

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 51973
ASSIGNED
INSPECTOR: GLENN
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: PFIZER SIGNS

Street Address: 401 N. Middletown Rd.
ORANGETOWN, NY

Tax Map Designation: Section: 68.08 Block: 1 Lot(s): 1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of _____.

Acreage of Parcel <u>1.2</u>	Zoning District <u>LI LIO</u>
School District <u>NANUET + RRIVE</u>	Postal District <u>PR + NANUET</u>
Ambulance District <u>Peel Rive Nanet</u>	Fire District <u>Peel Rive NY</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
BRANDING ID SIGNAGE PER DRAWINGS
AND PACKETS ATTACHED

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4/12/22 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? NO _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

*2nd
Revised*

Date: April 1, 2022
Applicant: Pfizer P51973
Address: 401 N Middletown Rd, Orangetown
RE: Application Made at: same P51973

Chapter 43, USE Table 3.11, Column 1 LO District, Column 5 Paragraph 11 Max signage 30 sf w 353.4
Total Square Footage Proposed (151.8 sf existing signage and 201.6 sf new signage with 3 new signs)

Section: 68.08 Block: 1 Lot: 5

Dear Pfizer:

Please be advised that the Building Permit Application, which you submitted on
September 27, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

Sincerely

[Signature]
Richard Oliver
Deputy Building Inspector

4.14.22

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

[Signature] *Deputy* *4.14.22*



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

15+
Revised

DENIAL TO THE ZONING BOARD OF APPEALS

Date: April 1, 2022
Applicant: Pfizer P51973
Address: 401 N Middletown Rd, Orangetown
RE: Application Made at: same P51973

Chapter 43, USE Table 3.11, Column 1 LO District, Column 5 Paragraph 11 Max signage 30 sf w 329.4
Total Square Footage Proposed (151.8 sf existing signage and 177.6 sf new signage with 3 new signs)

4 24

Section: 68.08 Block: 1 Lot: 5


Dear Pfizer:

Please be advised that the Building Permit Application, which you submitted on
September 27, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**


The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

Sincerely,

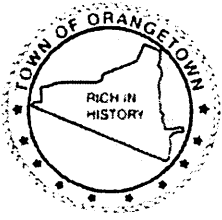

Richard Oliver
Deputy Building Inspector

4.14.22

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

 Deputy 4.14.22

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

old see revised

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: February 3, 2022

Applicant: Pfizer

Address: 401 N Middletown Rd, Orangetown

RE: Application Made at: same

Chapter 43, USE Table 3.11, Column 1 LO District, Column 5 Paragraph 11 Max signage 30 sf w 329.4
Total Square Footage Proposed (177.6 sf new signage)

One Variance required

Section: 68.08

Block: 1

Lot: 1

Dear Pfizer:

Please be advised that the Building Permit Application, which you submitted on September 27, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

[Signature]
Richard Clivor
Deputy Building Inspector

2.3.22

[Signature]
Signature of Director
NOTE PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

2.3.22

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

**Referral to the ARCHITECTURE AND COMMUNITY APPARANCE
BOARD OF REVIEW**

Date: February 3, 2022 Section: 68.08 Block: 1 Lot: 5

Applicant: Pfizer

Address: 401. N Middletown Rd

RE: Application Made at: same

Referred For: **Chapter 2 § 2-4 To review applications for building permits.**

A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

Comments: 4 new signs TOTAL SF 353.4,


New signs 201.6 sf, replace existing signs 151.8 sf

also see Chapter 2, Section 2-5B(5)

Dear Pfizer:

Please be advised that the Building Permit Application, which you submitted on September 27, 2021, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

4.14.22

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC


4.14.22

Date
Liz Decort
Cheryl Coopersmith

DECISION

**NUMBER OF SIGNS, SIZE OF SIGNS, AND LOCATION OF SIGNS
VARIANCES APPROVED**

To: Pfizer Inc. (Donn McMullen)
401 N. Middletown Road
Pearl River, New York 10965

ZBA #16-18
Date: March 16, 2016

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#16-18: Application of Pfizer for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 5, # 6 referred to LIO District Section 3.11, Column 5 referred to LO District, Column 5, Item #11:[one (1) sign permitted: Two (2) signs proposed; 60 sq. Ft. permitted: 70 sq. ft. proposed; and 20' setback from lot line required: 14' proposed] for signs at an existing Research and Development property located at 401 North Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5; in the LI zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, March 16, 2016 at which time the Board made the determination hereinafter set forth.

Donn McMullen appeared and testified.

The following documents were presented:

1. Copy of site plan signed and sealed by Craig Lapinski, P.E. dated January 2016.(1 page)
2. Color pictures of the proposed signs by Fast Signs dated 08/14/2015 (3 pages).
3. A letter dated March 4, 2016 from the County of Rockland Department of Planning signed by Douglas Schuetz, Acting Commissioner of Planning.
4. A letter dated March 16, 2016 from the County of Rockland Highway Department signed by Sonny Lin, P.E..
5. A letter dated February 11, 2016 from the Town of Clarkstown signed by Shirley Thormann, Chairwoman, Clarkstown Planning Board.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Mr. Bosco and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (7); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Feroldi, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye. Ms. Castelli and Ms. Salomon were absent.

