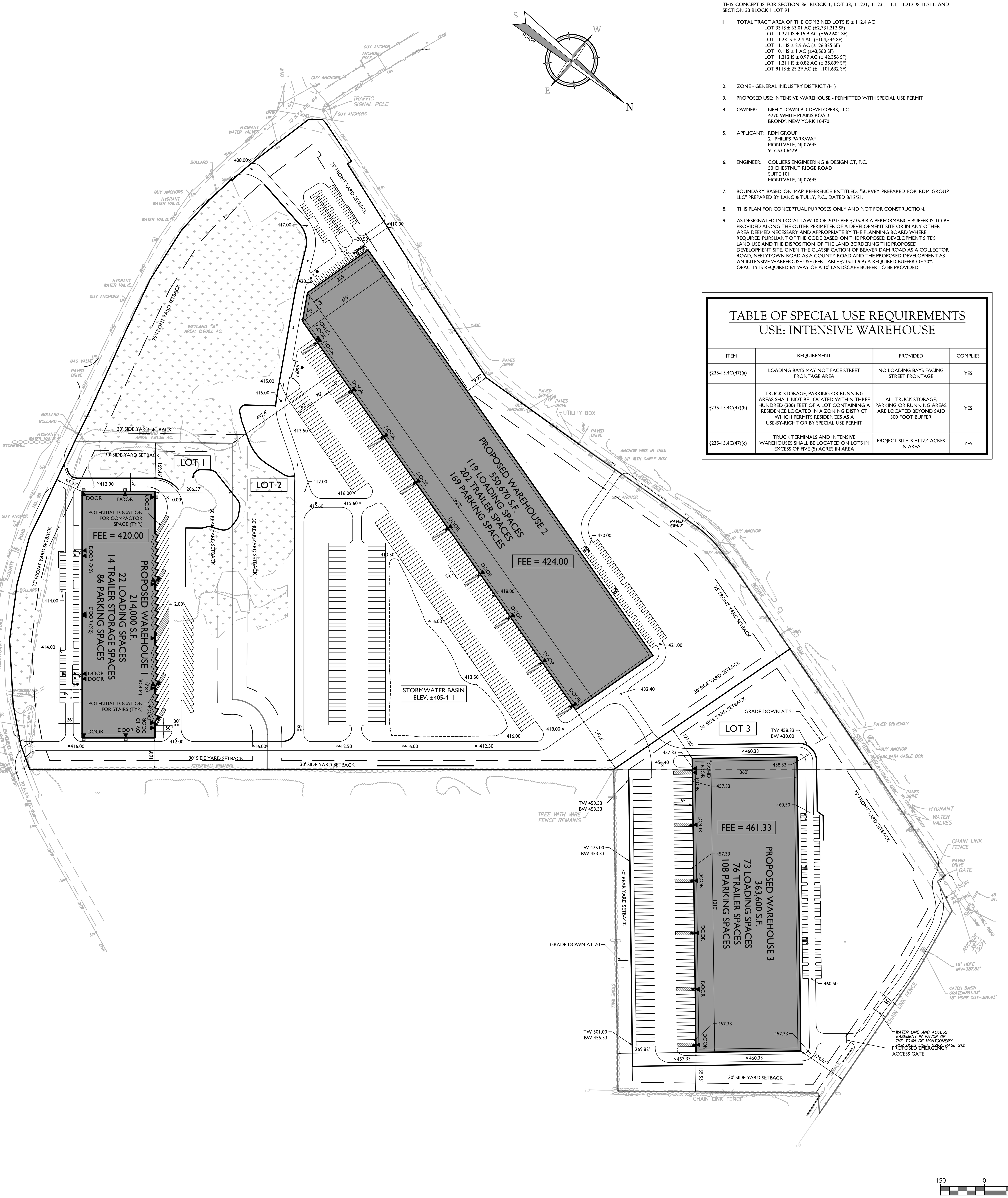

GENERAL NOTES

THIS CONCEPT IS FOR SECTION 36, BLOCK 1, LOT 33, 11.221, 11.23 , 11.1, 11.212 & 11.211, AND SECTION 33 BLOCK 1 LOT 91

1. TOTAL TRACT AREA OF THE COMBINED LOTS IS ± 112.4 AC
   - LOT 33 IS ± 63.01 AC (±2,731,212 SF)
   - LOT 11.221 IS ± 15.9 AC (±692,604 SF)
   - LOT 11.23 IS ± 2.4 AC (±104,544 SF)
   - LOT 11.1 IS ± 2.9 AC (±126,325 SF)
   - LOT 10.1 IS ± 1 AC (±43,560 SF)
   - LOT 11.212 IS ± 0.97 AC (± 42,356 SF)
   - LOT 11.211 IS ± 0.82 AC (± 35,839 SF)
   - LOT 91 IS ± 25.29 AC (± 1,101,632 SF)
2. ZONE - GENERAL INDUSTRY DISTRICT (I-1)
3. PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT
4. OWNER: NEELYTOWN BD DEVELOPERS, LLC
   4770 WHITE PLAINS ROAD
   BRONX, NEW YORK 10470
5. APPLICANT: RDM GROUP
   21 PHILIPS PARKWAY
   MONTVALE, NJ 07645
   917-530-6479
6. ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C.
   50 CHESTNUT RIDGE ROAD
   SUITE 101
   MONTVALE, NJ 07645
7. BOUNDARY BASED ON MAP REFERENCE ENTITLED, "SURVEY PREPARED FOR RDM GROUP LLC" PREPARED BY LANC & TULLY, P.C., DATED 3/12/21.
8. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.
