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REVISION	DATE	DESCRIPTION

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PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION FOR RDM GROUP  
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

Colliers Engineering & Design  
50 Chestnut Ridge Road, Suite 101, Montvale, NJ 07645  
Phone: 845-352-0411  
1  
1 of 1  
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

**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
- TOTAL TRACT AREA OF THE COMBINED LOTS IS ± 112.29 AC  
 LOT 33 IS ± 63.91 AC (2,127,121 SF)  
 LOT 11.221 IS ± 15.9 AC (1,052,604 SF)  
 LOT 11.23 IS ± 2.4 AC (164,544 SF)  
 LOT 11.1 IS ± 2.9 AC (198,135 SF)  
 LOT 10.1 IS ± 1 AC (64,560 SF)  
 LOT 11.212 IS ± 0.97 AC (67,356 SF)  
 LOT 11.211 IS ± 0.92 AC (64,339 SF)  
 LOT 91 IS ± 25.29 AC (1,741,632 SF)
  - ZONE - GENERAL INDUSTRY DISTRICT (I-1)
  - PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT
  - OWNER(S): MID-HUDSON INDUSTRIAL PARK, LLC  
 60 BOX 742 TALLMAN NEW YORK 10982-0742  
 SUPREME INDUSTRIAL PARK, LLC  
 1901 27TH STREET NEW YORK, NY 10001
  - APPLICANT: RDM GROUP, LLC  
 1 INTERNATIONAL BOULEVARD, SUITE 410  
 RAMAWALK NEW JERSEY 07040
  - ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C.  
 50 CHESTNUT RIDGE ROAD SUITE 101  
 MONTVALE, NJ 07645
  - BOUNDARY BASED ON MAP REFERENCE ENTITLED, "SURVEY PREPARED FOR RDM GROUP LLC" PREPARED BY LANC & TULLY, P.C., DATED 3/12/21.
  - THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.
  - PER SECTION 235-11.14 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.
  - GIVE THE CLASSIFICATION OF BEAVER DAMM ROAD AS A COLLECTOR ROAD, NEELETOWN ROAD AS A COUNTY ROAD AND THE PROPOSED DEVELOPMENT AS AN INTENSIVE WAREHOUSE USE. A REQUIRED BUFFER OF 20% OPAFCY IS REQUIRED BY WAY OF A 10' LANDSCAPE BUFFER TO BE PROVIDED.

**ZONING TABLE**

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

ITEM	REQUIRED	PROVIDED (LOT 1) <sup>*</sup>	PROVIDED (LOT 2) <sup>*</sup>	PROVIDED (LOT 3) <sup>*</sup>	COMPLIES
MIN. LOT AREA	80,000 SF	818,917 SF (18.80 AC)	2,816,409 SF (64.66 AC)	1,240,683 SF (28.74 AC)	YES
MIN. LOT WIDTH	200 FT	1,178 FT	2,521 FT	1,650 FT	YES
MIN. FRONT YARD SETBACK	75'	112.95'	135.68'	79.77'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	68'	195'	31.3'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	277.46'	330'	31.3'	YES
MIN. REAR YARD SETBACK	50'	366.98'	197.94'	437.22'	YES
MAX. BLDG. HIGHT.	55'	55'	55'	55'	YES
LOT COVERAGE	40%	± 23.32%	± 23.58%	± 20.04%	YES

\* LOTS CREATED FROM SUBDIVISION OF TAX LOTS 33, 11.221, 11.23, 11.212, 11.211, 10.1 AND 91

**PARKING & LOADING REQUIREMENT:**

MINIMUM STALL SIZE (PARKING STALL): 9' X 30' (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: (250,070 SF/40,000 SF) = 6.25 OR 7 SPACES

**PROPOSED:**  
 LOT 1: 19 LOADING SPACES (COMPLIES)  
 LOT 2: 124 LOADING SPACES (COMPLIES)  
 LOT 3: 37 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 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: 664,200 SF - 16,000 SF (OFFICE AREA) = 648,200 SF / 4,100 SF = APPROX. 159 EMPLOYEES  
 2 SPACES PER 3 EMPLOYEES:  
 (2 X 159) / 3 = 106 REQUIRED SPACES  
 TOTAL REQUIRED = 80 + 106 = 186 SPACES