Donn McMullen testified that last year the property was subdivided and 22.9 acres were sold for R& D; that Pfizer's remaining property needs to be designated; that they are trying to make the main entrance to the facility be from Crooked Hill Road and the newly named Pfizer Way; that they would like a sign at this entrance and if it was set back the required twenty feet it would not be noticed when you were driving down Crooked Hill Road; and this sign would be double sided for designation from the east and west of Crooked Hill Road; that the next sign is inside of the property on a tier planting and is one-sided to help designate the interior parking lot; that the rest of the signs would be on every other row of the parking lot to clearly designate that this is parking for Pfizer; that these signs would be two-sided and located on the lamp posts; and that these signs will be necessary to designate parking when the other property is fully

utilized.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Mr. Bosco and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested number of signs, and location and size of signs, variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The property has recently been subdivided and new signs are necessary to direct people to the proper facility and the size of the proposed signs are reasonable for the size of the lot.
2. The requested number of signs, and location and size of signs, variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The property has recently been subdivided and new signs are necessary to direct people to the proper facility and the size of the proposed signs are reasonable for the size of the lot.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested number of signs, and location and size of signs, variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The property has recently been subdivided and new signs are necessary to direct people to the proper facility and the size of the proposed signs are reasonable for the size of the lot.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested number of signs, and location and size of sign, variances are APPROVED, and a motion was made to over-ride the letter from the Rockland County Department of Planning dated March 4, 2016; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

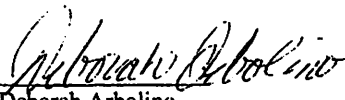
TOWN OF ORANGETOWN
2016 APR 11 PM 12 03
TOWN CLERK

The foregoing resolution to approve the application for the requested number of signs, and size and location of signs, variances and to override the Rockland County Department of Planning's letter dated March 4, 2016; was presented and moved by Mr. Quinn, seconded by Mr. Bosco and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Mr. Quinn, aye ; and Mr. Sullivan, aye. Ms. Castelli and Ms. Salomon were absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: March 16, 2016

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2016 APR 11 PM 12:03
TOWN OF ORANGETOWN

