

10/24/2023

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: October 24, 2023

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- ✓ New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- ✓ Rockland County Drainage
- ✓ Rockland County Health
- ✓ Rockland County Planning
- ✓ Rockland County Highway
- Town of Clarkstown

Review of Plans: Nanuet Auto Repair, 370 S. Middletown Road, Nanuet, NY
Section 64.17 Block 1 Lot 1 CO zone

This matter is scheduled for:

Chapter 43, Section 9.32, C) District, (Change of Use: convert partial existing non-conforming auto repair to convenience store) and Section 9.34 (Extension or Enlargement: 2' 8" x 27' 6" side addition for convenience store) for an addition and change of use to an existing building. Please review the information enclosed and provide comments. These comments may be mailed Dec 6 2023, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: December 6, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, December 6, 2023**. **Kindly forward your completed review to this office by December 6, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Zoning Board of Appeals		<input type="checkbox"/> Historical Board
		<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 Interpretation
<input type="checkbox"/> Special Permit	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input checked="" type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDX-554-22
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: SKYVIEW SERVICE CONVERSION OF SERVICE BAY TO CONVENIENCE MART

Street Address: 370 South Middletown Rd., Nanuet, New York 10954

Tax Map Designation:

Section: 64.17 Block: 1 Lot(s): 1
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Middletown Road, approximately 600 feet North of the intersection of Town Line Road, in the Town of Orangetown in the hamlet/village of Nanuet.

Acreage of Parcel <u>,647</u>	Zoning District <u>CO</u>
School District <u>Nanuet Union Free</u>	Postal District <u>Nanuet</u>
Ambulance District <u>Nanuet</u>	Fire District <u>Pearl River</u>
Water District <u>Nanuet</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

Applicant seeks a use variance to convert two existing service bays to a convenience mart

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

Date: 5/10/2023 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 28,202
- 2) Total square footage 28,202
- 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 No

Are there streams on the site? If yes, please provide the names. No

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

No

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.

None



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 ZONING BOARD OF APPEALS

Date: ~~3.10.23~~ 10-23-23 Section: 64.17 Block: 1 Lot: 1

Applicant: Nanuet Auto Repair

Address: 370 S Middletown Rd, Nanuet, NY

RE: Application Made at: same

Referred For:

9.32.

Change of use. Any nonconforming use may be changed to any conforming use or, on application to and with the approval of the Board of Appeals, to any use which the Board of Appeals deems to be more in character with the uses permitted in the district in which the said change of use is proposed.

9.34.

Extension or enlargement. ["Extension or enlargement" shall mean: in the case of a nonconforming use in a building, the enlargement of such building so as to create additional floor area, or the extension within any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use at the time such use became nonconforming or the extension of the use to an area outside the building; and in the case of a nonconforming nonbuilding use, the use of any additional land on which no substantial operations were previously conducted, provided that any such extension or enlargement is on the same lot occupied by the nonconforming use on the effective date of this code.] A nonconforming use shall not be extended except as follows: To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use.

Comments:


§9.32 : convert partial existing non-conforming auto repair to convenience store

§9.34 : 2'8" x 27'6" side addition for convenience store

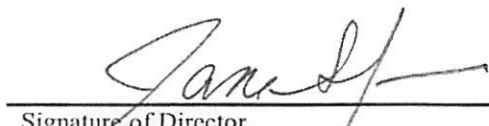
Dear Nanuet Auto Repair :

Please be advised that the Building Permit Application # p22-554, which you submitted on 2.3.22, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

3/10/23


Signature of Director

3/13/23

NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

Date
CC: 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.
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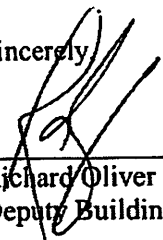
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Richard Oliver
Deputy Building Inspector

3/10/23


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

3/13/23
Date
Liz DeCort
Debbie Arbolino

CC:

NANUET AUTO REPAIR INC.
370 So. Middletown Road
Nanuet, New York 10954

October 19, 2023

*Re: Nanuet Auto Repair, Inc.
Skyview Service Station
Zoning Board of Appeals Application*

TO WHOM IT MAY CONCERN:

This shall authorize the Law Offices of Robert S. Lewis, P.C. to appear on behalf of Nanuet Auto Repair, Inc. in connection with the above referenced Zoning Board of Appeals application.

NANUET AUTO REPAIR, INC.



AYMAN JALLAD, President

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: Skyview Service Conversion of Service Bays to Convenience Mart

PROPERTY ADDRESS: 370 South Middletown Rd., Nanuet, New York 10954

TAX LOT ID: 64.17-1-1

NAME OF APPLICANT: NANUET AUTO REPAIR, INC.

