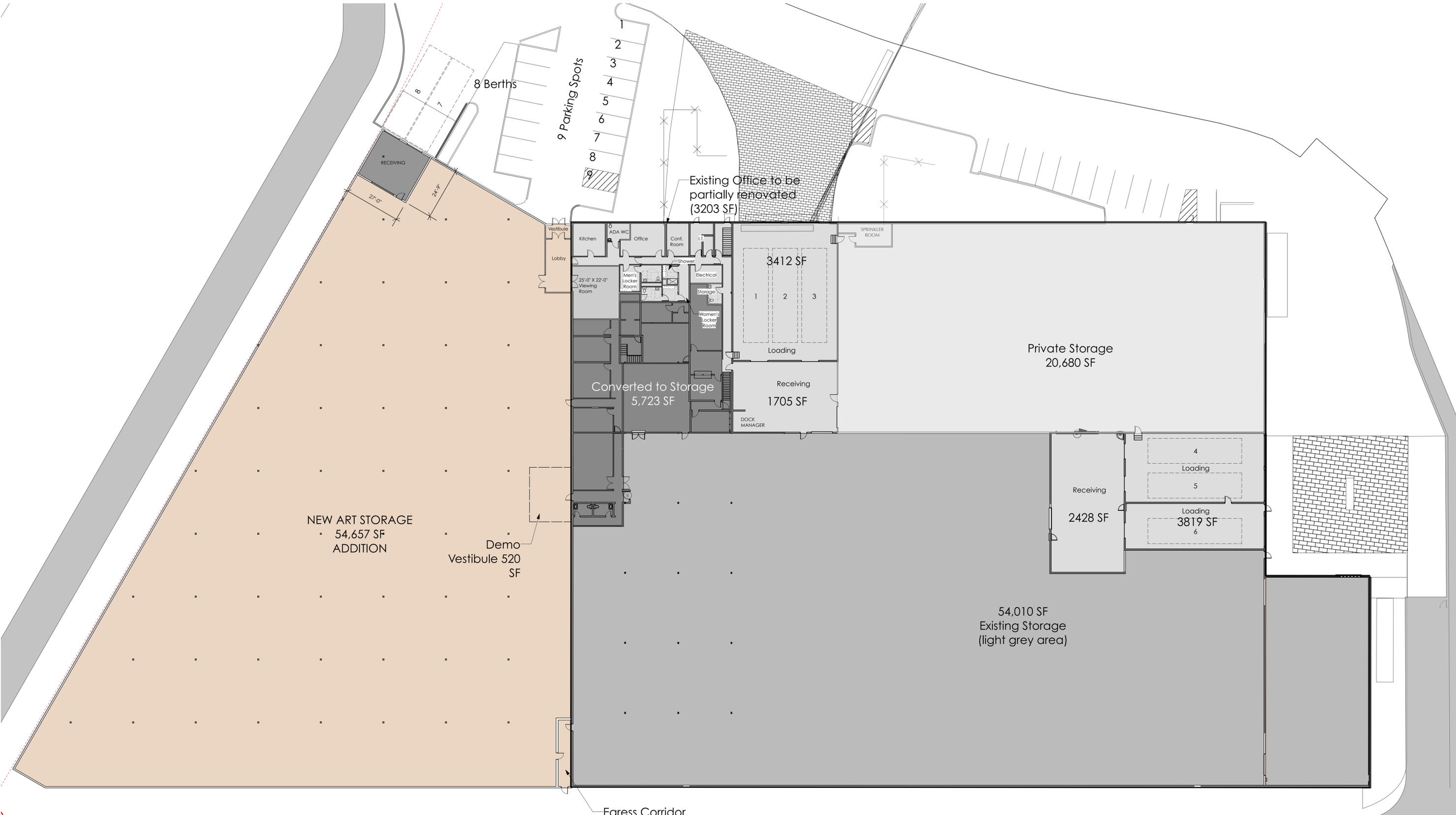


Zoning Summary - Orangetown				
Zoning District:	Light Industrial Office - LIO			
Tax Section:	13.12A			
Block Number:	5			
Lot Number:	5			
Site Statistics				
Lot 5:	425,877 SF			
Total Zoning Lot Area:	425,877 SF			
Light Industrial Office FAR:	0.40			
Total Allowed Area:	170,351 SF			
Total Gross Warehouse & Office Area:	94,035 SF (Excludes existing Loading approx. 7,231 SF)			
	54,657 SF (Proposed Art Storage Addition)			
Total FAR Area:	148,692 SF			
Proposed Light Industrial Office FAR Area:	148,692 SF COMPLIES			
Regulation	Permitted/Required	Proposed Building	C=Complies	Applicable ZR Section
Proposed Warehouse Use Building				
Zoning Use Group	Light Manufacturing	Warehouse	NC	43.10
Floor Area	170,351 SF	148,692 SF	C	43.161
Maximum Floor Area Ratio (FAR)	0.40	0.35	C	43.161
Minimum Rear Yard (FY)	100'0"	N/A	C	43.161
Minimum Side Yard (FY)	100'0"	100'10 3/4"	C	43.161
Front Yard (FY)	150'0"	174'3 5/8"	C	43.161
Maximum Building Height (FY)	Existing North Side: 78'4" x 3" = 19'6"	33'6"	ENC	43.161
See Note 3	Proposed South Side: 175'0" x 3" = 43'9"	29'6"	C	43.161
	Proposed West Front: 227'6" x 3" = 56' 10"	30'0"	C	43.161
	Proposed East Rear: 121'0" x 3" = 30'3"	29'3"	C	43.161
