

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ROCKLAND CAR CARE

Street Address: 552 NORTH MIDDLETOWN ROAD
NANUET, NY 10954

Tax Map Designation:
Section: .64.17 Block: 1 Lot(s): 76
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of NORTH MIDDLETOWN ROAD, approximately
0 feet of the intersection of TOWN LINE ROAD, in the
Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>1.56</u> School District <u>NANUET</u> Ambulance District <u>PEARL RIVER</u> Water District <u>VIELO</u>	Zoning District <u>CO</u> Postal District <u>NANUET</u> Fire District <u>PEARL RIVER</u> Sewer District <u>ORANGETOWN</u>
--	--

Project Description: (If additional space required, please attach a narrative summary.)
USES PERMITTED ON THIS PARCEL

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 11-30-22 Applicant's Signature: Catherine Licante

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? _____

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.

JUSTICE COURT OF THE TOWN OF ORANGETOWN
COUNTY OF ROCKLAND

-----X
PEOPLE OF THE STATE OF NEW YORK

INFORMATION

-against-

Rockland Car Care Inc.; Catherine Lucente
61 Pearce Parkway
Pearl River, NY 10965,

Defendant.

-----X
STATE OF NEW YORK)
COUNTY OF ROCKLAND) ss:

The complainant, Michael Acheson, employed at 20 Greenbush Road, Orangeburg, New York 10962, being duly sworn, deposes and says:

I am the Code Enforcement Officer of the Town of Orangetown, and I make this Information based upon my personal knowledge.

On the 1st day of August, 2022, at 10:15 AM at 552 North Middletown Road, Pearl River, NY 10965 (hereinafter referred to as "subject premises") in the Town of Orangetown, County of Rockland, and State of New York, the above-named Defendant did commit violation(s) of Chapter 43 §10.231(c) of the Code of the Town of Orangetown (Orangetown Code), which states: "No change shall be made in the use or type of occupancy of an existing building or change in the use of land ("change of use or occupancy"). except to any use which is primarily agricultural, unless a certificate of occupancy authorizing such change in use in conformity with the regulations of this Code and other applicable building laws, ordinances and regulations shall have been issued by the Inspector. A change of use or occupancy, as described in the previous sentence, shall include a commercial or business use which has a subsisting certificate of occupancy, or a commercial or business use that is legally existing and predates adoption of the Zoning Code, the operator or proprietor of which changes from the operator or proprietor to whom the certificate of occupancy was issued, or the operator or proprietor of which changes after adoption of this amendment to § 10.231(c) if the use legally existed and predated adoption of the Zoning Code. However, any normal replacement or addition of equipment and machinery not affecting the foregoing conditions or not changing the degree or nature of dangerous and objectionable elements emitted shall not be considered a change in use."


On the date and time set forth above, while at the subject premises, the undersigned did observe the parking lot was being used as a contractors storage yard storing tractor trailers, box trucks and limousines without a Certificate of Occupancy for this use.

The above-described condition(s) constituting the said violation is a continuing violation.

Upon information and belief, on all said dates and times, Defendant was the owner of the subject premises, and, as such, Defendant exercised dominion and/or control over the subject premises and was responsible for the above-described condition(s).

I understand that any false statements made herein are punishable as a Class A Misdemeanor pursuant to §210.45 of the Penal Law of the State of New York.

WHEREFORE, your deponent requests that this Court take action against Defendant as allowed by law.


Michael Acheson
8-10-2022
Date

Debbie Arbolino

From: brennerlaw@optimum.net
Sent: Monday, December 19, 2022 5:40 PM
To: Debbie Arbolino
Subject: Rockland Car Care Inc [# 2893A]

MEMORANDUM

TO: Debbie Arbolino, Zoning Board - Town of Orangetown

FROM: Donald Brenner, P.E., LL.B.

DATE: December 19, 2022

RE: Rockland Car Care Inc., 552 North Middletown Rd., Nanuet, NY 10954

22-2893A

This appearance before the Board is to determine the use of the existing parking spaces which exist at the service station.

The basic site plan which was approved by the Town in 1970 detailed 24 parking spaces.

The only restriction was Note # 15, which states "wrecked or unlicensed vehicles are not permitted on the premises."