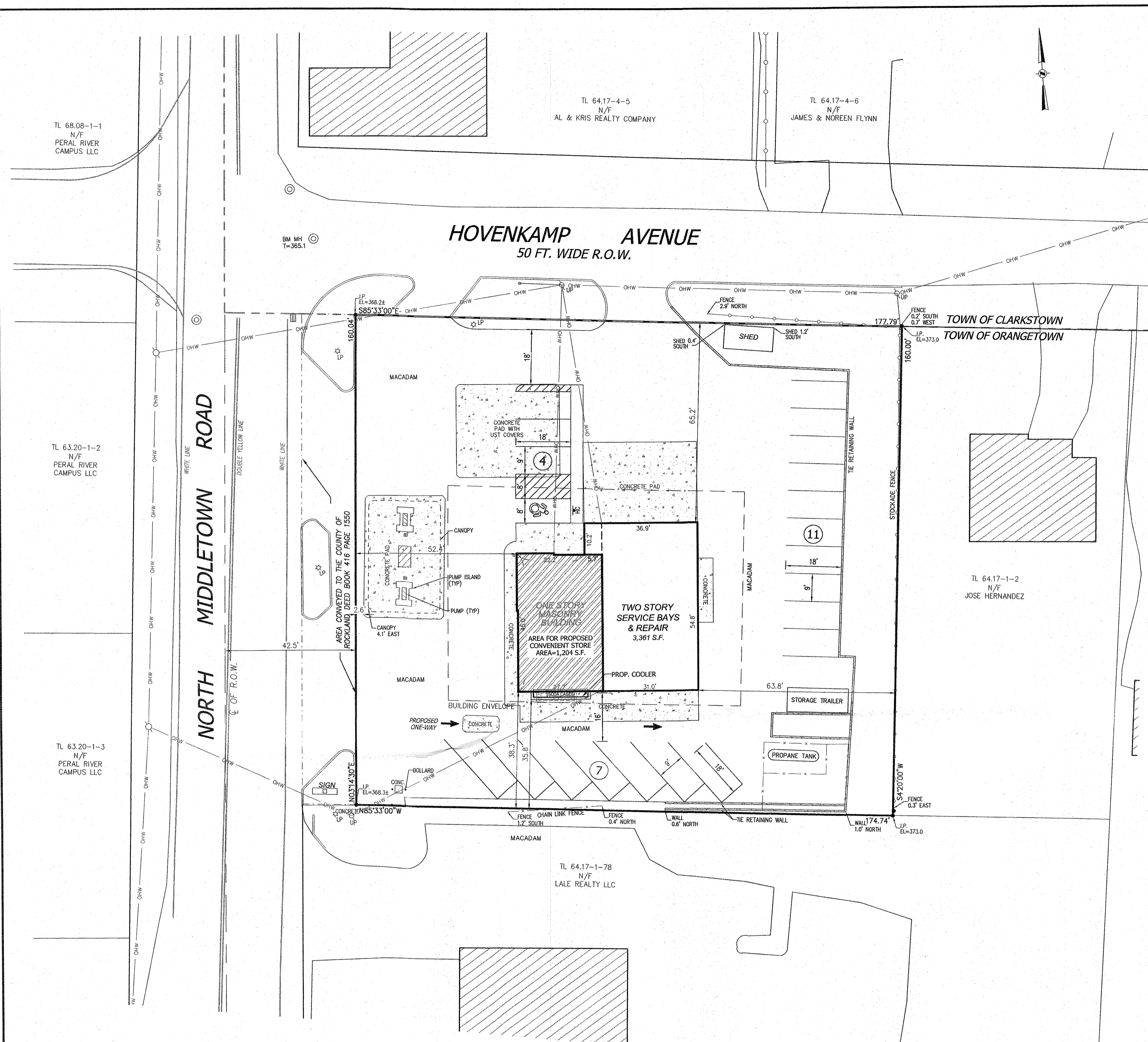
OWNER OF PROPERTY: NANUET AUTO REPAIR, INC.

Land Use Application/Brief Description of Project: Use variance for conversion of existing service bays to convenience mart

