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- ### GENERAL NOTES
- THE SUBJECT PROPERTIES ARE KNOWN AS SECTION 36, BLOCK 1, LOTS 33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1, AND SECTION 33, BLOCK 1, LOT 91 AS SHOWN ON SECTIONS 33 AND 36 OF THE OFFICIAL TAX MAP OF THE TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK, LAST REVISED FEBRUARY 28, 2018.
 - THE PROPERTY IS LOCATED IN THE GENERAL INDUSTRY ZONE (I-1) DISTRICT AND CONTAIN A TOTAL TRACT AREA OF 4.896144 SF, 112.4 ACRES.
 - OWNER: NEELYTOWN BD DEVELOPERS, LLC
4770 WHITE PLAINS ROAD
BRONX, NEW YORK 10470
 - APPLICANT: RDM GROUP LLC
21 PHILIPS PARKWAY
MONTVALE, NJ 07645
917-530-6473
 - THE SUBJECT PROPERTY IS PRESENTLY UNDEVELOPED LAND. THE APPLICANT PROPOSES TO CONSTRUCT 1,128,270 SF IN WAREHOUSE SPACE ALONG WITH SITE APPURTENANCES SUCH AS PARKING, LIGHTING, LANDSCAPE, AND STORMWATER MANAGEMENT.
 - ZONE DATA: GENERAL INDUSTRY ZONE (I-1) ZONE
 - PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT
 - BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM PLANS ENTITLED "SURVEY PREPARED FOR NEELYTOWN DEVELOPMENT LLC, SHEET 01", DATED JULY 14, 2022, PREPARED BY LANC & TULLY P.L.L.C. NO. 50276 OF NEW YORK STATE; AND "ALTANSPS LAND TITLE SURVEY & TOPOGRAPHIC MAPPING PLAN, REAL DEAL MANAGEMENT, INC., SHEET 1 OF 1, LAST REVISED APRIL 25, 2023, PREPARED BY ENGINEERING & SURVEYING PROPERTIES, P.L.L.C. NO. 60383 OF NEW YORK STATE.
 - FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE AS SHOWN FROM AVAILABLE ONLINE MAPPING, THE UNITED STATES FEDERAL GOVERNMENT AND THE UNITED STATES ARMY CORPS OF ENGINEERS BOTH HAVE WETLAND WITHIN THEIR JURISDICTION.
 - NO 100 YEAR FLOOD PLANS ARE KNOWN TO EXIST ON THE SITE PER THE FLOODED INSURANCE RATE MAP NUMBER 3007 COBIE FOR THE TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK, DATED AUGUST 3, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2020, AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY REGULATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT MANUFACTURER'S SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - REFUSE AND RECYCLABLES SHALL BE STORED ONSITE UNTIL DESIGNATED PICK UP DAY OR WITHIN ENCLOSED SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS.
 - CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAPPED ACCESSIBLE RAMPS LOCATED ON PUBLIC ROADWAYS.
 - TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED OTHERWISE HEREON, IS NOT A SURVEY.
 - BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH DWELLING/BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL FLOOR PLANS/ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SET OF PLANS IS THE PROPERTY OF LANC & TULLY P.L.L.C. AND ALL RIGHTS ARE RESERVED. ANY REVISIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL RISKS FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPES OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXTENT OF SAME. SHOULD ENVIRONMENTAL INFORMATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
 - PER §235-14(D)(7) BUILDING PERMITS AUTHORIZED BY PLANNING BOARD ACTIONS ON SPECIAL PERMIT AND/OR SITE APPLICATIONS SHALL BE OBTAINED WITHIN 18 MONTHS AND SHALL AUTOMATICALLY EXPIRE IF CONSTRUCTION IS NOT STARTED WITHIN 90 DAYS OF ISSUANCE AND COMPLETED WITHIN ONE YEAR FROM THE DATE SITE CONSTRUCTION AND/OR SITE DISTURBANCE BEGINS, OR AS OTHERWISE INDICATED IN THE SITE PLAN APPROVAL OR AN APPROVED PHASING PLANS.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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

ITEM	PERMITTED (1)	PROPOSED (LOT 1) ⁽²⁾	PROPOSED (LOT 2) ⁽³⁾	PROPOSED (LOT 3) ⁽⁴⁾	COMPLIES
MIN. LOT AREA	5.0 AC ⁽¹⁾	687,672 SF (15.79 AC) ⁽²⁾	2,686,647 SF (59.84 AC) ⁽³⁾	815,091 SF (18.71 AC) ⁽⁴⁾	YES
MIN. LOT WIDTH	200 FT	1,178 FT	2,521 FT	1,650 FT	YES
MIN. FRONT YARD SETBACK	75'±	95.97'	135.60'	79.77'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	108'	135'	31.3'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	277.46'	330'	31.3'	YES
MIN. REAR YARD SETBACK	50'	266.37'	197.96'	437.72'	YES
MAX. BLDG. HGT.	55'	55'	55'	55'	YES
LOT COVERAGE	40%	+31.11%	+25.48%	+30.68%	YES