The station has permitted temporary overnight parking to local residents and vendors.

The station is well-kept and meets all the environmental requirements of our community.

They want to continue to provide this service to our local residents and vendors.

Donald Brenner, P.E., LL.B.
4 Independence Avenue
Tappan, NY 10983

Phone: (845) 359-2210
Fax: (845) 359-8070
brennerlaw@optonline.net

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may

contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me by replying to this message and permanently delete the original and any copy of this e-mail and any printout thereof.

SWIS	PRINT KEY	NAME	ADDRESS
392489	63.20-1-3	Pearl River Campus LLC	4020 Kinross Lakes Pkwy Ste 200, Richfield, OH 44286
392489	64.17-1-1	Nanuet Auto Repair LLC	370 S Middletown Rd, Nanuet, NY 10954
392489	64.17-1-2	Jose 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	Jeremiah P Ross	15 Hovenkamp Ave, Nanuet, NY 10954
392489	64.17-1-9	Maria Nicolopoulos	535 Highview Ave, Pearl River, NY 10965
392489	64.17-1-10	Jason Trudeau	525 Highview Ave, Pearl River, NY 10965
392489	64.17-1-11	Denise Rahilly	519 Highview Ave, Pearl River, NY 10985
392489	64.17-1-12	Martin Desapio	513 Highview Av, Pearl River, NY 10985
392489	64.17-1-13	Robert A Meunier	507 Highview Av, Pearl River, NY 10985
392489	64.17-1-14	Eugene Acri	510 Highview Ave, Pearl River, NY 10965
392489	64.17-1-72	Kevin P Connell	21 Lindbergh Ln, New City, NY 10956
392489	64.17-1-73	Francis P Hudak	501 Highview Ave, Pearl River, NY 10965
392489	64.17-1-74	Kathryn Syran	31 W Townline Rd, Pearl River, NY 10965
392489	64.17-1-75	Manuel J Huerta-Yupa	27 W Townline Rd, Pearl River, NY 10965
392489	64.17-1-76	Rockland Car Care Inc	552 N Middletown Rd, Pearl River, NY 10985
392489	64.17-1-77	Timothy J Weigel	558 N Middletown Rd, Pearl River, NY 10965
392489	64.17-1-78	Pearl River Exterior Car Wash	
392489	64.17-3-1	Lafe Realty LLC	29 Rochelle Dr, New City, NY 10956
392489	64.17-3-2	Brickers Inc	33 South Elliott Pl Unit 1, Brooklyn, NY 11217
392489	64.17-3-3	Wanda Mc Loughlin	50 W Townline Rd, Pearl River, NY 10965
392489	64.17-3-4.3	William M Hinchey	3956 Eagle Cir, Slatington, PA 18080
392489	64.17-3-35	Edward H Neillis Jr	42 W Townline Rd, Pearl River, NY 10965
392489	64.17-3-36	Jamie B Cabrera-Cardenas	128 Sgt Amory Ave, Pearl River, NY 10985
392489	64.17-3-37	Mario Marcellino	18 Saymor Dr, Bardonia, NY 10954
392489	64.17-3-37	Hashems Estates LLC	7 Phillips Dr, Airmont, NY 10901

392489 0808-1-1 Pearl River Campus LLC

4020 Kinross Lakes Pkwy Ste 200,
Richfield, OH 44286

Clerk of Boards Review:

Date: _____ Initials: _____

Building Dept. (Accepted By):

Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: ROCKLAND CAR CARE, INC
PROPERTY ADDRESS: 552 N. Middletown Road Pearl River, N.Y.
TAX LOT ID: 392489 64-17-1-76
NAME OF APPLICANT: CATHERINE LUCENTE
OWNER OF PROPERTY: CATHERINE LUCENTE
Land Use Application/Brief Description of Project: USES PERMITTED ON PARCEL

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE:** Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK)
) ss.:
 COUNTY OF ROCKLAND)

I, CATHERINE LUCCENTE, being duly sworn, deposes and says that I am (Title)

an active or qualified member of the
 a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Catherine Luccente
 Signature

Sworn to and subscribed in my presence

This 30th day of November, 2022

[Signature]
 NOTARY PUBLIC

Aaron P Evans
 Notary Public, State of New York
 No. 01EV6423023
 Qualified in Nassau County
 Commission Expires 10/04/2025

NOTE - INFORMATION SHOWN ON THIS SHEET SHALL GOVERN CONTRACTS AND CONSTRUCTION AND SHALL SUPERSEDE CONFLICTING INFORMATION APPEARING ELSEWHERE.