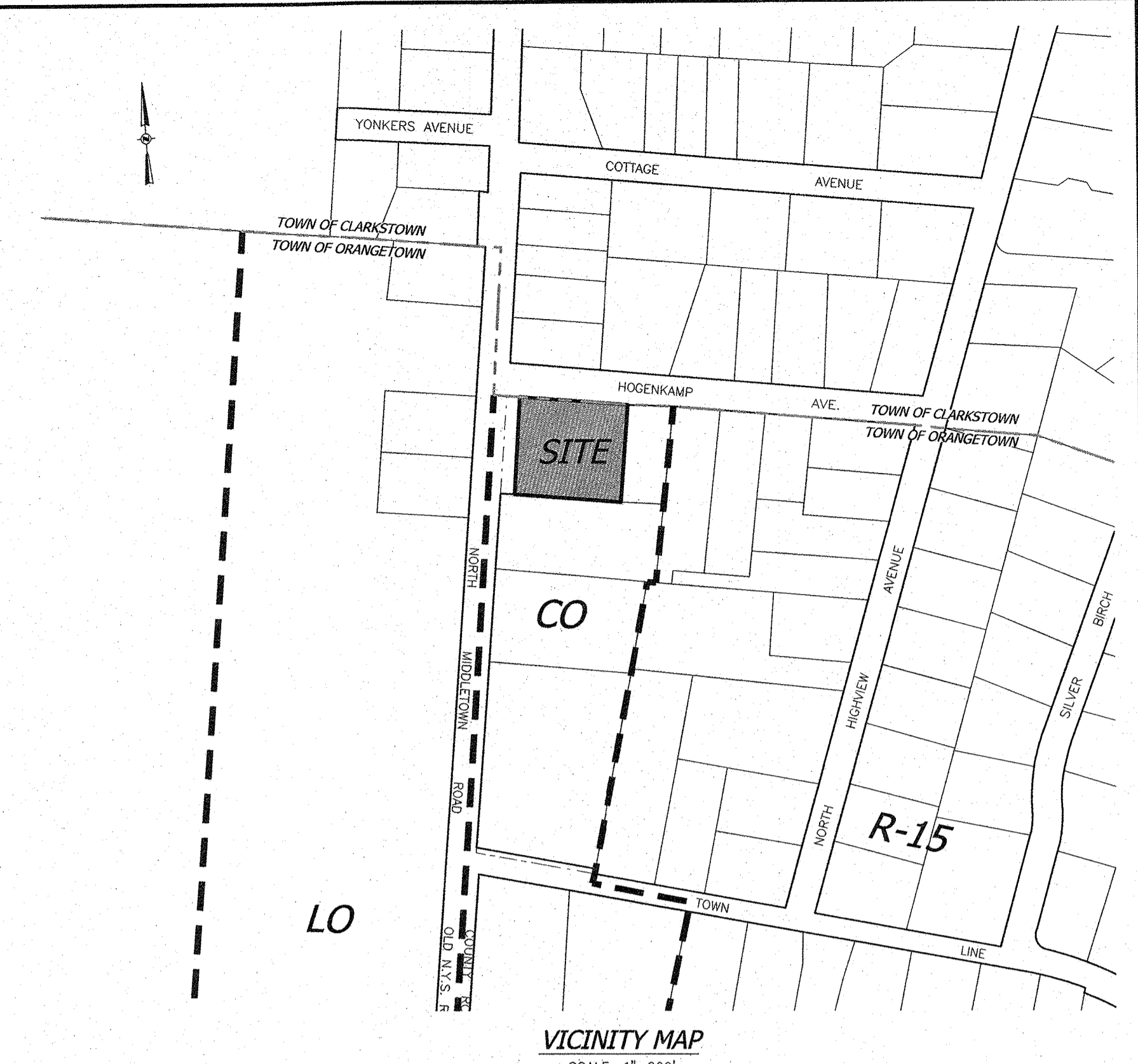
PART ONE:

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).

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 44286
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	64.17-1-5	Yaroslav I Lupachov	17 Hovenkamp Ave,Nanuet, NY 10954
392489	64.17-1-11	Denise Rahilly	519 Highview Ave,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	Lale Realty LLC	29 Rochelle Dr,New City, NY 10956



- NOTES:**
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 2. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
 3. LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 4. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 5. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
 6. DATUM: NAVD 1985-BENCHMARK SMH @ ROAD INTERSECTION ELEV.=365.1
 7. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
 9. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN THUS: *
 11. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
 13. TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LAKEN RUNOFF FROM THE SITE. THESE MAY BE EDUCATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAKEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 14. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
 15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 16. AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADDED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 17. PERMANENT VEGETATION COVER SPECIFICATIONS:
LAWN AREA - PER 1,000 S.F.
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER
70 LBS. GRANULATE LIMESTONE
4 LBS. SEED MIXTURE
40% KENTUCKY BLUE
40% RED FESCUE
20% PERENNIAL RYEGRASS
 18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAW OF THE GENERAL MUNICIPAL LAW.
 19. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
 20. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEMO, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 21. TREE PROTECTION:
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND MANY TREES, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
B) THERE WILL BE NO EXCAVATION OR STOCKPIPING OF EARTH UNDERNEATH THE TREES.
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
 22. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.



OWNER & APPLICANT:
 NANUET AUTO REPAIR
 370 S. MIDDLETOWN ROAD
 NANUET, NY 10954

TAX MAP REFERENCE:
 TOWN OF ORANGETOWN
 SECTION 64.17, BLOCK 1, LOT 1

SITE ADDRESS:
 370 S. MIDDLETOWN ROAD
 NANUET, NY 10954

AREA:
 28,202 SQ.FT. OR 0.647 ACRE (GROSS)

- DISTRICTS:**
- SCHOOL DISTRICT - NANUET UNION FREE
 - FIRE DISTRICT - PEARL RIVER
 - WATER DISTRICT - NANUET
 - SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
 - LIGHTING DISTRICT - TOWN OF ORANGETOWN