LOT AREA REDUCTION TABLE

LOT	DESCRIPTION		REDUCTION	AREA
	REQUIREMENT	PROVIDED		
LOT 1	TOTAL LOT AREA	N/A	818,117 SF (18.80 AC) ⁽¹⁾	
	WETLANDS	100%	129,759 SF (2.97 AC) ⁽²⁾	
	SLOPES BETWEEN 25% & 50%	50%	1,428 SF (0.03 AC) ⁽³⁾	
	SLOPES GREATER THAN 50%	100%	58 SF (0.001 AC) ⁽³⁾	
REDUCED LOT AREA			687,927 SF (15.79 AC) ⁽⁴⁾	
LOT 2	TOTAL LOT AREA	N/A	2,686,647 SF (61.71 AC) ⁽¹⁾	
	UTILITY RIGHT OF WAY / EASEMENT	50%	43,444 SF (0.99 AC) ⁽⁵⁾	
	WETLANDS	100%	70,778 SF (1.62 AC) ⁽²⁾	
	SLOPES BETWEEN 25% & 50%	50%	97,473 SF (2.23 AC) ⁽³⁾	
SLOPES GREATER THAN 50%	100%	650 SF (0.01 AC) ⁽³⁾		
REDUCED LOT AREA			2,606,647 SF (59.84 AC) ⁽⁶⁾	
LOT 3	TOTAL LOT AREA	N/A	1,260,683 SF (28.94 AC) ⁽¹⁾	
	UTILITY RIGHT OF WAY / EASEMENT	50%	15,370 SF (0.35 AC) ⁽⁵⁾	
	WETLANDS	100%	410,600 SF (9.42 AC) ⁽²⁾	
	SLOPES BETWEEN 25% & 50%	50%	8,792 SF (0.20 AC) ⁽³⁾	
SLOPES GREATER THAN 50%	100%	830 SF (0.01 AC) ⁽³⁾		
REDUCED LOT AREA			815,091 SF (18.71 AC) ⁽⁶⁾	

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

- 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 SUBDIVISION TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1, AND LOT 33-1-91.
- THE PROJECT SITE IS LOCATED WITHIN THE (I-1) GENERAL INDUSTRY DISTRICT.
- MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW 6 OF 2022 SECTION 235-15.4C(47)(g).
- THE ZONING LAWS TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW 1235-4.3.
- PER ZONING LAW 4 OF 2022 § 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.
 - UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
 - WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREAS SHOWN ON THE SITE.
 - SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

AS DESIGNATED IN LOCAL LAW 10 OF 2021, PER §235-9.8 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 TO 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 §235-11.9.8) A REQUIRED BUFFER OF 20% OPACITY G IS REQUIRED BY WAY OF A 10' LANDSCAPE BUFFER TO BE PROVIDED.

PARKING & LOADING REQUIREMENT:

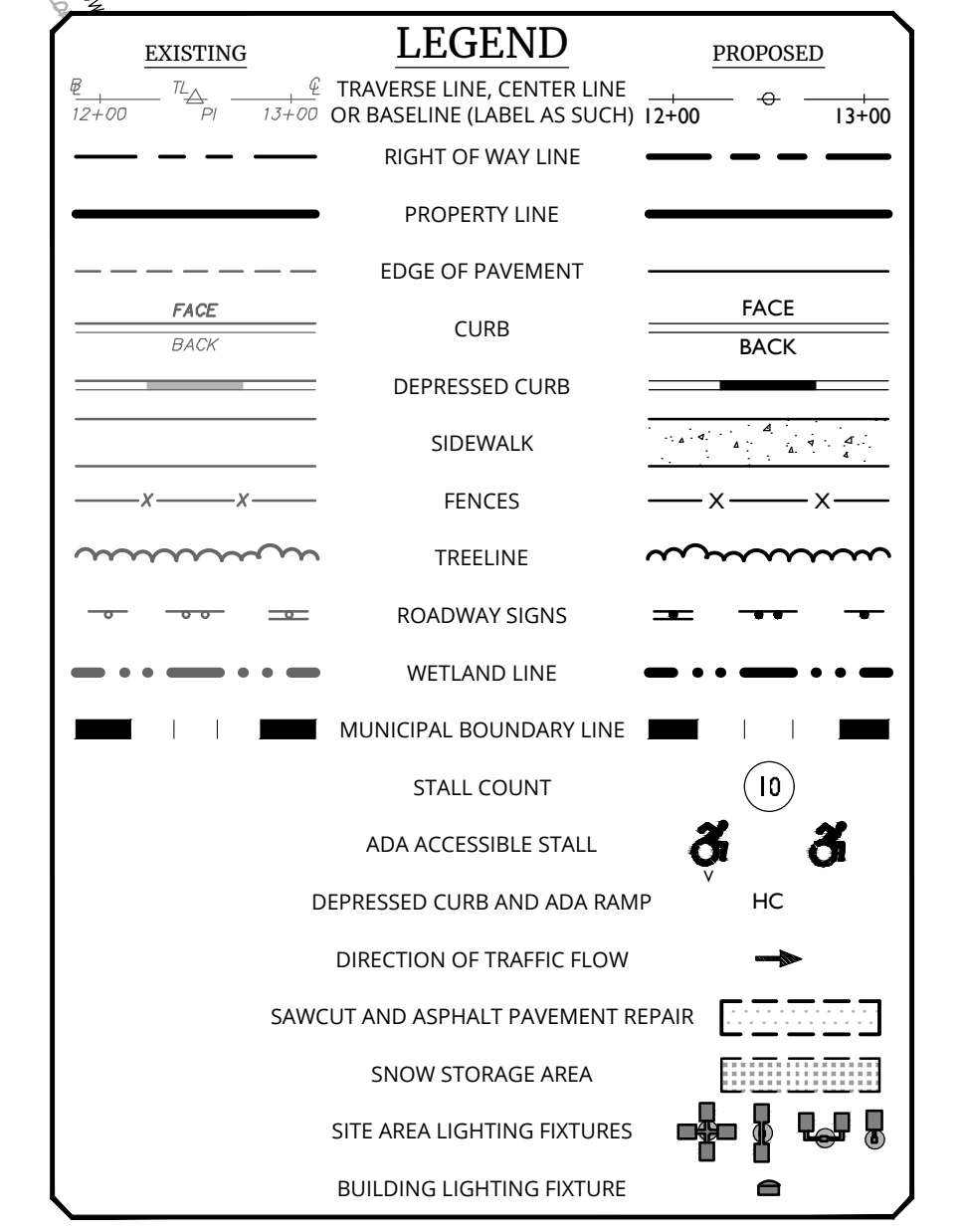
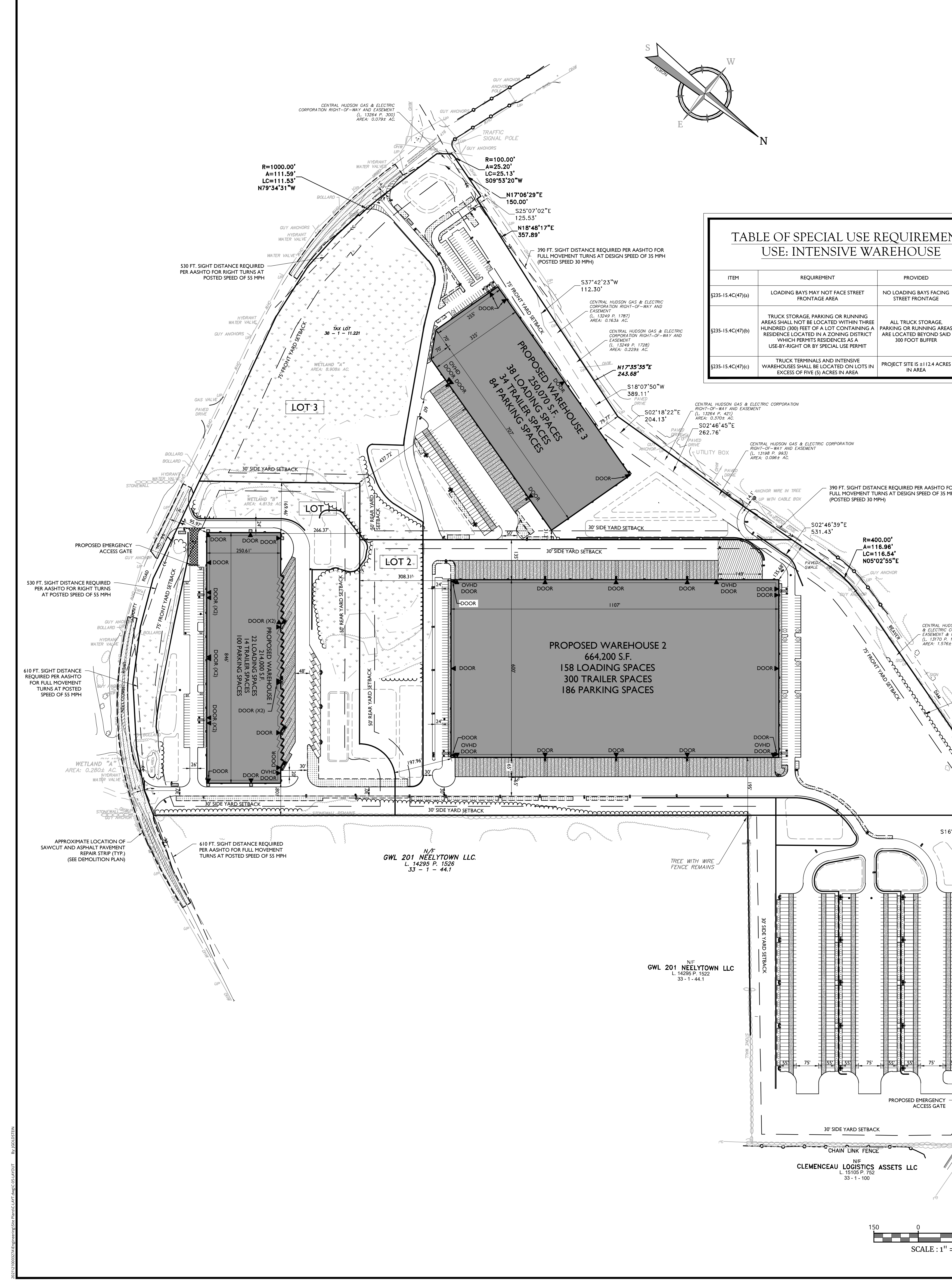
- MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES)
- MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)
- WAREHOUSE USE:
- SUFFICIENT PARKING FOR ALL TRUCKS, TRUCK TRAILERS, AND TRUCK TRACTORS STORED OR BEING SERVICED AT ANY PERIOD OF TIME, PLUS REQUIRED PARKING FOR OFFICE 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: (664,200 SF/40,000 SF) = 16.61 OR 17 SPACES
 - LOT 3: (350,070 SF/40,000 SF) = 8.75 OR 9 SPACES
- PROPOSED:
- LOT 1: 22 LOADING SPACES (COMPLIES)
 - LOT 2: 158 LOADING SPACES (COMPLIES)
 - LOT 3: 38 LOADING SPACES (COMPLIES)
- LOT 1 HAS A TOTAL OF 14 TRAILER STORAGE SPACES
LOT 2 HAS A TOTAL OF 300 TRAILER STORAGE SPACES
LOT 3 HAS A TOTAL OF 34 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 1 EMPLOYEE
 - LOT 1: 214,000 SF - 8,000 SF (OFFICE AREA) = 206,000 SF / 4,100 SF = APPROX. 51 EMPLOYEES
 - 2 SPACES PER 3 EMPLOYEES
 - TOTAL REQUIRED = 40 + 34 = 74 SPACES