SWIS	PRINT KEY	NAME	ADDRESS
392489	63.20-1-1	407 North Middletown Road LLC	7 Marycrest Rd, W Nyack, NY 10994
392489	63.20-1-2	Pearl River Campus LLC	4020 Kinross Lakes Pkwy Ste 200, Richfield, OH 44288
392489	63.20-1-3	Pearl River Campus LLC	4020 Kinross Lakes Pkwy Ste 200, Richfield, OH 44288
392489	64.17-1-1	Nanuet Auto Repair LLC	370 S Middletown Rd, Nanuet, NY 10954
392489	64.17-1-2	Josa I Hernandez	9 Hovenkamp Ave, Nanuet, NY 10954
392489	64.17-1-3	Paul Fay	13 Hovenkamp Av, Nanuet, NY 10954
392489	64.17-1-4	Josiah D Ross	15 Hovenkamp Ave, Nanuet, NY 10954
392489	64.17-1-5	Maria Nicolopoulos	685 Highview Ave, Pearl River, NY 10965
392489	64.17-1-6	Leon Prodan	525 Highview Ave, Pearl River, NY 10965
392489	64.17-1-11	Denise Rahilly	519 Highview Ave, Pearl River, NY 10965
392489	64.17-1-12	Martin Decapio	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-13	Robert Arduinor	632 Highview Ave, Pearl River, NY 10965
392489	64.17-1-14	Eugene Fort	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-15	Mary Polansky	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-16	Harriet Connor	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-17	Constance P Wood	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-18	Nathyn Dylun	640 Highview Ave, Pearl River, NY 10965
392489	64.17-1-75	Richard W Pyun	318 County Highway 18, Delhi, NY 13753
392489	64.17-1-76	Rockland Car Care Inc	552 N Middletown Rd, Pearl River, NY 10965
392489	64.17-1-77	Timothy J Weigel	558 N Middletown Rd, Pearl River, NY 10965
		Pearl River Exterior Car Wash	
392489	64.17-1-78	Lala Realty LLC	29 Rochelle Dr, New City, NY 10956
392489	64.17-3-1	Brickera Inc	33 South Elliott Pl Unit 1, Brooklyn, NY 11217
392489	64.17-3-2	Wanda Mc Loughlin	50 W Townline Rd, Pearl River, NY 10965
392489	64.17-3-3	William Mc Loughlin	6000 Eagle Cr, Stoughton, MA 01999
392489	64.17-3-4	Wanda Mc Loughlin	60 Mill Townline Rd, Pearl River, NY 10965
392489	64.17-3-5	Wanda Mc Loughlin	60 Mill Townline Rd, Pearl River, NY 10965
392489	64.17-3-6	Edward Mc Loughlin	40 Mill Townline Rd, Pearl River, NY 10965
392489	64.17-3-7	Lorraine Mc Loughlin	70 Mill Townline Rd, Pearl River, NY 10965
392489	64.17-3-8	Joseph Ovaland	50 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-9	Michael Mackinnon	45 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-10	Scott Gels	40 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-11	Shawn D Verringer	60 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-12	Gregory F Edges	65 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-19	Marilyn Paddock	17 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-20	478 North Middletown Road LLC	77 Lenape Rd, Pearl River, NY 10965
392489	64.17-3-21	James Smith	127 Sgt Amory Av, Pearl River, NY 10965
392489	64.17-3-22	Joseph Todaro	421 Sgt Amory Av, Pearl River, NY 10965
392489	64.17-3-23	Timothy Cullen	415 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-24	Joseph J Cowper	41 Sgt Amory Av, Pearl River, NY 10965
392489	64.17-3-25	John Lanzetta	55 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-26	Warren Polby	55 Sgt Amory Av, Pearl River, NY 10965
392489	64.17-3-27	Barbara A Murphy	55 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-28	Ernest Mc Coy	60 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-29	Mary O'Connell	70 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-30	Randy H Haver	74 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-31	Walter O'Connell	85 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-35	Jamie B Cabrera-Cardenas	128 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-36	Mario Marcillino	18 Saymor Dr, Bardonia, NY 10954
392489	64.17-3-37	IQ Leads LLC	8 Spruce Ct, Nanuet, NY 10954
392489	68.07-2-39	American Cyanamid Co	100 Route 208 North, Peapack, NJ 07977
		Pfizer Inc - Indirect Tax	
392489	68.07-2-40	State Of New Jersey	One Penn Plaza East, Newark, NJ 07105-2246
		Attn: Victor Johnson	
392489	68.07-3-16	American Cyanamid Co	100 Route 208 North, Peapack, NJ 07977
		Pfizer Inc - Indirect Tax	
392489	68.07-3-17	American Cyanamid Co	100 Route 208 North, Peapack, NJ 07977
		Pfizer Inc - Indirect Tax	
392489	68.07-3-18	Leo Del Fierro	20 Gregory St, New City, NY 10956
392489	68.07-3-21	Robert Mc Callum	14 Graney Ct, Pearl River, NY 10965
392489	68.07-3-22	Joseph A Carbone	18 Graney Ct, Pearl River, NY 10965
392489	68.07-3-23	John Burke	24 Graney Ct, Pearl River, NY 10965
392489	68.07-3-24	Kiran Matthews	26 Graney Ct, Pearl River, NY 10965
392489	68.07-3-25	Brian Pacifico	30 Graney Ct, Pearl River, NY 10965
392489	68.07-3-26	John Livingston	21 Graney Ct, Pearl River, NY 10965
392489	68.08-1-1	Pearl River Campus LLC	4020 Kinross Lakes Pkwy Ste 200, Richfield, OH 44288
392489	68.08-1-2	American Cyanamid Co	100 Route 208 North, Peapack, NJ 07977
		Pfizer Inc - Indirect Tax	
392489	68.08-1-3	American Cyanamid Co	100 Route 208 North, Peapack, NJ 07977
		Pfizer Inc - Indirect Tax	