BULK REQUIREMENTS

ZONE CO. GROUP NN	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.2	0.17	0.17
MINIMUM LOT AREA (SQ.FT.)	30,000 SQ.FT.	28,202 SQ.FT.	28,202 SQ.FT.
MINIMUM LOT WIDTH	150 FT.	N/A COR. LOT	N/A COR. LOT
MINIMUM STREET FRONTAGE	50 FT.	337.8 FT.	337.8 FT.
FRONT YARD	30 FT.	52.4 FT.	52.4 FT.
SIDE YARD	35 FT.	38.3 FT.	35 FT.
TOTAL SIDE YARD	90 FT.	N/A COR. LOT	N/A COR. LOT
REAR YARD	50 FT.	63.8 FT.	63.8 FT.
MAXIMUM BUILDING HEIGHT *	6' = 26 FT.	22 FT.	22 FT.
MAXIMUM LOT COVERAGE	75%	85%	85%

* MAXIMUM HEIGHT IN FEET OR INCHES PER FOOT OF DISTANCE FROM LOT LINE

LOT COVERAGE TABLE:

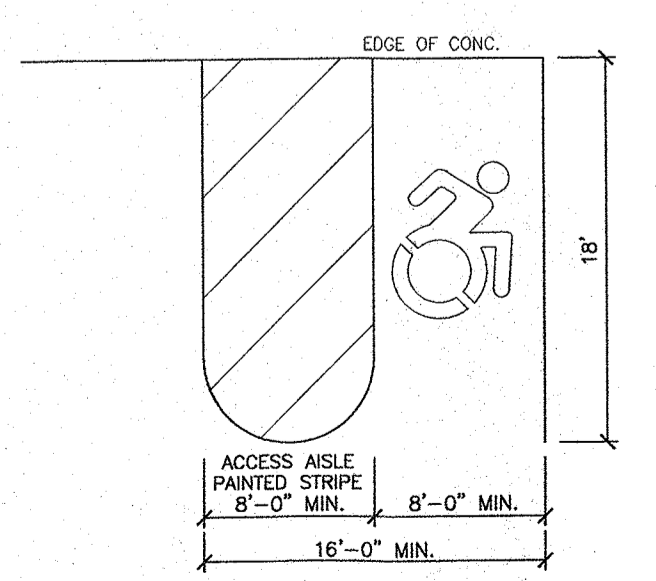
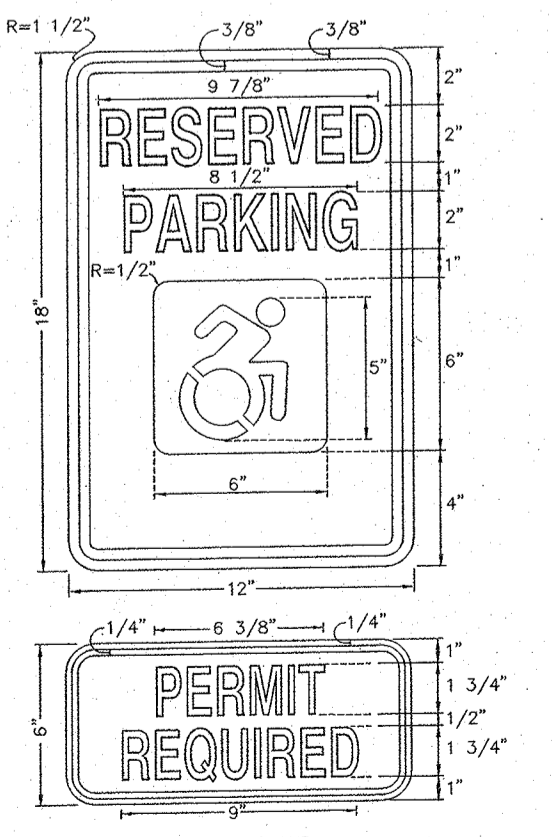
BUILDING, SHED & STORAGE: 3,287 SQ. FT.
 PARKING & PAVED AREAS: 20,737 SQ. FT.
 TOTAL COVERAGE: 24,024 SQ. FT.
 OR 0.552 ACRE

PARKING REQUIREMENTS:

1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA
 4,565 SQ.FT. ÷ 1 SPACE/200 SQ.FT. = 22.8 OR 23 SPACES REQUIRED
 22 SPACES PROVIDED

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- HC --- DENOTES HANDICAP SIGN



STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
 JOHN R. ZIGLER, P.E.
 N.Y.S. P.E. LIC. NO. 80228

