

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"/> <b>Planning Board</b> <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>  <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"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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**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.

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

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### 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.

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

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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 1<sup>st</sup> 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**

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**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

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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](http://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 30<sup>th</sup> 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:

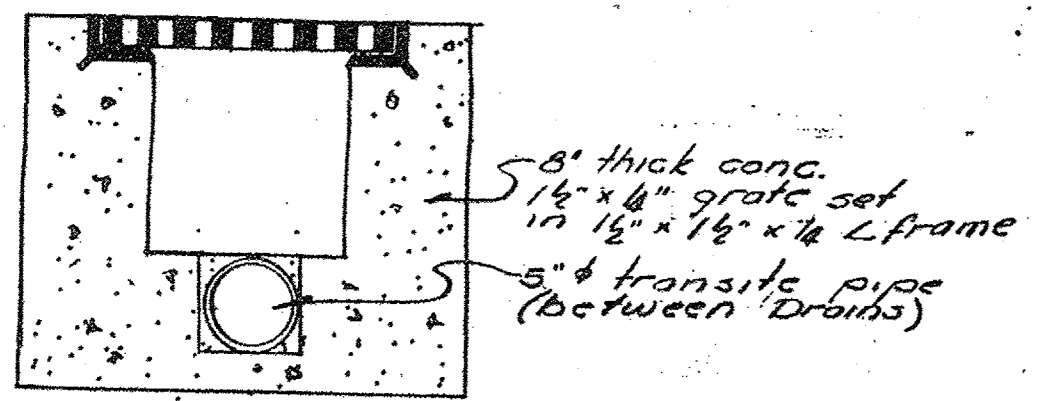
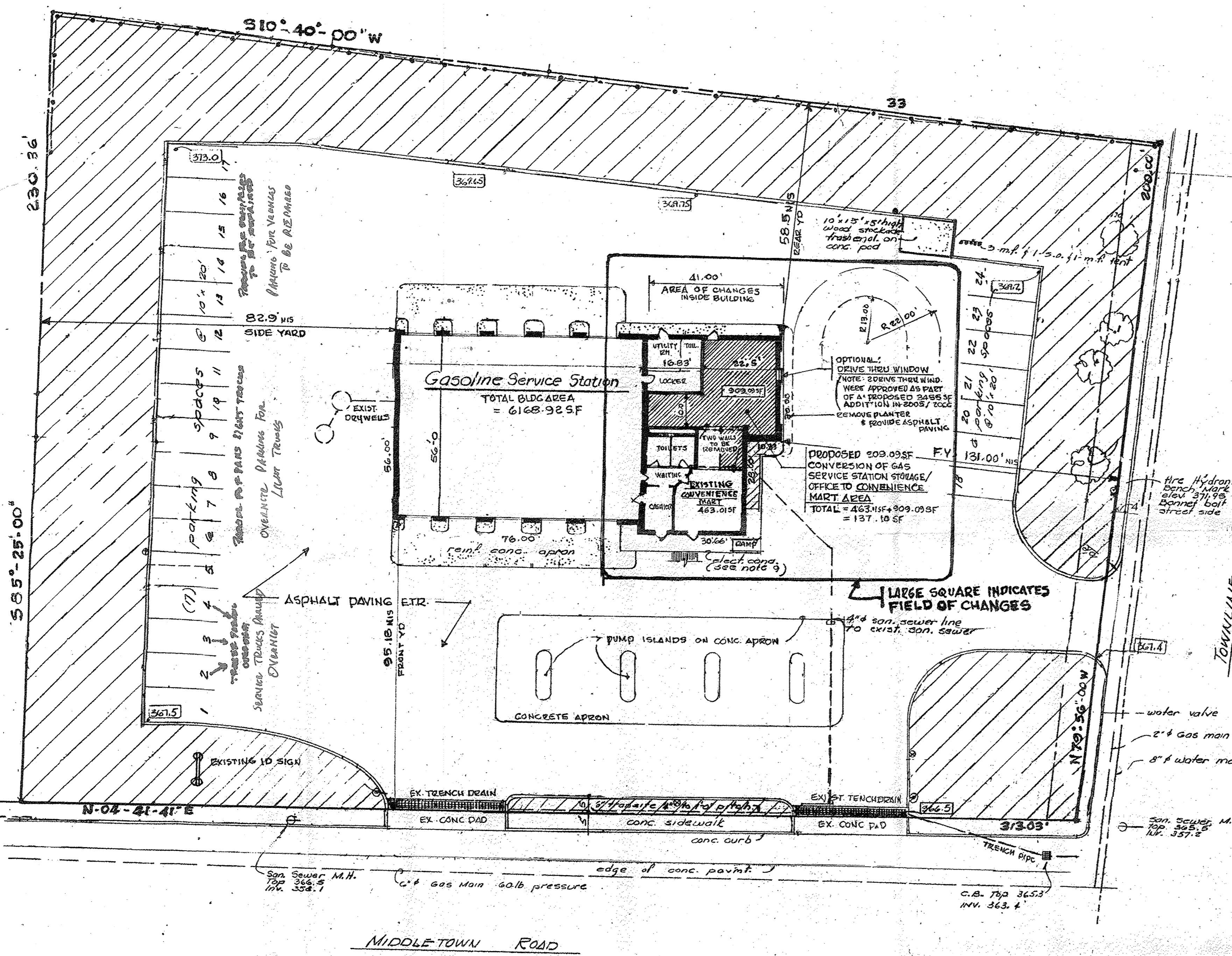
- One 3/4" to each: flood pole: 3
- One 3/4" to each: light unit: 2
- One 3/4" to each: dispenser: 6
- One 3/4" to each: signs: 3
- One 1" to each: sign: 1

- 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 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.