Number of Parking Spaces (See Note #2)	1 per 2 employees = (8 employees/2)=4	13	C	43.7
Office Accessory Use	1 per 200 sf (3,203-200)= 16	16	C	43.8
Number of Loading Berths (See Note #4)	8	2+(Existing 6)=8	C	43.6.41
Size of Loading Berths	40' X 12' X 15'	40' X 12' X 15'	C	43.6.42
NC: Non-Compliant ENC: Existing Non-Compliant C: Compliant Notes: 1. Maximum built area based on FAR of 0.50 for entire site per Ch 43 Attachment 14 2. Accessory off street parking spaces provided per Ch. 43 Attachment 7 in City of Orangetown Zoning Ordinance. Category 15, Warehouse use requires 1 parking space per 2 employees or 1 parking space per 300 sf. Per Ch. 43 Attachment 8 in City of Orangetown Zoning Ordinance, Office use must require 1 parking space per 200 sf. 3. Maximum Building Height: 3" per 1 foot from the lot line per Ch 43 Attachment 16. 4. Loading Berths are required as follows per Section 43.6.41.f. in City of Orangetown Zoning Ordinance: Proposed Art Storage (54,657 SF) For manufacturing, wholesale, and storage uses: (1) one berth for each 10,000 square feet of floor area or less and (1) one for each additional 20,000 square feet of floor area. 43.6.42; Required minimum Berth size - 45x12x15				

