

PERTINENT INFORMATION REGARDING

RE-ZONING OF CRESTWOOD LAKE

FOR DURO-TEST CORP.

JUNE
1965

1. Land and building would be owned by Muscarelle, Inc. Duro Test would be tenant. Initial lease term - 25 years with options to renew for an additional 40 years.
2. Land use: Total area is approximately 100 acres. Initial land use 10%. Maximum 20%.
3. Employment: Duro Test now employs 785 people (primarily women) who work in following shifts.

1st Plant Shift	(7:00 AM - 3:30 PM)	390 people
2nd " "	(3:30 PM - 11:55 PM)	142 "
Office Workers	(8:30 AM - 5:30 PM)	253 "

The maximum number to be employed at full expansion is 1,350.

4. Traffic: (Based on an estimate of 2 people per car.)

Between	6:45 - 7:00 AM	195 cars	entering
"	8:15 - 8:30 AM	126 "	"
Between	3:15 - 3:30 PM	71 "	entering
"	3:30 - 3:45 PM	195 "	leaving
Between	5:30 - 5:45 PM	126 "	leaving
Between	12:00 AM - 12:15 AM	71 "	leaving

Affect of this additional traffic at critical times (based on traffic count taken April 29, 1965).

	<u>Present traffic</u>	<u>Duro Test</u>	<u>Total</u>
6:00 - 7:00 AM	197	195	392
8:00 - 9:00 AM	576	126	702
3:00 - 4:00 PM	506	266	772
5:00 - 6:00 PM	574	126	700

Total traffic in 12 hour period (6:00 AM - 6:00 PM) as of April 29, 1965 was 4,844. Duro Test would add 713 cars during this period -- a 14.7% increase.

5. Shipments and Deliveries:

- a) Freight cars - two in and three out weekly at 4:00 PM.

- b) Outgoing shipments - other than rail - to be made by United Parcel Pick-up. Average 8-10 daily between hours of 7:30 AM and 5:00 PM.
- c) Incoming shipments - other than rail - four vans: one with corrugated boxes, one fluorescent tubes, one incandescent bulbs, one miscellaneous fittings.
6. Flammable Storage: Duro-Test stores 3,000 gallons of liquids and 44,000 cubic feet of hydrogen gas. These are protected by fence and automatic fire fighting devices.
7. Discharge of noxious, toxic or inflammable waste. None.
8. Water Requirements: There are two wells on property producing a combined total of 100 gallons/minute (6,000 gallons/hour). This supply will be used for everything except personal consumption. Water requirement from borough will be 500,000 gallons a month.
9. Police Requirements: The services of a parttime policeman will be needed for traffic control at start and end of day time work shifts. Fair Lawn police chief states that entire industrial park required the addition of $\frac{1}{2}$ a policeman.
10. Sewerage Disposal: A complete package plant will be installed conforming to state and local codes.
11. Height of building: 25 feet.
12. Lunch Hour: Lunches will be served between the hours of 11:30 and 1:30 PM in the plant cafeteria. Food will be supplied by three vendors. Garbage disposal will be daily by private scavenger.
13. Recreation: A ball field is planned. Use confined to day time.
14. Estimated yearly ratables: \$133,000
15. Adjacent Zoning: The periphery of the land is now zoned as follows:
- | | | | |
|-----|-----------------|-------|------------------------------------|
| AAA | Borough owned | 17.3% | |
| " | School owned | 17.8 | |
| | Privately owned | 12.5 | } Privately owned residential 43.9 |
| AA | " " | 12.7 | |
| A | " " | 18.7 | |
| | Industrial | 21.0 | |
16. Buffer Zones: A 200 foot buffer zone in natural growth and landscaping would be required for rear and side yards.
17. Fire Protection: Building will be of masonry and steel, fully sprinkled. Duro Test will have own trained fire brigade.
18. Type of Operation: Duro Test is basically an assembly operation. Very little manufacturing is done on premises. It is a clean and quiet type of business.
19. Affect on adjacent Land Value: This is subject to individual opinion. However, Mayor of Fair Lawn reports that their industrial park did not affect land values either in town or adjacent to park.

COMPARATIVE FIGURES ON WATER

CONSUMPTION, TAX RATABLES AND COSTS

1. <u>Water Consumption</u>	<u>Per Day</u>	<u>Year</u>
Crestwood Lake (year = 100 days)	7,950	795,000
Residential 113 homes X 132 gallons per day (average daily residential use)	14,900	5,438,500
Industrial (personal consumption only)	16,670	6,000,000

Industrial demand would be steady year round. Residential would peak substantially in summer. Entire Crestwood Lake usage is confined to May 30 - September 6 period.

2. Tax Income

	<u>Annual Income</u>	<u>Offsetting Costs</u>
Crestwood Lake	\$ 13,320	Special police patrol on weekends
Residential (113 homes)		
AAA 67 - \$40,000 homes @ 2.84 =	76,100	Education \$73,000*
AA 46 - \$25,000 homes @ 2.84 =	<u>32,600</u>	Street Lights <u>945</u>
	108,700	\$73,945
		Plus costs for police, fire, road maintenance, snow plowing.
Industrial - Duro Test		
Land \$ 772,200		
Buildings <u>2,870,000</u>		
3,642,200 @ 2.84	103,000	Part time policeman during peak traffic periods. On site road maintenance, and lighting will be responsibility of owner.
Plus Machinery & Inventory	<u>30,000</u>	
	133,000	

* Education costs based on 1.0 elementary child
and .35 high school student per home

113 elementary school children @ 400 =	45,000 per year
40 high school children @ 700 =	<u>28,000 per year</u>
	\$ 73,000