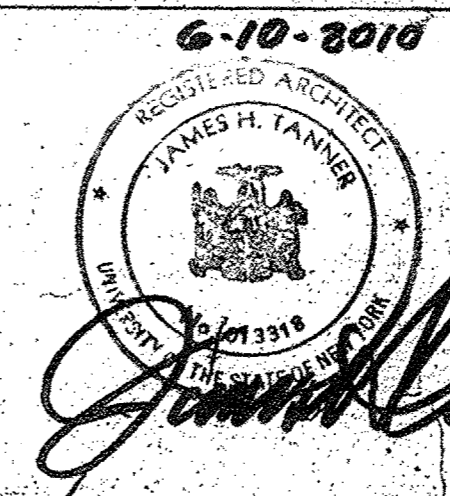
APPROX FOR VEHICLES TO BE REPAIRED OR CONSIDERED RUMPS IN AREA FOR CUSTOMER TO PICKUP

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. TANNER ARCHT 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	11/2/10	TR	ramp & easement change per board request	4/14/10	TR
2. Revised to zoning requirements	7/21/10	TR	add 40' fence to north line	5/6/10	TR
3. Revised	7/5/10	TR	added drains, detail, rev. trash chnl. & stp. pad.	5/6/10	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 (RT. 30A) TOWNLINE ROAD  
 ORANGETOWN, NEW YORK  
 DATE: 17 MAY 1968  
 FILE NO.: 5127  
 DWG. NO.: 1



OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 GREENBUSH ROAD  
ORANGETOWN, N.Y. 10962

Jane Slavin, RA  
Director

(845) 359-8410

Fax: (845) 359-8526

**MEMO**

Date: December 20, 2022

From: Michael Acheson, Assistant Building Inspector MA

To: Orangetown Zoning Board of Appeals

Subject: 552 North Middletown Road

Below is the history for the Rockland Car Care code case in regards to the contractors storage yard operating without a Certificate of Occupancy. Rockland Car Care is using the parking lot to store commercial vehicles and trailers unrelated to the repair shop or convenience store currently operating onsite with Certificates of Occupancy for those uses. Among the tenants storing vehicles are Santiago Moving and Butcher Boys. Butcher Boys previously stored vehicles at Brickers Automotive, located across the street, until I put them in violation for the same offense and they evicted all tenants from their lot. Many times the vehicles being stored depart during the day and return at night.

- Complaint that Rockland Car Care is storing tractor trailers was received on July 28, 2021. I did an inspection on July 29, 2021 and observed 4 large tractor trailer trailers, unregistered limousines and a food truck being stored on the premises.
- Violation Notice to the owner was sent on August 9, 2021 that went unanswered.
- Re-inspection on February 18, 2022 and observed tractor trailers, tractor trailer trailers, large box trucks, unregistered vehicles, and a food truck are being stored on the premises.
- Final Violation Notice sent on March 1, 2022 that went unanswered.
- Summonses for unregistered vehicles and for operating a contractors storage yard without a Certificate of Occupancy were issued on August 10, 2022. Still in court.
- Multiple contractors are using the parking lot to store commercial vehicles and trailers. I have observed from the first complaint through the present that the same trucks are parked in the parking lot.

## Mike Acheson

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**From:** Mike Acheson  
**Sent:** Tuesday, October 25, 2022 3:37 PM  
**To:** 'brennerlaw@optimum.net'; Lucente, Catherine  
**Cc:** Elizabeth Brancati  
**Subject:** RE: Memo Re: Rockland Car Care Inc. [2893]

Donald:

The Certificate of Occupancy for Humble Oil and Refining Company issued in 1970 was for a "Gasoline Service Station" as per the ZBA approval from April 15, 1970. There was no approval or even mention of a contractors storage yard in this decision. This is not a use permitted by right and would require ZBA approval which was never applied for or obtained. No Certificate of Occupancy for this use for this property exists. The Certificate of Occupancy states the permitted use for the site. The site plan is not required to itemize every use that is not permitted. The site plan you submitted has subsequently been replaced by the approved site plan from Dednker Cackovic Architects dated February 11, 2005 revised October 15, 2005 submitted by your client, Rockland Car Care, with a Building Permit for an addition to the existing structure.. It shows 61 parking spaces. They are "required off-street parking spaces" needed to meet the minimum parking requirements for the Convenience store and service station uses. 18 of the shown parking spaces were land banked so they are not even paved. The real number of parking spots is 43. The size of the proposed addition was reduced so that no parking variances would be required. There was no mention of a Contractors storage yard on any Building Permit, any ZBA decisions, or on the new or old site plans. If you have any questions, feel free to reach out.