GENERAL NOTES

- Contractor shall verify existing conditions & dimensions and be responsible for accuracy of all lines and grades for all parts of work indicated, alterations, exceptions, or substitutions for items specified shall be confirmed in writing with construction proposal to the owner.
- Contractor shall provide all permits required by local regulations and perform all work in accordance with these specifications and/or local codes & regulations.
- Contractor shall remove or relocate all poles, trees, fire hydrants, drainage structures, or other obstructions to proper completion of work and shall clean up entire site when work is complete.
- Existing elevations shown $\frac{1}{8}'' = 1'-0''$ Proposed finished grades shown $\frac{1}{8}'' = 1'-0''$
- Razing existing structures. All salvaged materials to become property of contractor except petroleum handling equipment including pumps, tanks, pipe & fittings, office furniture & safe, exterior floodlights & poles, which shall remain the property of Humble and be reused in construction of new station or delivered to nearest Humble warehouse and a receipt obtained for their return.
- Refer to Humble specifications to support & define but not contradict data shown on this sheet.
- All proposed grades indicated on plan to be verified by Humble Oil & Refining Company engineer.
- If General Contractor has pump & tank work & tank Contractor will be responsible for this work.
- Contractor to provide () 3/4" & () 1" electrical conduits to a point 5'-0" outside of building, as follows:

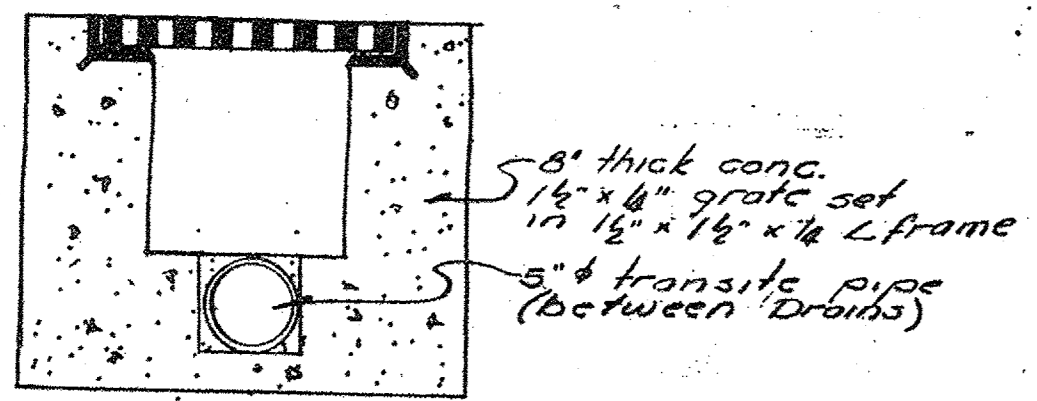
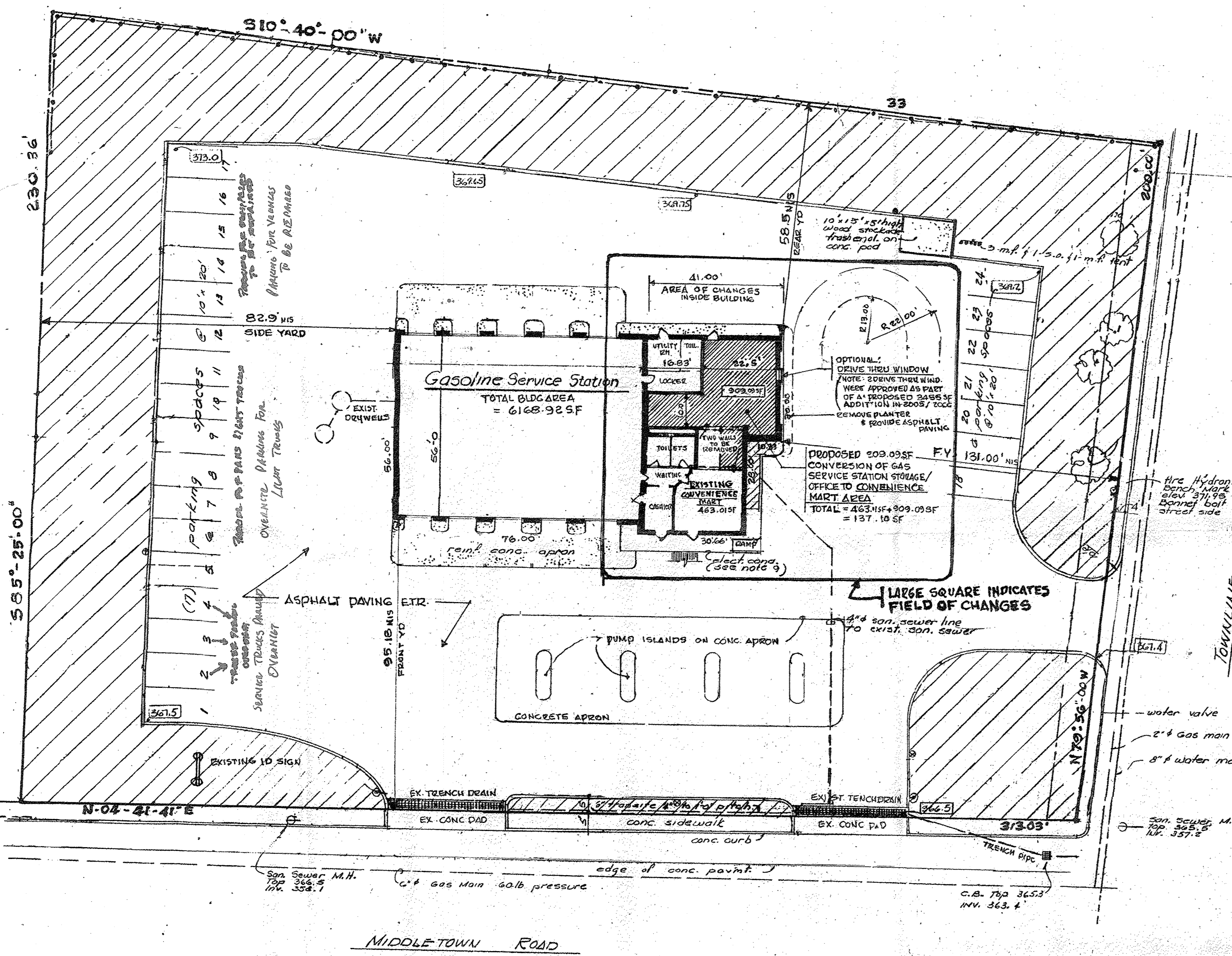
- One 3/4" to each: flood pole: 3
- One 3/4" to each: light unit: 2
- One 3/4" to each: dispenser: 6
- One 3/4" to each: signs: 3
- One 1" to each: sign: 1

- All landscaped areas to be completed under separate contract. General Contractor to remove all debris from these areas and grade to 2" below top of surrounding curb. Remove all asphalt & base & conc. from any landscaped areas.
- Indicates low level lighting.
- Indicates hose bibbs.
- Indicates planting.
- All utilities including telephone & electric to be underground.
- No junk, wrecked or unlicensed vehicles to be parked on premises.
- All 1000W mv. floods to be colonial type as app'd by board.
- See landscaping plan for proposed landscaping.

8.5' strip to be conveyed gratuitously as an easement to the town of Orangetown, N.Y.