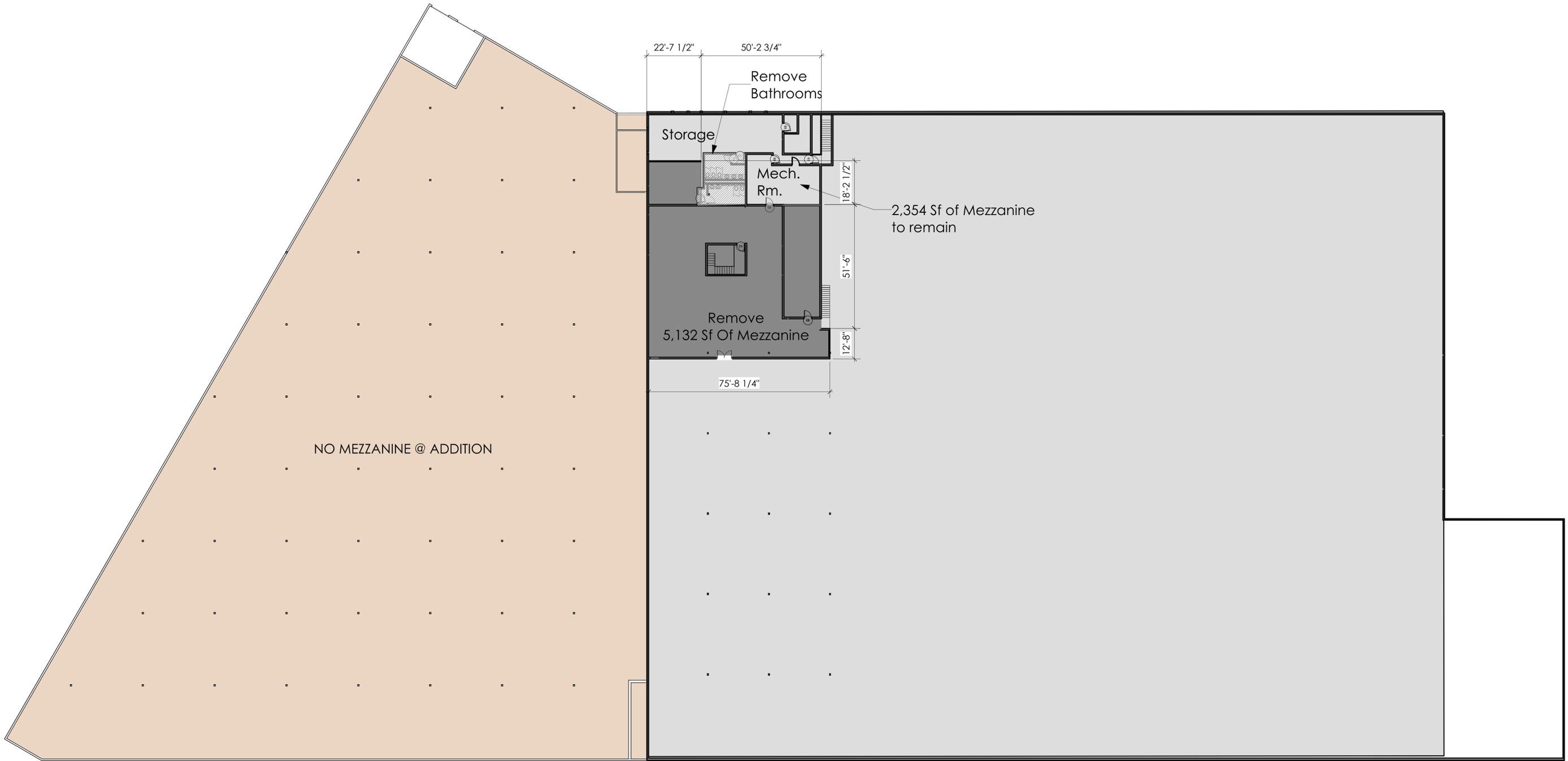
Area Calculations - Existing Art Storage				
Floor Level	Existing	Demolished / Converted	Existing + Proposed	
First Floor - Storage	79,247 SF	520 SF	139,107 SF	
First Floor - Office	8,926 SF	5723 SF Office to Storage	3,203 SF	
First Floor - Loading	7,231 SF	0 SF	7,231 SF	
Mezzanine - Storage	7,486 SF	5,132 SF	2,354 SF	
Total	102,890 SF	5,652 SF	151,895 SF	





Disclaimer : Preliminary Layout Only. All dimensions are subject to verification per computerized survey.