Michael Acheson  
Assistant Building Inspector  
OBZPAE  
20 South Greenbush Road  
Orangeburg, NY 10962  
(845) 359-8410 Ext. 4320

**From:** brennerlaw@optimum.net <brennerlaw@optimum.net>  
**Sent:** Monday, October 24, 2022 12:23 PM  
**To:** Mike Acheson <macheson@orangetown.com>; Lucente, Catherine <jrckInd552@yahoo.com>; Finning, Justice Richard <rfinning@nycourts.gov>  
**Subject:** Memo Re: Rockland Car Care Inc. [2893]

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Attached to this email is a copy of the memo delivered to Deputy Town Attorney, Elizabeth Brancati.

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

Phone: (845) 359-2210

Fax: (845) 359-8070  
[brennerlaw@optonline.net](mailto:brennerlaw@optonline.net)

RB

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*Donald Brenner, P.E., LL.B.*

*Attorney-At-Law • Professional Engineer  
4 Independence Avenue, Tappan, New York 10983*

*Phone 845-359-2210*

**MEMORANDUM**

*Fax 845-359-8070*

**TO:** Deputy Town Attorney Elizabeth Brancati

**CC:** Michael Acheson, Assistant Building Inspector  
Justice Richard Finning  
Catherine Lucente

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

**DATE:** October 21, 2022

**RE:** Rockland Car Care Inc.  
552 North Middletown Rd.  
Nanuet, NY 10954  
22-2893

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As related to our recent Court appearance, I wish to inform you of the following:

- (a) The Service Station that is part of the case was opened by Humble Oil and Refining Company in 1970. A copy of the Certificate of Occupancy is enclosed.
- (b) A copy of the Site Plan is enclosed. The only restriction placed on the Station was detailed in note 15 - "No junk, wrecked or unlicensed vehicles to be parked on the premises."
- (c) The Station has been in continuous use and operation since 1970.

DB/rb

## Mike Acheson

---

**From:** Mike Acheson  
**Sent:** Monday, August 29, 2022 10:22 AM  
**To:** 'Jrcklnd Jrcklnd'; Rick Oliver  
**Subject:** RE: C OF O FOR ROCKLAND CAR CARE, INC. 552 . MIDDLETOWN ROAD, PEARL RIVER, NY 10965 VEHICLE PARKING ON PREMISES  
**Attachments:** Rockland Car Care site plan.pdf; Violation Notice 552 Middletown.docx; 552 middletown final violation notice..docx

Catherine:

Attached is the approved site plan for Rockland Car Care. It clearly shows the Parking requirement breakdown. There is no Certificate of Occupancy on file to operate a Contractors Storage Yard which is required and is what the parking lot is currently being used as. Also attached are two Violation Notices that were sent, the first of which was sent out over 1 year ago. Both went unanswered. I have also been working with Sergeant Joseph Sullivan of the Orangetown Police Department who has been acting as a liaison between myself and you and he has told me he explained the situation to you that you are in Violation of Orangetown Zoning Code for operating a contractors storage yard. He stated to me on May 9, 2022 that you were working on getting the vehicles and trailers removed. The vehicles and trailers have not been removed and it appears more vehicles have been added. I have given you every opportunity to comply to no avail so summonses to appear in Orangetown Justice Court were issued. You are free to come in to the Orangetown Building Department to FOIL and view the property file if you require additional information regarding the property.

Michael Acheson  
Assistant Building Inspector  
OBZPAE  
20 South Greenbush Road  
Orangeburg, NY 10962  
(845) 359-8410 Ext. 4320

**From:** Jrcklnd Jrcklnd <jrcklnd552@yahoo.com>  
**Sent:** Tuesday, August 23, 2022 3:03 PM  
**To:** Rick Oliver <roliver@orangetown.com>  
**Cc:** Mike Acheson <macheson@orangetown.com>  
**Subject:** C OF O FOR ROCKLAND CAR CARE, INC. 552 . MIDDLETOWN ROAD, PEARL RIVER, NY 10965 VEHICLE PARKING ON PREMISES

MESSERS: Oliver and Acheson,

I am requesting a copy of a C OF O which indicates the amount of vehicles I am allowed to park on my property.

Kindly advise me when I can pick up the above mentioned. It is extremely important that I have this information for only

recently I received a SUMMONS to appear in court on September 13, 2022 or an arrest warrant will be issued to me.

I am not aware of my wrong doings, therefore I would appreciate your cooperation in this matter.

Regards  
Catherine Lucente  
Rockland Car Care, Inc.



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 1<sup>st</sup> 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 24C §24C-10(2) of the Code of the Town of Orangetown (Orangetown Code), which states: "No abandoned vehicle, no unregistered vehicle, and no vehicle with either an expired registration certificate, registration certificate under suspension, or otherwise invalid registration certificate shall be parked out of doors on any property. The number of vehicles allowed to park on any property shall be limited to the number of parking spaces legally provided on the property."

On the date and time set forth above, while at the subject premises, the undersigned did observe three unregistered vehicles parked on the grass in the rear of the property.