2

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.08-1-4 ✓	J & M North Corp	327 N Middletown Rd, Pearl River, NY 10985
392489	68.12-1-1 ✓	Orange & Rockland Utilities	1 Blue Hill Plz Fl 19, Pearl River, NY 10985
392489	68.12-1-2 ✓	Pearl River Campus LLC	4020 Kinross Lakes Pkwy Ste 200, Richfield, OH 44288
392489	68.12-1-3 ✓	Nusta Neville	3 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-4 ✓	John M Kelly	6 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-5 ✓	Thomas Flynn	7 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-6 ✓	Anne Gaffney	9 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-7 ✓	Merrill Meyers	11 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-8 ✓	John Fitzgerald	13 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-9 ✓	Meggie Fignola	15 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-10 ✓	Dayna Lynch	19 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-11 ✓	Somchat Chiamprasert	17 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-12 ✓	Felicia L Mastay	21 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-13 ✓	Charles E Finch Jr	27 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-14 ✓	American Cyanamid Co Pfizer Inc - Indirect Tax	100 Route 206 North, Peapack, NJ 07977
392489	68.12-1-15 ✓	Edward H Boers	31 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-1-16 ✓	Crooked Hill Road 35 LLC	4 1st Lt Ferris Ct, Pearl River, NY 10985
392489	68.12-1-18 ✓	Alan LaGarde	41A W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-1 ✓	Patrick J Conway	200 Elizabeth St, Pearl River, NY 10985
392489	68.12-2-2 ✓	Paul Timoney	10 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-3 ✓	Kevin Burke	20 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-4 ✓	William Mulvihill	30 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-5.1 ✓	Fernand Delos-Royes	34 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-5.2 ✓	Catherine Martin	44 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-6 ✓	Courtland Realty LLC Zahler	199 Lee Ave Ste 667, Brooklyn, NY 11211
392489	68.12-2-7 ✓	Karen Moshe	64 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-8 ✓	Ranendra Roy	72 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-9 ✓	Ranendra Roy	72 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-10 ✓	Ryan Towsley	285 Hobart St, Pearl River, NY 10985
392489	68.12-2-11 ✓	Kevin J Monaghan	277 Hobart St, Pearl River, NY 10985
392489	68.12-2-12 ✓	William Madden	271 Hobart St, Pearl River, NY 10985
392489	68.12-2-13 ✓	Nicola Winsko	1 Jan Ct, Pearl River, NY 10985
392489	68.12-2-14 ✓	Hugh Lynch	257 Hobart St, Pearl River, NY 10985
392489	68.12-2-15 ✓	Courtland Realty LLC Zahler	199 Lee Ave, Brooklyn, NY 11211
392489	68.12-2-16 ✓	Kelli Woodward	62 E Canal St, Pearl River, NY 10985
392489	68.12-2-17 ✓	James P Roberts	60 E Canal St, Pearl River, NY 10985
392489	68.12-2-18 ✓	Ben Davis P Domb	66 E Canal St, Pearl River, NY 10985
392489	68.12-2-19 ✓	Thomas Murphy	40 E Canal St, Pearl River, NY 10985
392489	68.12-2-20 ✓	Jeaneline Tor	45 E Canal St, Pearl River, NY 10985
392489	68.12-2-21 ✓	Patricia Pogoy	41 E Canal St, Pearl River, NY 10985
392489	68.12-2-22 ✓	Francis Y Mc Carvey	37 E Canal St, Pearl River, NY 10985
392489	68.12-2-23 ✓	Kevin H Hurley	62 E Canal St, Pearl River, NY 10985
392489	68.12-2-24 ✓	George A Doonan	60 E Canal St, Pearl River, NY 10985
392489	68.12-2-25 ✓	Carol Boston	62 E Canal St, Pearl River, NY 10985
392489	68.12-2-26 ✓	Patrick J Conigan	60 E Canal St, Pearl River, NY 10985
392489	68.12-2-27 ✓	Eric Conista	60 E Canal St, Pearl River, NY 10985
392489	68.12-2-28 ✓	Sherry Mc Garry	270 Rt 206 North, Pearl River, NY 10985
392489	68.12-2-42 ✓	Robert T Warburton	20 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-2-43 ✓	Gestano Campagna	2 Twin Ct, Pearl River, NY 10985
392489	68.12-2-44 ✓	Mustafa Alkhalib	8 Twin Ct, Pearl River, NY 10985
392489	68.12-2-45 ✓	David M Revia	12 Twin Ct, Pearl River, NY 10985
392489	68.12-2-46 ✓	Raymond O'Hagan	16 Twin Ct, Pearl River, NY 10985
392489	68.12-2-47 ✓	Joseph Schiavone	15 Twin Ct, Pearl River, NY 10985
392489	68.12-2-48 ✓	Elizabeth Badgian	7 Twin Ct, Pearl River, NY 10985
392489	68.12-2-49 ✓	Bernadette Murray	16 W Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-3-1 ✓	Cormac Quinn	64 E Crooked Hill Rd, Pearl River, NY 10985
392489	68.12-3-2 ✓	Kieran Hayward	270 Hobart St, Pearl River, NY 10985
392489	68.12-3-3 ✓	James J Finnegan	5 Dove St, Pearl River, NY 10985
392489	68.12-3-4 ✓	Ronald A Gisci	15 Dove St, Pearl River, NY 10985
392489	68.12-3-5 ✓	Joseph Bonello	21 Dove St, Pearl River, NY 10985
392489	68.12-3-6 ✓	Daniel T Mc Grath	27 Dove St, Pearl River, NY 10985
392489	68.12-3-7 ✓	Thomas J Gilbride	28 Dove St, Pearl River, NY 10985
392489	68.12-3-8 ✓	Frank Manno	24 Dove St, Pearl River, NY 10985
392489	68.12-3-9 ✓	Brian O'Reilly	20 Dove St, Pearl River, NY 10985
392489	68.12-3-10 ✓	Kevin Bottini	16 Dove St, Pearl River, NY 10985
392489	68.12-3-11 ✓	Marianne Shitaw	10 Dove St, Pearl River, NY 10985
392489	68.12-3-12 ✓	Ronald Fatgate	4 Dove St, Pearl River, NY 10985