 - LOT 2: 664,200 SF - 16,000 SF (OFFICE AREA) = 648,200 SF / 4,100 SF = APPROX. 159 EMPLOYEES
 - 2 SPACES PER 3 EMPLOYEES
 - TOTAL REQUIRED = 40 + 106 = 146 SPACES
 - LOT 3: 350,070 SF - 8,000 SF (OFFICE AREA) = 342,070 SF / 4,100 SF = APPROX. 84 EMPLOYEES
 - 2 SPACES PER 3 EMPLOYEES
 - TOTAL REQUIRED = 40 + 106 = 146 SPACES
- PROPOSED:
- LOT 1: 96 STANDARD SPACES
 - 4 ADA COMPLIANT SPACES
 - 100 TOTAL SPACES (COMPLIES)
 - LOT 2: 180 STANDARD SPACES
 - 4 ADA COMPLIANT SPACES
 - 184 TOTAL SPACES (COMPLIES)
 - LOT 3: 80 STANDARD SPACES
 - 4 ADA COMPLIANT SPACES
 - 84 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 USACE WETLAND DISTURBANCE = +10.112 SF (0.23 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 09/12/2021.



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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DATE: 05/12/23
DRAWN BY: CMA
CHECKED BY: JBC
PROJECT NUMBER: 21000327A
DRAWING NAME: C-LAY1

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER:
5 of 42

DATE PLOTTED: 05/12/23 10:58 AM