ZONING BOARD OF APPEALS
 Meeting Of:
 DEC 6 2023
 Town Of Orangetown

REVISION DATE DESCRIPTION

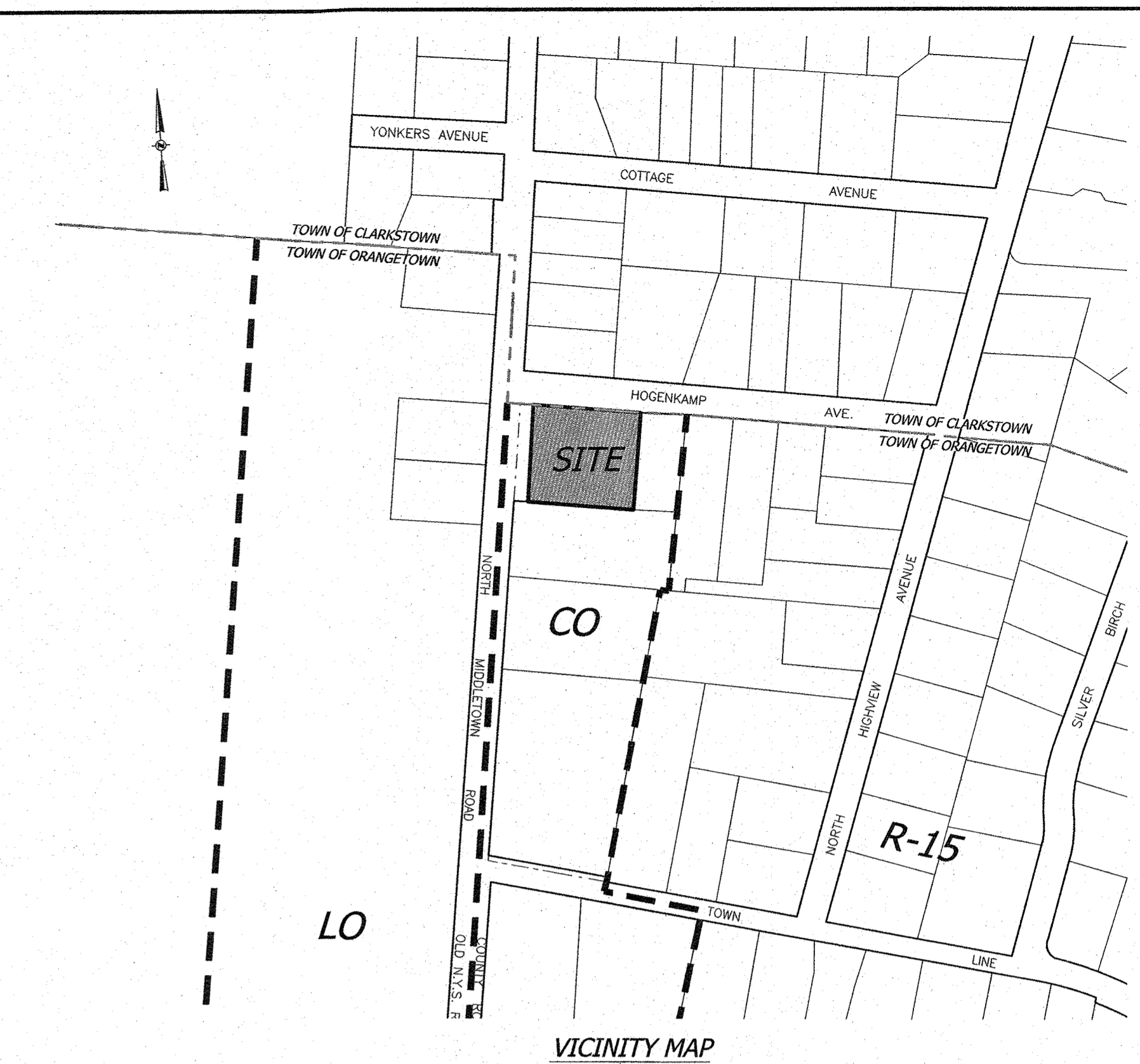
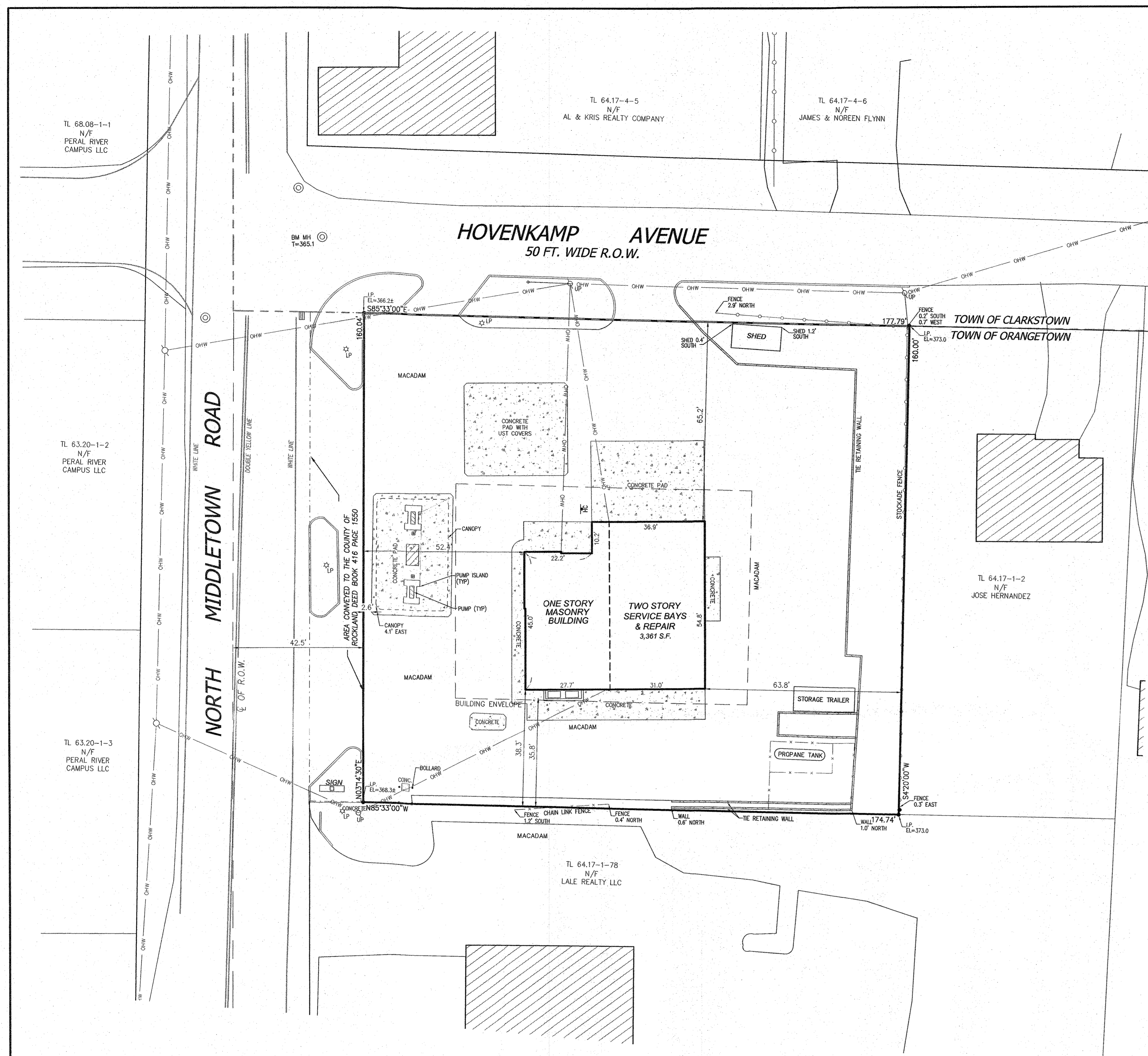
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