3

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.12-1-17	Carol Koppen	64 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Dawn Finn	101 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Ruth Choshov	101 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Sergei Yushchen	144 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Kathy Snoworth	142 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Mary Ellen O'Donoghue	142 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Thomas N. D'Amico	4 Ocean Pt, Palm Coast, FL 32137
392489	68.12-3-21	Town Of Orangestown	26 Orangeburg Rd, Orangeburg, NY 10982
392489	68.12-1-17	Thomas McNaughton	69 E Canal St, Pearl River, NY 10965
392489	68.12-1-17	Colin Green	69 E Canal St, Pearl River, NY 10965
392489	69.05-1-1	Evangelical Church Mission	498 N Middletown Rd, Pearl River, NY 10985
392489	69.05-1-2	Evangelical Church Mission	456 N Middletown Rd, Pearl River, NY 10985
392489	69.05-1-3	Francis Jones	30 Sgt Amory Ave, Pearl River, NY 10985
392489	69.05-1-4	Thomas S Bennett	32 Sgt Amory Ave, Pearl River, NY 10985
392489	69.05-1-5	Silvia De La Cruz	40 Sgt Amory Ave, Pearl River, NY 10985
392489	69.05-1-6	Jeffrey M Miller	42 Sgt Amory Av, Pearl River, NY 10985
392489	69.05-1-7	Kevin Courtney	50 Sgt Amory Ave, Pearl River, NY 10985
392489	69.05-1-8	Nial Davren	62 Sgt Amory Av, Pearl River, NY 10985
392489	69.05-1-11	SSNL Realty Corp	4 Camelot Way, Orangeburg, NY 10982
392489	69.05-2-77	Ann M Kitchenman	19 Veterans Pkwy, Pearl River, NY 10985
392489	69.05-2-82	Maureen C Kirby	23 Pilgrim Ct, Pearl River, NY 10985
392489	69.05-2-83	Thomas Waters	29 Pilgrim Ct, Pearl River, NY 10985

68.12-1-17 Alan Lagarde 41 W Crooked Hill Rd, Pearl River, NY 10965

68.12-1-19 John + Maureen Tierney 55 w crooked Hill Rd, Pearl River, NY 10965

68.12-1-20 Garth + Danielle Nanni 57 w crooked Hill Rd, Pearl River, NY 10965

68.12-1-21 Glynn Holdings Inc. 61 w crooked Hill Rd, Pearl River, NY 10965

68.12-1-22 Matthew Dizzine
+
Anna Cilmi
288 Railroad Ave, Pearl River, NY 10965

68.12-1-23 Joshua + Shereen Way 286 Railroad Ave., Pearl River, NY 10965

68.12-1-24 Lowry, John T + Reilly, Carmel 77 W Crooked Hill Rd., Pearl River, NY 10965

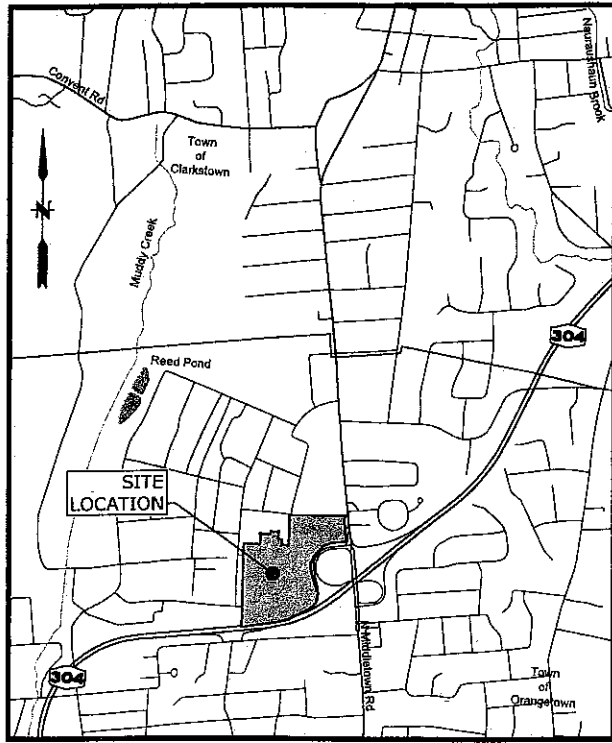
69.05-2-76 Aran Banshee LLC 1-11 Veterans Pkwy., Pearl River, NY 10965