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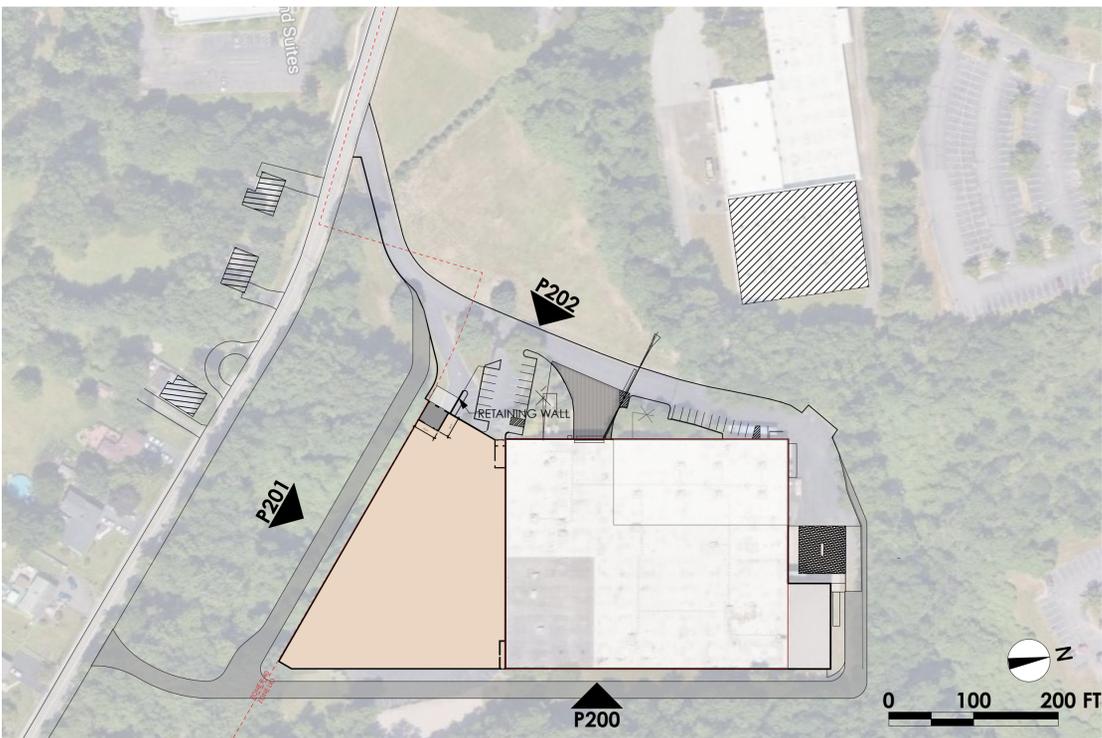