SKYVIEW SERVICE

TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

SITE PLAN

DRAWN BY: LF CHECKED BY: JRA
 DATE: JUNE 29, 2022 SCALE: 1 IN. = 20 FT.
 PROJECT NO: 5029 DRAWING NO: 1



OWNER & APPLICANT:
 NANUET AUTO REPA
 370 S. MIDDLETOWN ROAD
 NANUET, NY 10954

TAX MAP REFERENCE:
 TOWN OF ORANGETOWN
 SECTION 64.17, BLOCK 1, LOT 1

SITE ADDRESS:
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 NANUET, NY 10954

AREA:
 28,202 SQ.FT. OR 0.647 ACRE (GROSS)

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 FIRE DISTRICT - PEARL RIVER
 WATER DISTRICT - NANUET
 SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
 LIGHTING DISTRICT - TOWN OF ORANGETOWN

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- 30' --- EXISTING 30' CONTOUR
- W --- EXISTING WATERLINE
- F --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SIGNATURE SHALL BE A VIOLATION OF SECTION 7203, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL RECORDS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATION INDICATED HERE ON SCHEMATIC THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, SAID CERTIFICATION SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR PROFESSIONALS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
 JOHN R. ATZL, P.E.
 N.Y.S. P.E. LIC. NO. 80228

REVISION	DATE	DESCRIPTION
ATZL, NASHER & ZIGLER P.C. ENGINEERS - SURVEYORS - PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.anzny.com		
PROJECT:		
SKYVIEW SERVICE		
TOWN OF CLARKSTOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
EXISTING CONDITION		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JUNE 29, 2022	SCALE: 1 IN. = 20 FT.	
PROJECT NO: 5029	DRAWING NO: 2	

P:\DRAWINGS\5029 SITE PLAN 7-13-22.DWG

SKYVIEW SERVICE

SKYVIEW SERVICE
370 S. MIDDLETOWN ROAD
NANUET, NEW YORK
10954

CLIENT:
Ayman Jallad

370 S. Middletown Road
Nanuet, New York
10954
845-623-6630

ENGINEERING CONSULTANT:

SCOPE OF WORK:
DESIGN OF NEW CONVENIENCE STORE AS PER OWNERS REQUESTS.