69.05-2-78 James + Bernadette Riordan 25 Veterans Pkwy, Pearl River, NY 10965

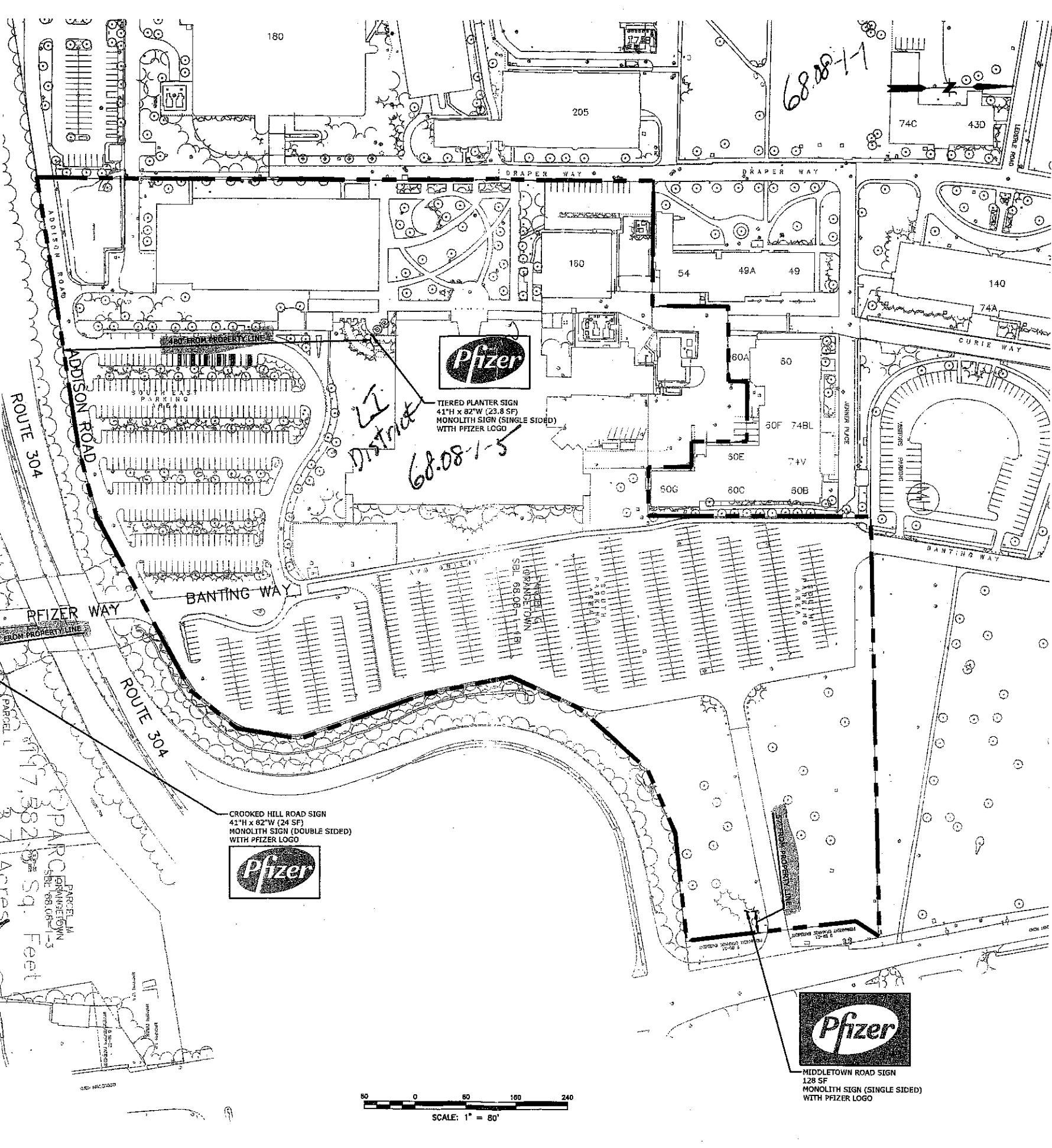
69.05-2-79 Karen + Jordan Serafin 33 Veterans Pkwy, Pearl River, NY 10965

69.05-2-80 Michele Foley +
Raymond P Dondero 11 Pilgrim ct., Pearl River, NY 10965

69.05-2-81 Arthur + Suzanne
Gddsmith 17 Pilgrim ct., Pearl River, NY 10965



VICINITY MAP
SCALE: 1" = 1000'



LI
68.08-1-5
68.08-1-2
68.08-1-3

RECORD OWNER
PFIZER, INC.
HANY TALBERT
6730 Lenox Center Ct.
Memphis, TN 38115

Signature
SURVEYOR
EDWARD T. GANNON
Cherry Hill Road
Blooming Grove, NY 10914

MAY 18 2022

f **FUSS & O'NEILL**
146 HARTFORD ROAD
MANCHESTER, CONNECTICUT 06040
860.646.2469
www.fandoo.com

SIGN SCHEDULE		
SIGN	DISTANCE FROM PROPERTY LINE	AREA
CROOKED HILL ROAD SIGN	15.4 FT	24 SQ. FT.
MIDDLETOWN ROAD SIGN	57 FT	128 SQ. FT.
TIERED PLANTER	480 FT	23.8 SQ. FT.