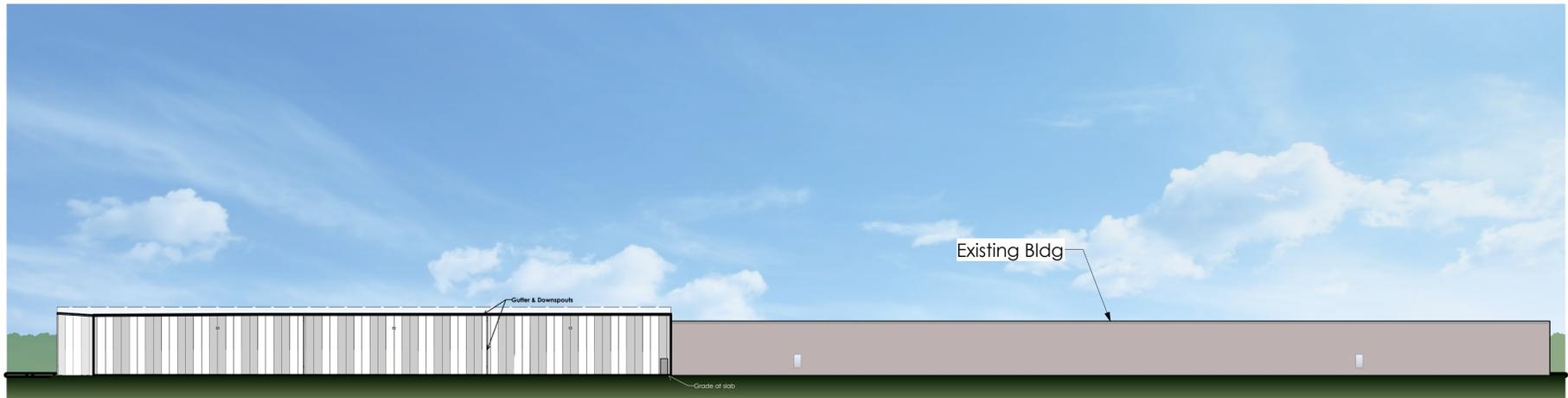
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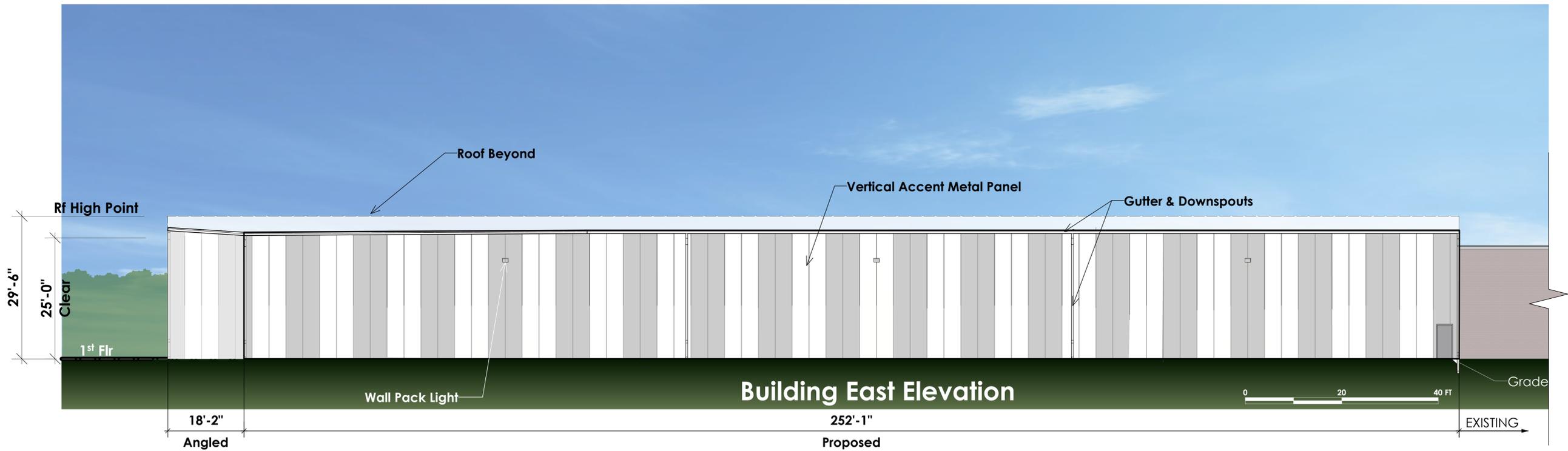
0 40 100 FT