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

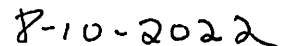
Upon information and belief, on all said dates and times, Defendant was the owner of the subject premises, and, as such, Defendant exercised dominion and/or control over the subject premises and was responsible for the above-described condition(s).

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



Date





OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 GREENBUSH ROAD • ORANGETOWN, NEW YORK 10962

Jane C. Slavin, R.A.  
Director

(845)359-8410

Fax: (845)359-8526

# **VIOLATION NOTICE**

August 9, 2021

Rockland Car Care  
552 North Middletown Road  
Nanuet, NY 10954

Dear Mr. Iannuzzi:

I received a complaint involving your property located at 552 North Middletown Road, Nanuet, NY 10954. I did an inspection on July 29, 2021 at 3:54 PM and observed 3 large trailers and a food truck being stored in your parking lot. Storage of vehicles other than those for repair would require a Certificate of Occupancy for such use.

### **10.23. Certificate of Occupancy.**

(c) 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.

Please contact me within five days at (845) 359-8410 extension 4320 so we can discuss this further.

Failure to do so will result in further action by this office.

Very truly yours,

Michael Acheson  
Assistant building inspector



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 GREENBUSH ROAD • ORANGETOWN, NEW YORK 10962

Jane C. Slavin, R.A.  
Director

(845)359-8410

Fax: (845)359-8526

# FINAL VIOLATION NOTICE

March 1, 2022

Rockland Car Care Inc.  
552 North Middletown Road  
Nanuet, NY 10954

To whom it may concern:

I received a complaint involving your property located at 552 North Middletown Road, Nanuet, NY 10954. I did an inspection on July 29, 2021 at 3:54 PM and a reinspection on February 18, 2022 at 11:30 AM. I observed 5 trailers, a tractor trailer, a box truck, a food truck, a storage container and two unregistered limousines parked on the property. Storage of vehicles and trailers other than those for repair would be considered a contractors storage yard and require a Certificate of Occupancy for such use. This is the second and final violation notice before legal action is taken.

### **10.23. Certificate of Occupancy.**

(c) 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.

### **24C-10 Parking and storage of vehicles.**

(2) No abandoned vehicle, no unregistered vehicle, and no vehicle with either an expired registration certificate, registration certificate under suspension, or otherwise invalid registration certificate shall be parked out of doors on any property. The number of vehicles allowed to park on any property shall be limited to the number of parking spaces legally provided on the property.

Please contact me within five days at (845) 359-8410 extension 4320 so we can discuss this further. Failure to do so will result in further action by this office.

Very truly yours,

Michael Acheson

DECISION

USE VARIANCE APPROVED WITH CONDITIONS

To: Brian Aitchison ( Rockland Car Care)  
10 South Broadway  
Nyack, New York 10960

ZBA # 05- 77  
Date: 11 / 2 / 05

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA# 05-77: Application of Rockland Car Care for variances from Chapter 43, Section 3.11, CO District Column 2 ( Retail/Service establishments not permitted by right: Use variance required) and from Section 3.11, LI District, Column 7 # 6 (b) ( 3 parking spaces plus 1 parking space per auto repair bay = 43 parking spaces required: 27 parking spaces provided) and from Section 3.11, CS District, Column 6 # 4 ( One parking space per 200 sq. ft. of retail sales and service: 17 parking spaces required, 0 parking spaces provided) for an extension to an existing non-conforming service station with a proposed food mart addition. The site is located at 552 North Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76; CO zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, November 2, 2005 at which time the Board made the determination hereinafter set forth.

Brian Aitchison, Architect, Joseph Ianuzzi, Proprietor, and Shari Berk, Accountant, appeared and testified.

The following documents were presented:

1. Site plan dated February 11, 2005 signed and sealed by Drazen Cackovic, Architect.
2. A five page letter dated October 15, 2005 from Brian Aitchison, Architect with 3 pages of attached pictures of adjacent properties.
3. A letter dated October 5, 2005 from Shari E. Berk, Certified Public Accountant.
4. Income tax returns from the year 1997 through 2004 for Rockland Car Care.
5. A letter from the County of Rockland Department of Planning dated June 3, 2005 signed by Salvatore Corallo, Commissioner of Planning with an attachment of ZBA decision #70-85 dated June 16, 1970.
6. A letter dated July 6, 2005 from the county of Rockland Department of Planning signed by Salvatore Corallo, Commissioner of Planning.
7. A letter dated July 5, 2005 from the County of Rockland Department of Highways signed by Joseph Arena, Principal Engineering Technician.
8. Seventy-three letters in support of the application.