BUILDING DEPARTMENT SET

ARCHITECT OF RECORD:



ARCHIFUTURE P.C.
LIBORIO FERRARIO • ARCHITECT

THE OLD SEA CAPTAIN'S HOUSE
SUITE 414
TUXEDO PARK, NEW YORK 10987
845-351-2600 PHONE/FAX

10 MOUNTAINVIEW ROAD
SUITE C 100
UPPER SADDLE RIVER, NEW JERSEY 07458
201-785-1616 PHONE/FAX

E.MAIL • LD@ARCHIFUTURE.COM

WWW.ARCHIFUTURE.COM

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SCALE: AS NOTED

REVISION DATE	DESCRIPTION
	BUILDING DEPT. SET REV. 3
	BUILDING DEPT. SET REV. 2
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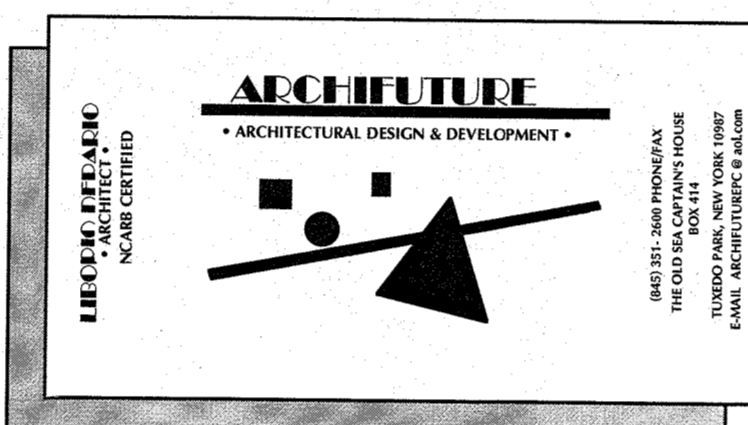
JOB NUMBER: 221-036

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DRAWING TITLE
COVER SHEET

DATE
11.19.21

DRAWING NO.
A



DRAWING INDEX	
SHEET #	SHEET NAME
A	COVER SHEET
1	ELEVATIONS
2	ELEVATIONS
3	MAIN FLOOR CONSTRUCTION PLAN
4	SITE PLAN

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF ORANGETOWN, N.Y. AND THE N.Y.S. BUILDING AND ENERGY CODE.
- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS.
- ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPARTMENT.
- CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECTURAL DESIGN FIRM.
- ARCHITECTURAL DESIGN FIRM HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECTURAL DESIGN FIRM IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS.
- ARCHITECTURAL DESIGN FIRM ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECTURAL DESIGN FIRM ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION.