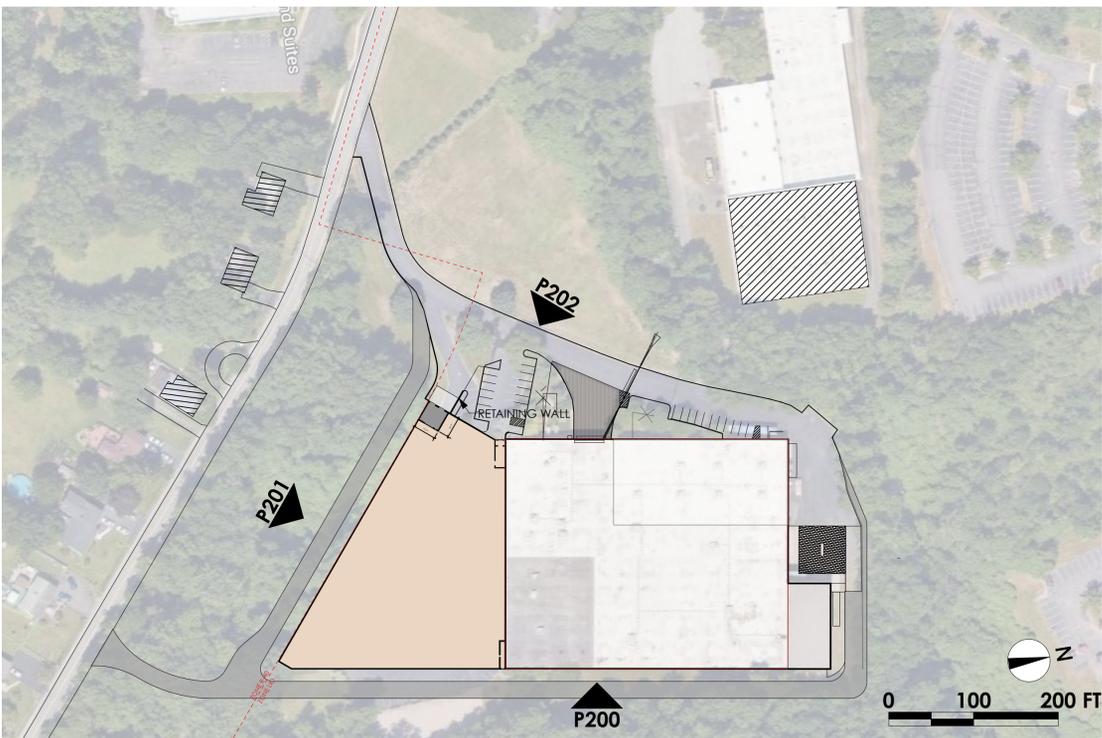
Site Diagram



Full Context



Building East Elevation



Site Diagram



Full Context



Building South Elevation facing Kings Highway

312'-1"

Proposed

18'-2"

Angled

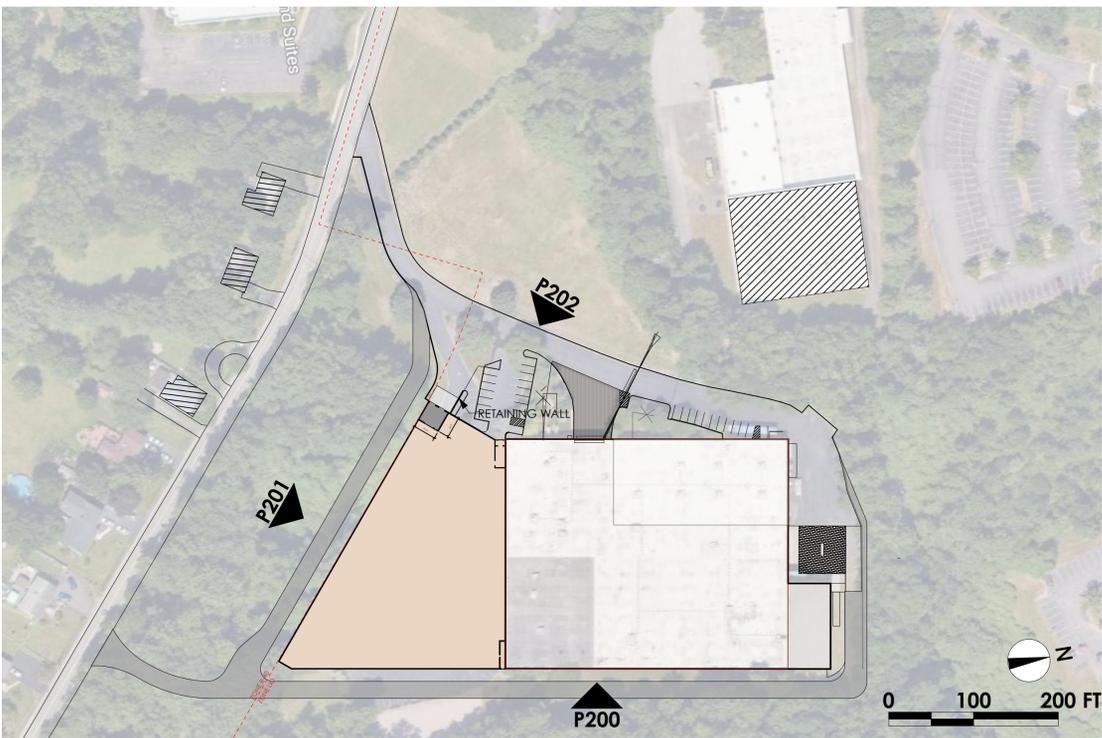
1st Flr

23'-0"
Clear

25'-0"
29'-6"

Rf High Point

0 20 40 FT



Site Diagram



Full Context



Building West Elevation facing Deer Park Rd