On advice of Mr. Mulhearn, Attorney to the Zoning Board of Appeals, Mr. Duffy moved for a Board determination that the foregoing application is a Type II action under SEQRA regulations which does not require SEQRA environmental review. The motion was seconded by Mr. Munno and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Mr. Munno, aye; Mr. Mowerson, aye; and Mr. Duffy, aye

Brian Aitchison, Architect, testified that a one time expansion was granted to the property 35 years ago when the building was constructed; that previously a two pump station existed on the site; that this building had been built by Humble Oil as a training

center; that the existing building is 6,000 sq. ft.; that the proposed addition is 1900' sq. ft.; that financial records for the last six years have been submitted; that this expansion would allow Mr. Ianuzzi to make a profit on the business that he has continually put money into; that Mr. Ianuzzi purchased the property in 1996; that he has spent his entire career working in and operating these type of facilities; that he saw an opportunity to operate a well-designed, community oriented automotive service center; that the property was large and well laid out; that it offered an opportunity to grow and expand a successful business; that despite these positive attributes and due to economic forces beyond Mr. Ianuzzi's control the business has struggled from the beginning; that the operation cannot continue to operate in it's current configuration; that commercial and economic changes that have occurred during his tenure have made the business model of a local community oriented automotive service center increasingly difficult to maintain; that it has been necessary to expand the focus of the business to compete and maintain the financial viability of the operation; that because the building was constructed as a training center it has ten service bays; that the business has never used more than five service bays; that three of these bays are used for parking and two are used for storage; that other business's in this area have received variances from this Board; that the Sunoco at 370 South Middletown Road was granted a variance for its construction in 1952; that in 1984 it was granted an expansion of 158%; and an amendment to that second variance was granted in 1989 for a total 204.8% expansion; that they were permitted to have 14 parking spaces for six bays and 27 spaces were required; that the Orangetown Quick Lube/Car Wash at 558 N. Middletown Road was built in 1969 with a use variance; that in 1986 a second variance was granted permitting an expansion of 111%; that Brickers Automotive at 500 N. Middletown Road was built in 1962 under a use variance; that in 1977 another use variance was granted to convert this into a florist/produce shop; that later in 1977 that use approval was vacated and the use converted back to a service station; that in 1981 another use variance was granted for the parking of up to 20 commercial rental trucks; that Mr. Ianuzzi applied for the food mart four or five years ago; that he has a building permit for the food mart; that he would like to expand this portion of the business to include the drive-up windows because that will meet the needs of today; and that there are 43 parking spaces shown on the plan; that there is a space in the rear of the property for 18 more spaces; that these 18 spaces are land banked but they will pave them if that is what the Board requires; that the drive through plan would be laid out according to the Planning Board's direction; that the drive-up windows would be open until 10:00 P.M.; that people could phone their orders ahead; and that Shari Berk, accountant can explain why the tax returns submitted were not signed.

Shari Berk, Accountant, testified that tax preparer's do not generally keep signed copies of tax returns; that the signed copy is mailed to the government and an unsigned copy is kept in the office and given to the client.

Public Comment:

No public comment.

The Board members made a personal inspection of the premises on Sunday October 30, 2005 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.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. The requested use variance as conditioned would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.
2. The requested use variance as conditioned would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining variances.

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested use variance is **APPROVED** with the **SPEICFIC CONDITIONS**; (1) that the applicant prove the existence of a certificate of occupancy for the food mart that was established within the building in 2000 or 2001; (2) that the Planning Board determine if the 18 parking spaces shown on the plan dated 10/15/05 proposed as land banked shall either remain as shown or be paved according to the Planning Board's direction; 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.

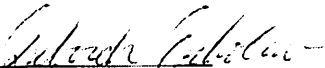
Rockland Car Care  
ZBA # 05-77  
Page 5 of 5

The foregoing resolution to approve the application for the requested use variance as conditioned was presented and moved by Mr. Mowerson, seconded by Ms. Castelli, and carried as follows: Mr. Munno, aye; Mr. Mowerson, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Duffy, aye.