9. AS DESIGNATED IN LOCAL LAW 10 OF 2021: PER §235-9.B A PERFORMANCE BUFFER IS TO BE PROVIDED ALONG THE OUTER PERIMETER OF A DEVELOPMENT SITE OR IN ANY OTHER AREA DEEMED NECESSARY AND APPROPRIATE BY THE PLANNING BOARD WHERE REQUIRED PURSUANT OF THE CODE BASED ON THE PROPOSED DEVELOPMENT SITE'S LAND USE AND THE DISPOSITION OF THE LAND BORDERING THE PROPOSED DEVELOPMENT SITE. GIVEN THE CLASSIFICATION OF BEAVER DAM ROAD AS A COLLECTOR ROAD, NEELYTOWN ROAD AS A COUNTY ROAD AND THE PROPOSED DEVELOPMENT AS AN INTENSIVE WAREHOUSE USE (PER TABLE §235-11.9.B) A REQUIRED BUFFER OF 20% OPACITY IS REQUIRED BY WAY OF A 10' LANDSCAPE BUFFER TO BE PROVIDED

TABLE OF SPECIAL USE REQUIREMENTS
USE: INTENSIVE WAREHOUSE

ITEM	REQUIREMENT	PROVIDED	COMPLIES
§235-15.4C(47)(a)	LOADING BAYS MAY NOT FACE STREET FRONTAGE AREA	NO LOADING BAYS FACING STREET FRONTAGE	YES
§235-15.4C(47)(b)	TRUCK STORAGE, PARKING OR RUNNING AREAS SHALL NOT BE LOCATED WITHIN THREE HUNDRED (300) FEET OF A LOT CONTAINING A RESIDENCE LOCATED IN A ZONING DISTRICT WHICH PERMITS RESIDENCES AS A USE-BY-RIGHT OR BY SPECIAL USE PERMIT	ALL TRUCK STORAGE, PARKING OR RUNNING AREAS ARE LOCATED BEYOND SAID 300 FOOT BUFFER	YES
§235-15.4C(47)(c)	TRUCK TERMINALS AND INTENSIVE WAREHOUSES SHALL BE LOCATED ON LOTS IN EXCESS OF FIVE (5) ACRES IN AREA	PROJECT SITE IS ±112.4 ACRES IN AREA	YES

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: I-1 DISTRICT (GENERAL INDUSTRY)