REV	DATE	DESCRIPTION	APPROVAL

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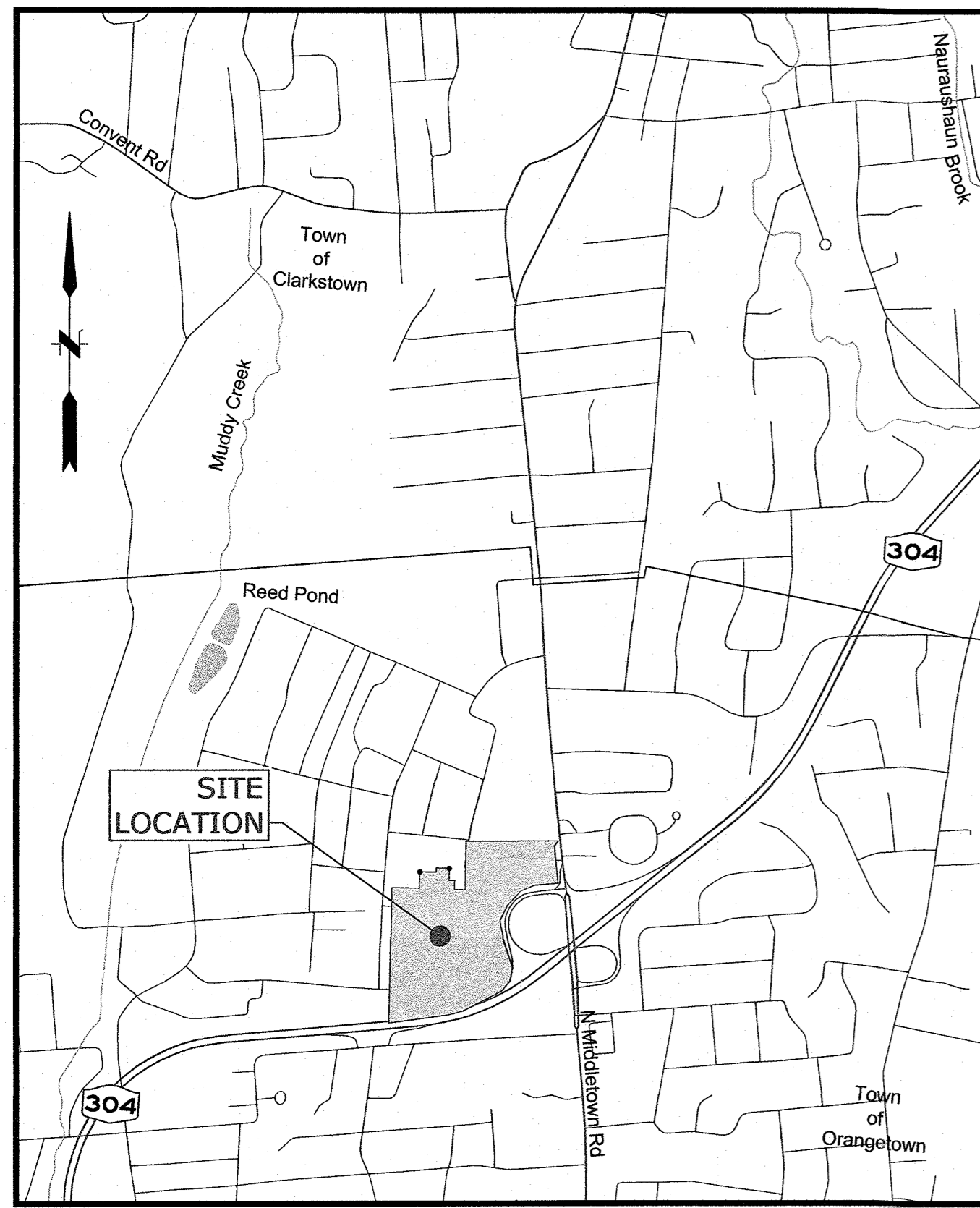
Pfizer GLOBAL RESEARCH AND DEVELOPMENT