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: November 2, 2005

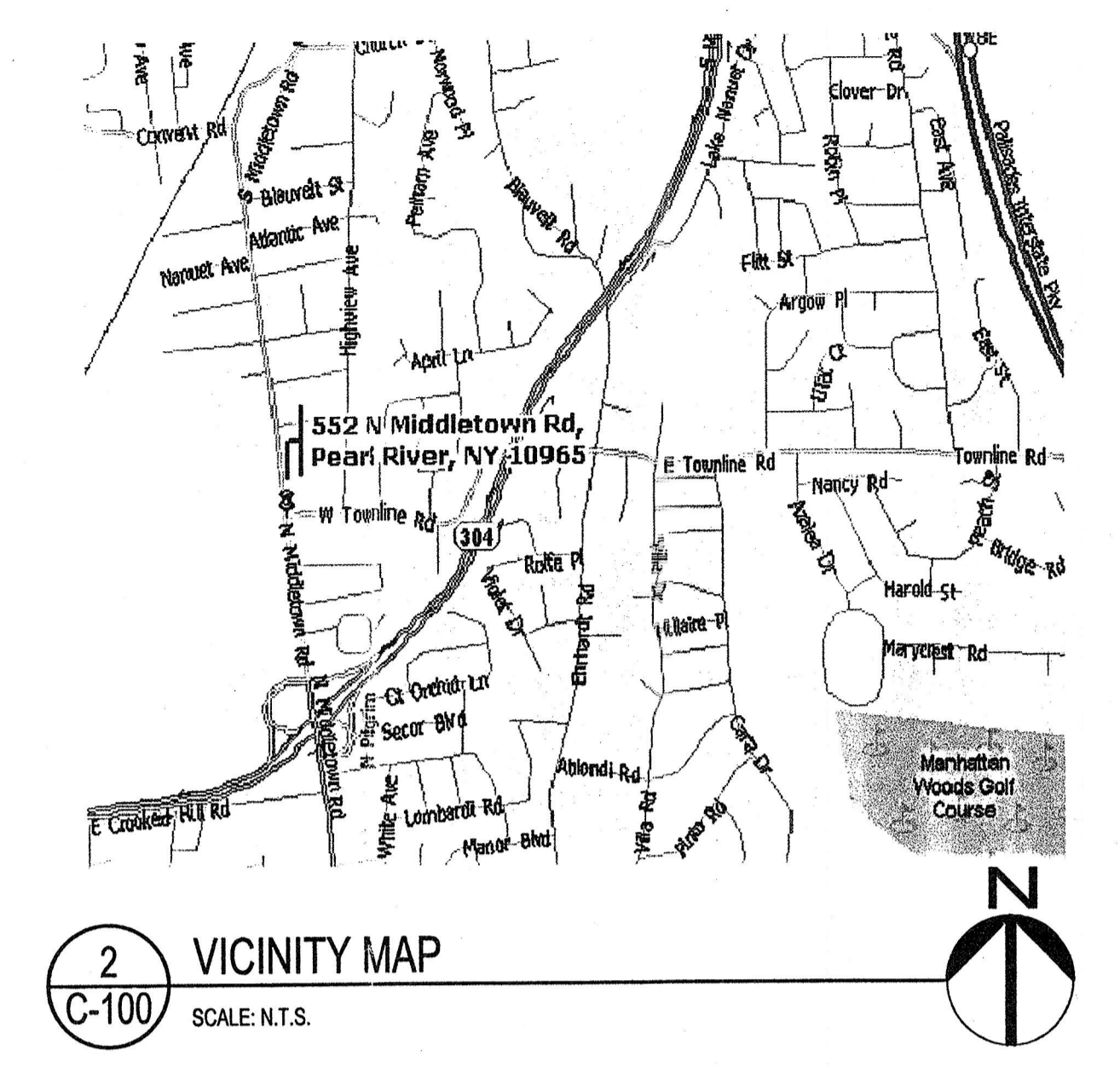
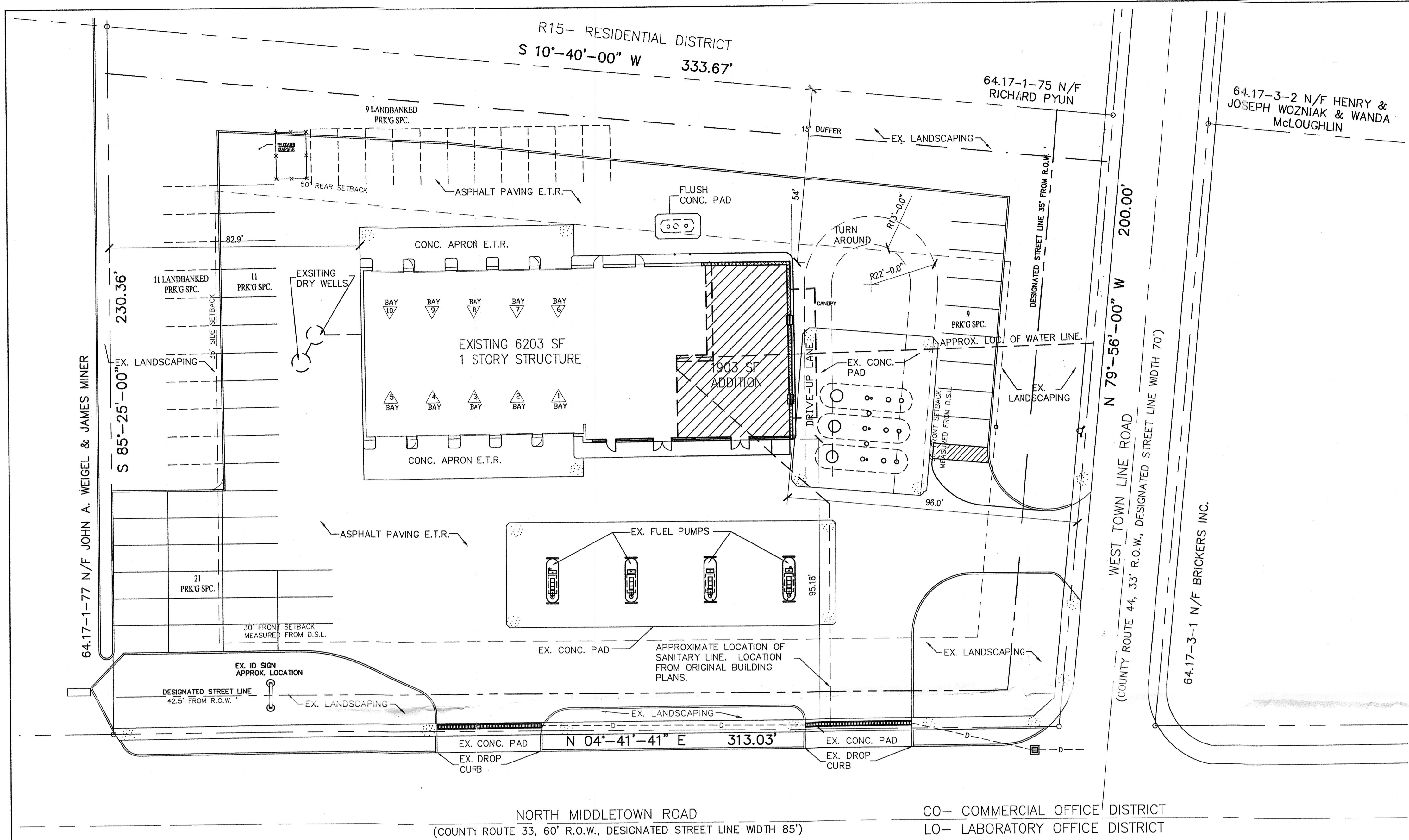
ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