ITEM	REQUIRED (1)	PROVIDED (LOT 1)(1)	PROVIDED (LOT 2)(1)	PROVIDED (LOT 3)(1)	COMPLIES
MIN. LOT AREA	5.0 AC (3)	687,672 SF (15.79 AC)(5)	2,220,339 SF (50.97 AC)(5)	1,198,547 SF (27.51 AC)(5)	YES
MIN. LOT WIDTH	200 FT	1,178 FT	2,506 FT	1,782 FT	YES
MIN. FRONT YARD SETBACK	75'(4)	95.97'	79.97'	174.02'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	108'	242.60'	121.05'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	277.46'	242.60'	256.60'	YES
MIN. REAR YARD SETBACK	50'	266.37'	437.40'	269.82'	YES
MAX. BLDG. HGHT.	55'	55'	55'	55'	YES
LOT COVERAGE	40%	± 31.11%	± 24.80%	± 30.33%	YES

LOT AREA REDUCTION TABLE

	DESCRIPTION	REDUCTION	AREA
LOT 1	TOTAL LOT AREA	N/A	818,917 SF (18.80 AC) (5)
	WETLANDS	100%	129,759 SF (2.97 AC) (5.2)
	SLOPES BETWEEN 25% & 50%	50%	1,428 SF (0.03 AC) (5.3)
	SLOPES GREATER THAN 50%	100%	58 SF (0.001 AC) (5.3)
	REDUCED LOT AREA	N/A	687,672 SF (15.79 AC) (5)
LOT 2	TOTAL LOT AREA	N/A	2,791,403 SF (64.08 AC) (5)
	UTILITY RIGHT OF WAY / EASEMENT	50%	42,670 SF (0.97 AC) (5.1)
	WETLANDS	100%	484,034 SF (11.11 AC) (5.2)
	SLOPES BETWEEN 25% & 50%	50%	43,530 SF (0.99 AC) (5.3)
	SLOPES GREATER THAN 50%	100%	830 SF (0.01 AC) (5.3)
	REDUCED LOT AREA	N/A	2,220,339 SF (50.97 AC) (5)
LOT 3	TOTAL LOT AREA	N/A	1,287,797 SF (29.56 AC) (5)
	UTILITY RIGHT OF WAY / EASEMENT	50%	26,143 SF (0.60 AC) (5.1)
	SLOPES BETWEEN 25% & 50%	50%	62,457 SF (1.43 AC) (5.3)
	SLOPES GREATER THAN 50%	100%	650 SF (0.01 AC) (5.3)
	REDUCED LOT AREA	N/A	1,198,547 SF (27.51 AC) (5)

1. THE BULK TABLE REQUIREMENTS HAVE BEEN UPDATED BASED ON THE ZONING LAW AS AMENDED, SEE TOWN OF MONTGOMERY LOCAL LAW 6 OF 2022. THE LOT AREA CALCULATION INCLUDES THE ENTIRE PARCEL AREA FOR EACH NEW PARCEL CREATED BY SUBDIVIDING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1, AND LOT 33-1-91.
2. THE PROJECT SITE IS LOCATED WITHIN THE (I-1) GENERAL INDUSTRY DISTRICT.
3. MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW SECTION 235-15.4(C)(47)(c).
4. THE ZONING LAW'S TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW § 235-4.3.
5. PER ZONING LAW § 235-11.2(B), LOT AREA HAS BEEN REDUCED VIA LOT AREA REDUCTION TABLE ABOVE. WHERE AREAS TO BE REDUCED OVERLAP, THE GREATER OF THE REDUCTIONS HAS BEEN TAKEN.
   - 5.1. UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
   - 5.2. WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREA(S) SHOWN ON THE SITE.
   - 5.3. SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

PARKING & LOADING REQUIREMENT:

MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES)

MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)

WAREHOUSE USE:

SUFFICIENT PARKING FOR ALL TRUCKS, TRUCK TRAILERS, AND TRUCK TRACTORS STORED OR BEING SERVICED AT ANY PERIOD OF TIME, PLUS REQUIRED PARKING FOR OFFICE AREAS, PLUS 2 PER 3 EMPLOYEES ON DUTY OR ON THE PREMISES AT ANY ONE TIME.