PEARL RIVER, NEW YORK

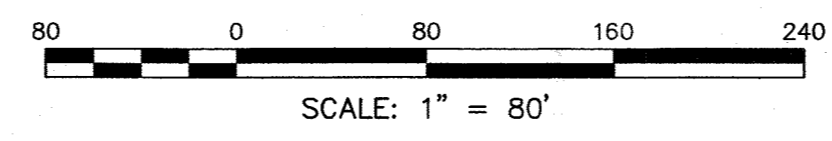
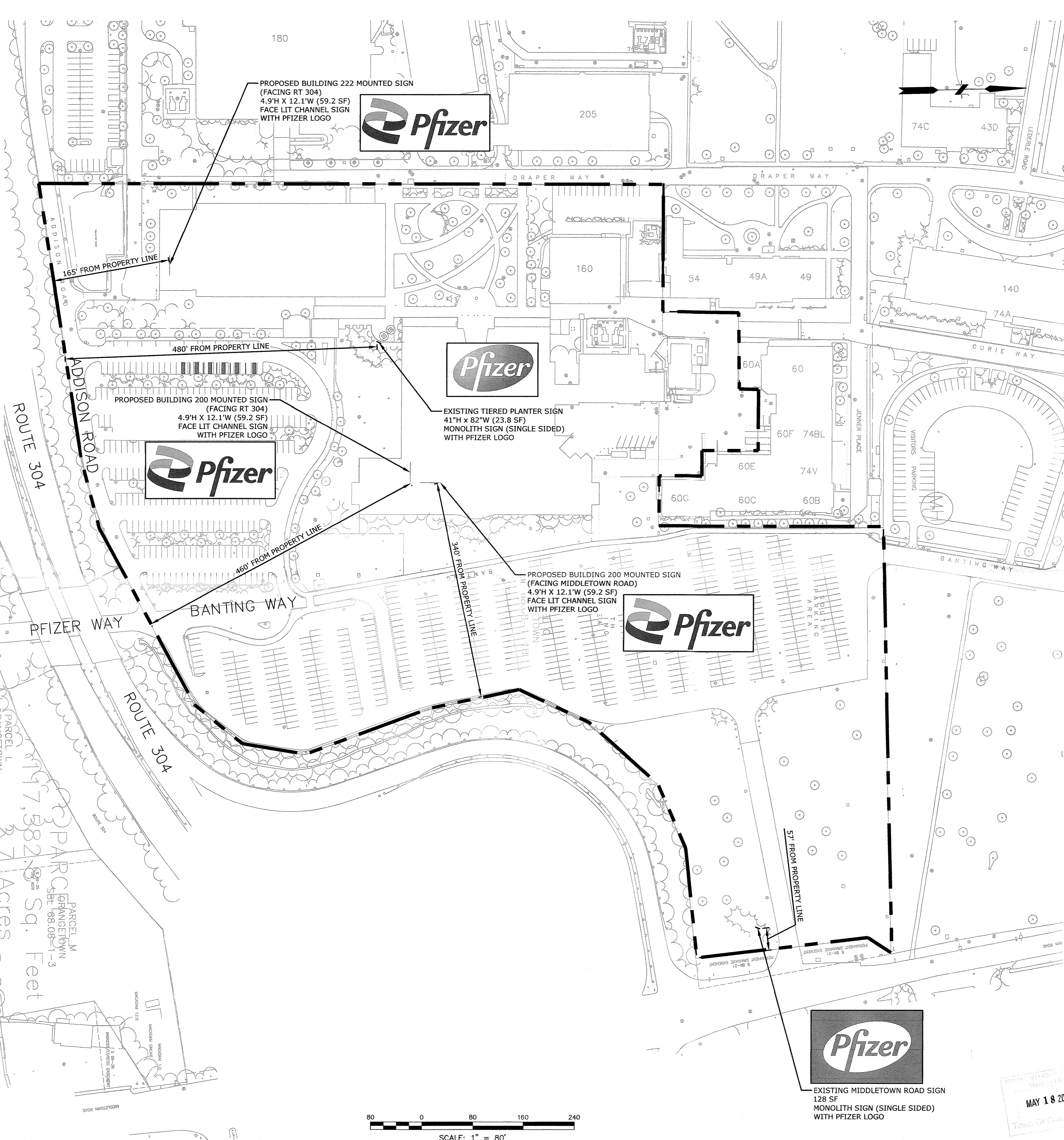
SIGNAGE PLAN

SCALE: 1" = 80'	PROJ MGR: KES
DATE: 12/06/2021	A/E: FUSS & O'NEILL, INC.
DRAWN BY:	A/E NO: 20111246.AB2
FILE NAME: 20111246.AB2_STP02.DWG	PFIZER NO.
PROJ CPA NO:	

SIZE	REV
D	0



VICINITY MAP
SCALE: 1" = 1000'



RECORD OWNER
PFIZER, INC.
HANY TALBERT
6730 Lenox Center Ct.
Memphis, TN 38115

Signature

SURVEYOR
EDWARD T. GANNON
Cherry Hill Road
Blooming Grove, NY 10914

FUSS & O'NEILL
146 HARTFORD ROAD
MANCHESTER, CONNECTICUT 06040
860.646.2469
www.fando.com

EXISTING SIGN SCHEDULE		
SIGN	DISTANCE FROM PROPERTY LINE	AREA
MIDDLETOWN ROAD	57 FT	128 SQ. FT.
TIERED PLANTER	480 FT	23.8 SQ. FT.

PROPOSED SIGN SCHEDULE		
SIGN	DISTANCE FROM PROPERTY LINE	AREA
BUILDING 200 (MIDDLETOWN ROAD FACING)	340 FT	59.2 SQ. FT.
BUILDING 200 (RT 304 FACING)	460 FT	59.2 SQ. FT.
BUILDING 222 (ROUTE 304 FACING)	165 FT	59.2 SQ. FT.

REV	DATE	DESCRIPTION	APPROVAL
1	01/28/22	BUILDING SIGNS	

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GLOBAL RESEARCH AND DEVELOPMENT

PEARL RIVER, NEW YORK

SIGNAGE PLAN

SCALE: 1" = 80'	PROJ MNGR: KES
DATE: 01/06/2022	A/E: FUSS & O'NEILL, INC.
DRAWN BY:	A/E NO: 20111246.A52
FILE NAME: 20111246A52_STP02.DWG	PFIZER NO.
PROJ CPA NO:	
SIZE	REV
D	0

STAMP: MAY 18 2022
TOWN OF CLARKSTOWN