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

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



Rockland Car Care, Inc.  
Addition  
552 North Middletown Road  
Pearl River, NY 10965

**DENKER  
CACKOVIC**  
architects

10 SOUTH BROADWAY  
NYACK, NEW YORK 10960  
www.DCArchitecture.com  
Email: general@DCArchitecture.com

Tel 845-353-1300 Fax 845-353-1614

Owner:  
Rockland Car Care, Inc.  
552 North Middletown Road  
Pearl River, NY 10965  
Consultants:

Key Plan:

Town of Orangetown  
Zoning Board of Appeals  
**APPROVED**  
Subject to ZBA# 05-77  
Meeting Date: 11/2/05

Revisions:

No.	Date	Description
1	02-07-05	PROPOSED SITE PLAN
2	03-09-05	BLDG. DEPT. FILING
3	04-19-05	PB & ZBA FILING
4	10-15-05	RESUBMISSION TO ZBA

**1** PROPOSED SITE PLAN  
SCALE: 1" = 20'

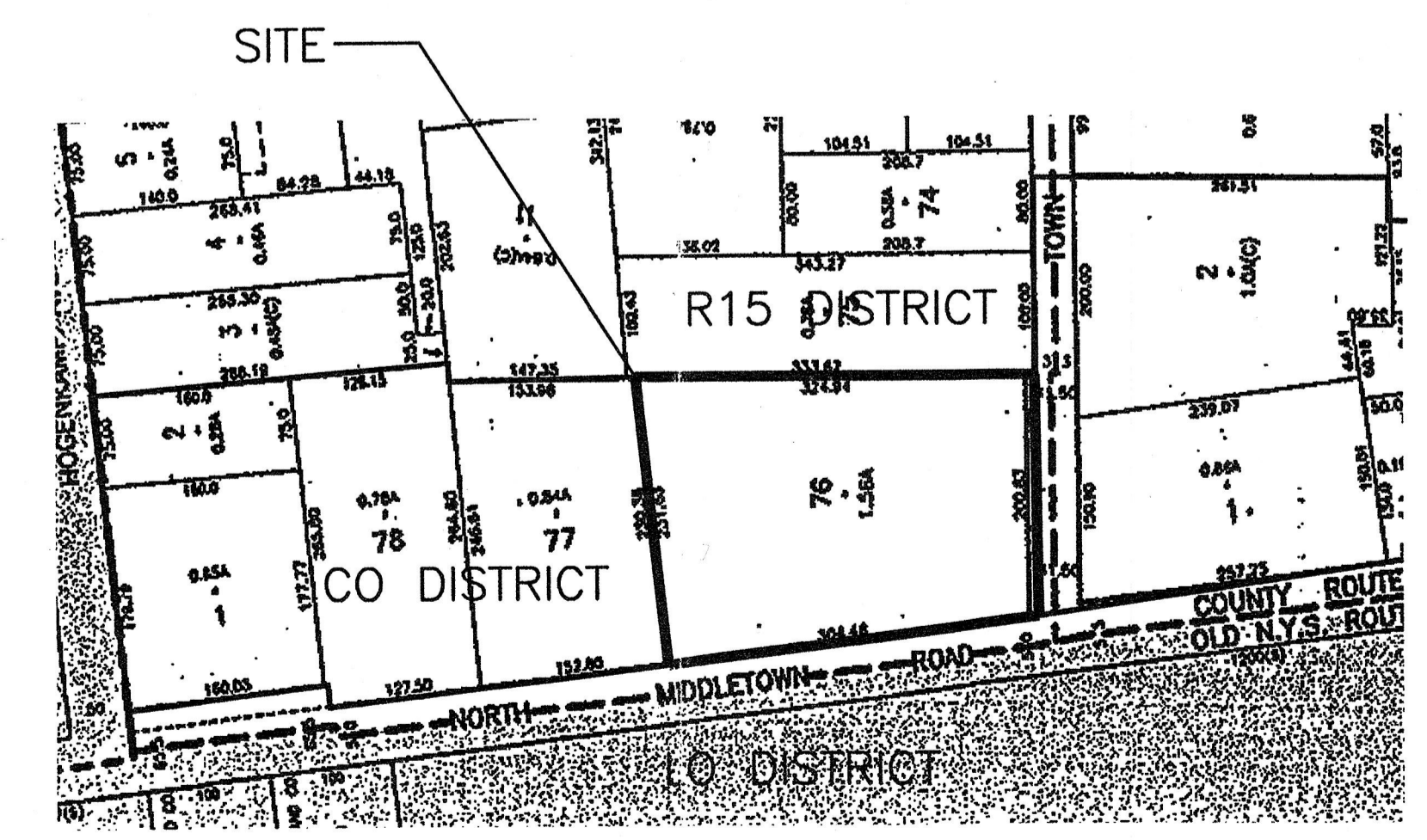
PROPERTY INFORMATION TABLE	
MUNICIPALITY	TOWN OF ORANGETOWN ROCKLAND COUNTY STATE OF NEW YORK
ADDRESS	552 NORTH MIDDLETOWN ROAD PEARL RIVER, NEW YORK
TAX MAP INFORMATION	SECTION 64.17 BLOCK 1 LOT 76
OWNER	ROCKLAND CAR CARE, INC. JOE IANUZZI 552 NORTH MIDDLETOWN ROAD PEARL RIVER, NY 10965
DISTRICT/ZONE	CO- COMMERCIAL OFFICE DISTRICT
USE	SERVICE REPAIR STATION & ACCESSORY CONVENIENCE STORE PRE-EXISTING NON-CONFORMING USE