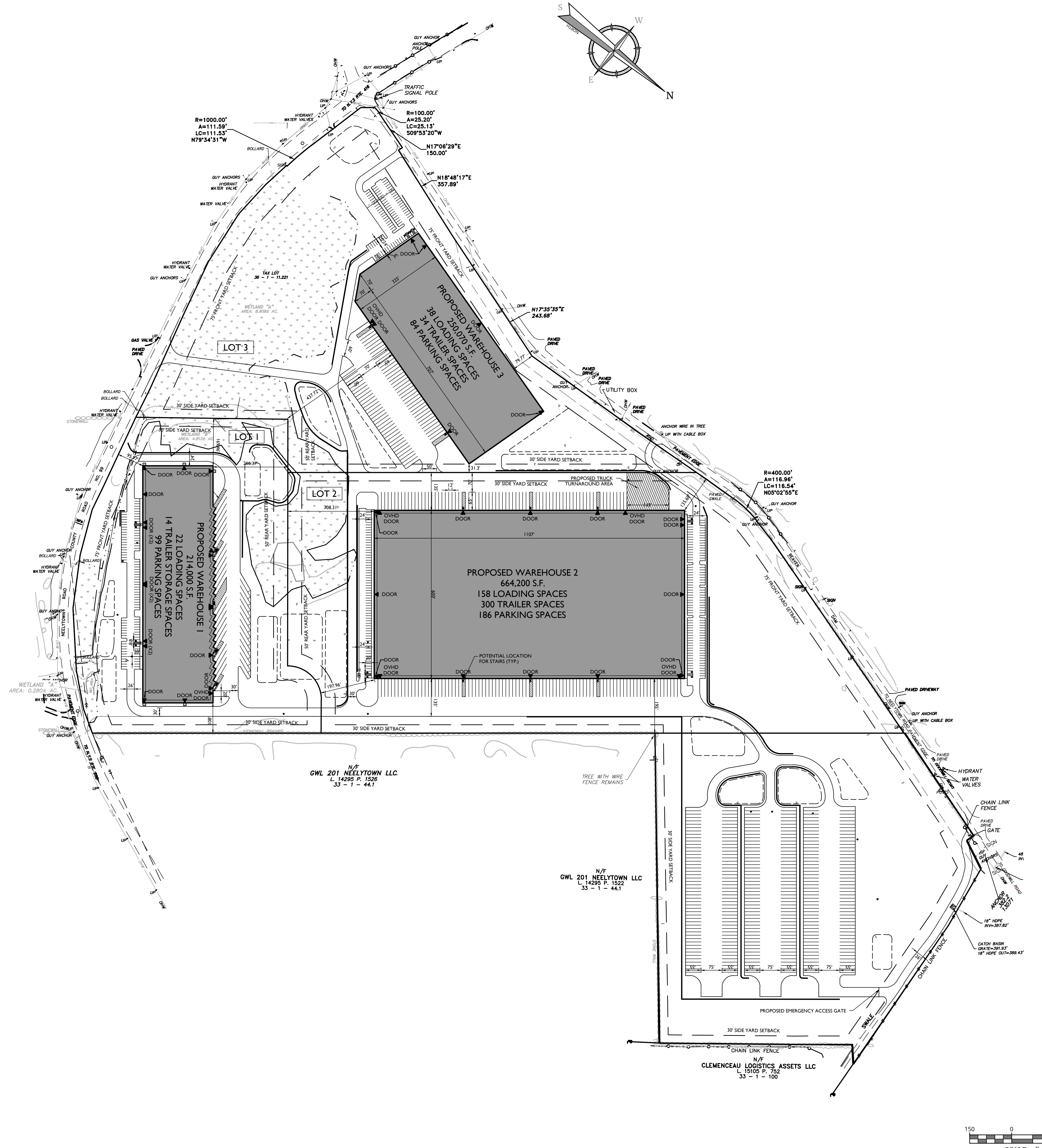
LOT 3: 250,070 SF - 8,000 SF (OFFICE AREA) = 242,070 SF / 4,100 SF = APPROX. 60 EMPLOYEES  
 2 SPACES PER 3 EMPLOYEES:  
 (2 X 60) / 3 = 40 REQUIRED SPACES  
 TOTAL REQUIRED = 40 + 40 = 80 SPACES

**PROPOSED:**  
 LOT 1: 96 STANDARD SPACES  
 4 ADA COMPLIANT SPACES  
 100 TOTAL SPACES (COMPLIES)

LOT 2: 180 STANDARD SPACES  
 6 ADA COMPLIANT SPACES  
 186 TOTAL SPACES (COMPLIES)

LOT 3: 75 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 I50 - WAREHOUSE)



**LEGEND**

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