APPROX. FOR VEHICLES TO BE REPAIRED OR CONSIDERED RUMPS IN AREA FOR CUSTOMER TO PICKUP

STREETS: 18, 19, 20, 21, 22, 23, 24



Min Depth Drain #1 - 6" to 27" Max.
 Min Depth Drain #2 - 18" to 27" Max.
 Note: 6" x HGI to C.B. in street

NOTE: ADJUSTMENT TO THIS SITE PLAN MADE BY JAMES H. TAMME-ARCHI ON JUNE 17, 2010. NEW CHANGES ARE TO INTERIOR OF BLDG AND OPTIONAL DRIVE-THRU WINDOW



REVISION	DATE	REV. BY	DESCRIPTION	DATE	REV. BY
1. Revised	11/2/96	TR	ramp & pavement change per board request	4/14/98	TR
2. Revised to zoning requirements	7/21/98	TR	add 40' fence to north line	5/6/98	TR
3. Revised	7/5/98	TR	added drains, detail, rev. trash chnl. & stp. pad.	5/6/98	TR

ROCKLAND CAR CARE, INC.
 552 N. MIDDLETOWN ROAD
 PEARL RIVER, NY 10965

APPROVED: District Manager, Marketing Manager, Lessor, Other: _____
 DRAWN BY: ROSMOLSKICK
 CHECKED BY: _____
 SCALE: 1" = 20'-0"

ITEMS TABULATED BELOW ARE TO BE FURNISHED AND/OR INSTALLED AS INDICATED.	FURNISHED BY	REFERENCE DRAWINGS		
		DWG.	FILE	DATE
H = HUMBLE C = CONTRACTOR O = OWNER				
BUILDING SERIES <i>Bunch Type</i>				
10 BAYS Eight HAND OFFICE				
Floor Plan & Elevations <i>Jane Bennett</i> & sides	C/O	2	676-68	2-21-68
Foundation Plan & Details	C/O	3	676-68	2-21-68
Roof Plan & Details	C/O	4	676-68	2-21-68
Details	C/O	6	676-68	2-21-68
Sections - Details & Schedule	C/O	7	676-68	2-21-68
Structural Steel	C/O	9	676-68	2-21-68
Plumbing	C/O	10/11	676-68	2-21-68
Electrical	C/O	12	676-68	2-21-68
Heating - Gilbarco Type H3 250	H/C	13/14	676-68	2-21-68
Door-Window & Partition Schedule	C/O	15	676-68	2-21-68
Sash & Door Details	C/O	16	676-68	2-21-68
Shelving Displays	H/C	17	676-68	2-21-68
Humble Letters	H/C			
Happy Motoring & Ovals	H/C			
Grading Plan	H/C			
Survey	H/C			
Restroom Planter	C/O	D1	68000	2-21-68
Hose Bibb layout	C/O	D2	68000	7-6-68
LUBE				
1 Lift & Controls: F.C. 1 Drive Thru	H/C			
ISLANDS				
1 Pump Island:				
2 Islandless Islands: 5' x 10'	C/O			
1 Island Light: BEN: 28' x 3'	H/C			
PUMPS & TANKS				
Gasoline Pumps:				
1 Gasoline Dispenser: <i>Costa Plus</i> Extra	H/C	1012	69000	12-18-69
2 Gasoline Tanks: 2-6000 gal. & 1-10000 gal.	H/C	1012	69000	12-18-69
2 Stop Oil Tanks: 1000 gal.	H/C	1012	69000	12-18-69
1 Fuel Oil Tank: 1000 gal.	H/C	1012	69000	12-18-69
Product Pipe Works	C/O	1012	69000	12-18-69
3 Submerged Tortoise Pumps	H/C	1012	69000	12-18-69
FLOODS				
1 Low Level Lighting	H/C			
3 Flood Light Poles: colonial style	H/C			
3 Flood Lights: Includes Mounting Brackets & Rails	H/C			
SIGNS				
1 Sign Pole: existing (run new elect)				
1 I.D. Sign: Rotating Center Side Mount. <i>Excel</i>				
Modular Sign Letters				
Modular Sign Installation				
MISCELLANEOUS				
2 Air Compressor: 5 H.P. Phase 80 Gal. Tank	H/C			
Fence: Type <i>Apron</i> . 37' of wood stockpile fence	C/O			
Landscaping				
2 Air Standard: AM 37	H/C			
Specifications:				
1	H/C	265	69000	5-6-69
1	H/C	265	69000	5-6-69
1	H/C	265	69000	5-6-69

PLOT PLAN

MIDDLETOWN ROAD (RTE 30A) TOWNLINE ROAD
 ORANGETOWN, NEW YORK