PARKING TABLE 3.11 RETAIL SALES AND SERVICE		
USE	REQUIRED	PROVIDED
6.31 / TBL 3.11	4 x 10 BAYS = 40 SPACES + 3 STAFF SPACES = 43 SPACES 3450 SF / 200 = 18 SPACES TOTAL = 61 SPACES	61 P.S.*
* NOTE: 20 SPACES PROVIDED ARE LANDBANKED FOR 5 SERVICE BAYS NOT CURRENTLY IN USE		

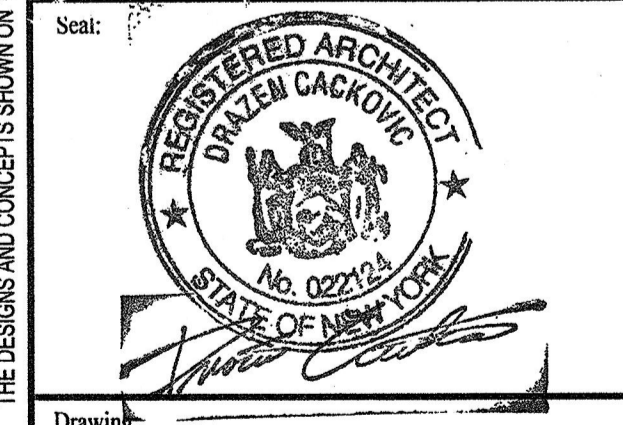
DIMENSIONAL REGULATIONS CO DISTRICT - USE GROUP NN				
REGULATION ITEM	PARAGRAPH	REQUIRED	PROVIDED	NOTES
MAX. HEIGHT	TBL 3.12	6"	< 4"	
MAX. BLDG. FAR.	TBL 3.12	.20	.115	
MIN. LOT AREA	TBL 3.12	15,000 SF	69,923 SF	EXISTING - NO CHANGE
MIN. FRONT YARD SETBACK	TBL 3.12	30'	95.18'	
MIN. SIDE YARD SETBACK	TBL 3.12	35'	96.0'	
TOTAL SIDE YARD SETBACKS	TBL 3.12	90'	178.09'	
MIN. REAR YARD SETBACK	TBL 3.12	50'	54'	
IMPERVIOUS AREA	TBL 3.12	75%	66%	MINOR CHANGE TO EXISTING *

\* SMALL 82 SF PLANTER LOCATED ALONG THE SOUTH WALL OF THE BUILDING IS REMOVED. THIS REPRESENTS A .0012% INCREASE TO IMPERVIOUS AREA

NOTES:  
1. REFERENCE MAP: 177-92 A (5)  
A. SITE PLAN MIDDLETOWN RD., TOWN LINE RD., ORANGETOWN, ROCKLAND COUNTY NEW YORK, DATED 5-22-84; SCALE: 1"=20'; SHEET NO. 1 OF 6; PREPARED BY EXXON COMPANY, U.S.A. MARKETING DEPARTMENT, REAL ESTATE AND ENGINEERING.  
B. SURVEY OF EXXON MIDDLETOWN RD. & TOWN LINE RD. DATED 10-5-88; LAST REV. 5-24-89; SCALE: 1"=20'; PREPARED BY HENRY HOROWITZ, INC. CIVIL ENGINEERS AND LAND PLANNING CONSULTANTS, 55 VIRGINIA AVENUE, WEST NYACK, NEW YORK 10994



**3** LOCATION MAP  
SCALE: N.T.S.



PROPOSED SITE PLAN

Project Number: 2439 Drawn By: AJ Reviewed By: BA  
Date: 02-11-05 Scale: 1" = 20'

Drawing Number:  
**C-100**