REQUIRED:
1 LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET
LOT 1: (214,000 SF / 40,000 SF) = 5.35 OR 6 SPACES
LOT 2: (550,937 SF / 40,000 SF) = 13.77 OR 14 SPACES
LOT 3: (250,070 SF / 40,000 SF) = 9.08 OR 10 SPACES

PROPOSED:
LOT 1: 22 LOADING SPACES (COMPLIES)
LOT 2: 119 LOADING SPACES (COMPLIES)
LOT 3: 73 LOADING SPACES (COMPLIES)

LOT 1 HAS A TOTAL OF 14 TRAILER STORAGE SPACES
LOT 2 HAS A TOTAL OF 202 TRAILER STORAGE SPACES
LOT 3 HAS A TOTAL OF 76 TRAILER STORAGE SPACES

OFFICE USE:

REQUIRED:
1 SPACES PER 200 SF OF FLOOR AREA

LOT 1: 8,000 SF / 200 SF = 40 SPACES
LOT 2 : 16,000 SF / 200 SF = 80 SPACES
LOT 3: 8,000 SF / 200 SF = 40 SPACES

NON-OFFICE SPACES:

REQUIRED:
1 EMPLOYEE PER 4,100 GROSS FLOOR AREA**
2 SPACES PER 3 EMPLOYEES

LOT 1: 214,000 SF - 8,000 SF (OFFICE AREA) = 206,000 SF / 4,100 SF = APPROX. 51 EMPLOYEES
2 SPACES PER 3 EMPLOYEES:
(2 X 51) / 3 = 34 REQUIRED SPACES
TOTAL REQUIRED = 40 + 34 = 74 SPACES

LOT 2: 550,937 SF - 16,000 SF (OFFICE AREA) = 534,937 SF / 4,100 SF = APPROX. 131 EMPLOYEES
2 SPACES PER 3 EMPLOYEES:
(2 X 131) / 3 = 88 REQUIRED SPACES
TOTAL REQUIRED = 80 + 88 = 168 SPACES

LOT 3: 363,333 SF - 8,000 SF (OFFICE AREA) = 355,333 SF / 4,100 SF = APPROX. 87 EMPLOYEES
2 SPACES PER 3 EMPLOYEES:
(2 X 87) / 3 = 58 REQUIRED SPACES
TOTAL REQUIRED = 40 + 58 = 98 SPACES

PROPOSED:
LOT 1 : 82 STANDARD SPACES
4 ADA COMPLAINT SPACES
86 TOTAL SPACES (COMPLIES)

LOT 2: 162 STANDARD SPACES
7 ADA COMPLIANT SPACES
169 TOTAL SPACES (COMPLIES)

LOT 3: 103 STANDARD SPACES
5 ADA COMPLIANT SPACES
108 TOTAL SPACES (COMPLIES)

** NUMBER OF EMPLOYEES BASED ON ITE 4TH EDITION PARKING GENERATION FOR WAREHOUSE (LAND USE CODE 150 - WAREHOUSE)

WETLANDS DISTURBANCE:

APPROXIMATE AREA OF USACOE WETLAND DISTURBANCE = ± 7,841 SF (0.18 ACRES)
(SITE DRIVEWAYS ON NEELYTOWN ROAD)

REFERENCE:

EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE: "SURVEY PREPARED FOR RDM GROUP LLC" PREPARED BY LANC & TULLY DATED 03/21/2021

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	→

SCALE : 1" = 150'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2021\21000327A\Engineering\Site Plans\C-LAYT_5ALT2.dwg\C-01-CONCEPT By: JWAGNER

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY/FINAL
MAJOR SITE PLAN & MINOR SUBDIVISION
FOR
NEELYTOWN BD DEVELOPERS LLC

TAX LOTS:
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91

TOWN OF MONTGOMERY
ORANGE COUNTY
NEW YORK

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/12/23	JAG	JBC
PROJECT NUMBER: 21000327A	DRAWING NAME: C-LAYT_5ALT2		

SHEET TITLE: ALTERNATIVE SITE LAYOUT

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.