CONSTRUCTION SPECIFICATIONS

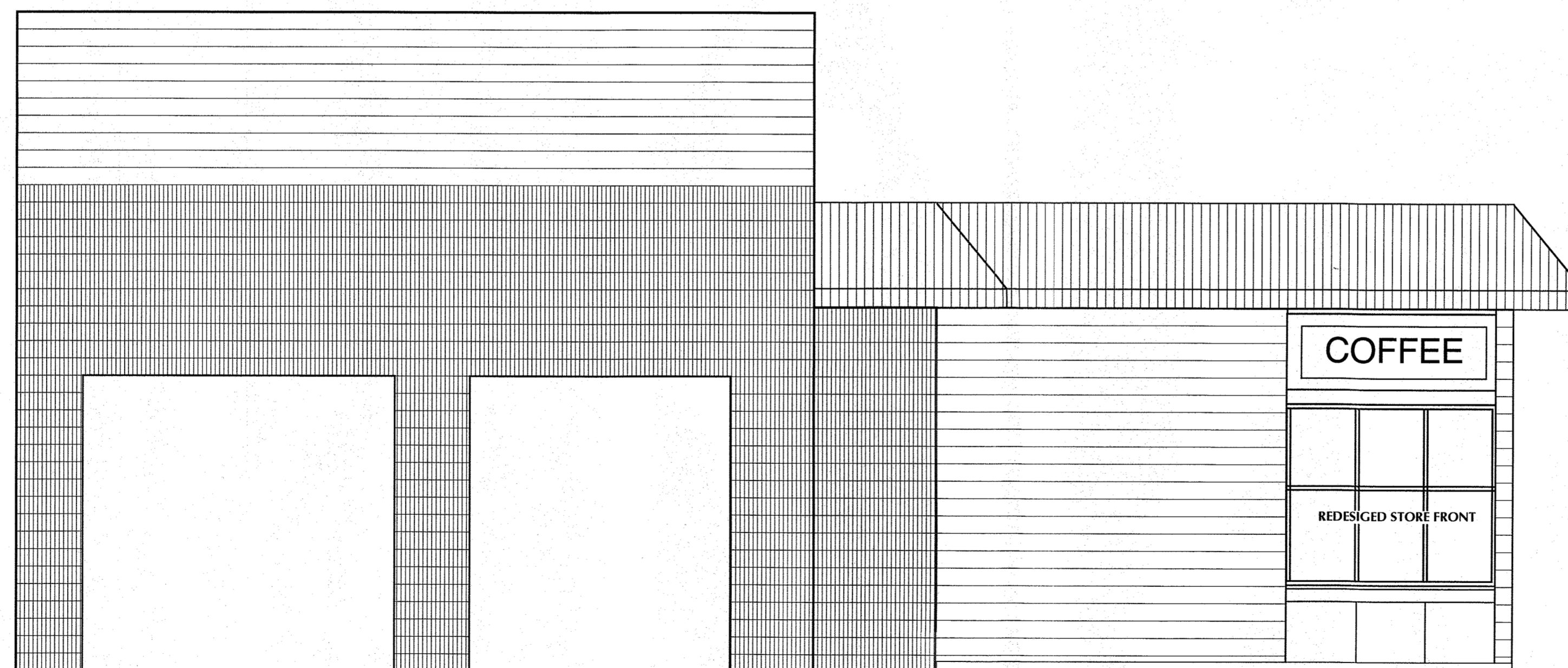
- ALL WORK PERFORMED SHALL MEET THE BUILDING AND ZONING ORDINANCES OF ORANGETOWN, N.Y. AND THE NEW YORK STATE BUILDING CODE AND THE NEW YORK STATE ENERGY CODE.
- CONTRACTOR OR ANY SUBCONTRACTORS DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL CARRY WORKMEN'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THE JOB.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR CHECKING THAT THEY ARE THE SAME AS THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECTURAL DESIGN FIRM.
- CONTRACTOR SHALL ARRANGE FOR ISSUANCE BY THE PROPER GOVERNMENTAL AGENCIES OF ALL PERMITS NECESSARY FOR THE PERFORMANCE OF ALL WORK AND FOR INSPECTIONS BY SUCH AGENCIES AS MAY BE NECESSARY. THE OWNER SHALL COOPERATE WITH THE CONTRACTOR IN OBTAINING ALL PERMITS.
- CONTRACTOR SHALL COMPLY WITH AND KEEP HIMSELF INFORMED OF ALL FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, ORDINANCES, RULES AND REGULATIONS, NOTICES, ORDERS, REQUIREMENTS, AS TO PERMITS AND LICENSES WHICH AFFECT THIS PROJECT AND WHICH BEAR UPON CONDUCT THEREOF AND UPON THOSE ENGAGED THEREIN.
- ARCHITECTURAL DESIGN FIRM IS RESPONSIBLE FOR THE CONSTRUCTION DOCUMENTS PHASE ONLY. CONSTRUCTION PHASE SUPERVISION AND/OR INSPECTIONS NOT INCLUDED AS PART OF THIS CONTRACT.
- EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY WORK ON THIS PROJECT BY HIS OWN FORCES OR THOSE OF HIS SUBCONTRACTORS OR BY OTHERS CONNECTED WITH HIS OPERATION ON THIS PROJECT IN ANY WAY, AND SHALL MAKE ALL NECESSARY REPAIRS TO AND REPLACEMENT OF SUCH DAMAGED WORK AT HIS EXPENSE TO THE COMPLETE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL PROVIDE NECESSARY BRACING AND BARRICADES INCLUDING TEMPORARY WALKS FENCES AND OTHER PROTECTIVE STRUCTURES TO SAFEGUARD THE NEW CONSTRUCTION AND PUBLIC SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER. CONTRACTORS WORKING UNDER SEPARATE CONTRACTS WILL COOPERATE IN THIS REQUIREMENT. BUT THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REQUIRED CLEANING AND MAINTENANCE OF THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVABLE OF WASTE MATERIALS, RUBBISH, DEBRIS, BROKEN CONCRETE, PACKING CASES, ETC. AS SOON AS POSSIBLE. NO DEBRIS IS TO BE BURNED ON THE SITE.
- PRIOR TO TURNING BUILDING TO THE OWNER, THE REMAINING RUBBISH SHALL BE REMOVED, THE GROUND AREA RAKED CLEAN AND THE ENTIRE BUILDING CLEANED AS SPECIFIED UNDER "CLEANING"(NOTE 12.)
- CLEANING IMMEDIATELY BEFORE TURNING THE PROJECT OR PARTS OF SAME OVER TO OWNER, THE GENERAL CONTRACTOR SHALL WASH AND CLEAN THE FOLLOWING:
 - REMOVE TEMPORARY PROTECTION
 - REMOVE MARKS, STAINS AND OTHER DIRT FROM PAINTED, DECORATED AND FINISH WOODWORK
 - REMOVE SPOTS, MORTAR, PLASTER, SOIL AND PAINT FROM CERAMIC TILE AND OTHER FINISH MATERIALS AND WASH AND WIPE CLEAN
 - CLEAN FIXTURES, CABINET WORK AND ALL EQUIPMENT AND LEAVE IN UNDAMAGED NEW APPEARING CONDITION.
 - CLEAN ALUMINUM AND OTHER FINISHED METAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
 - CLEAN RESILIENT FLOORS THOROUGHLY TO REMOVE ANY SURFACE DIRT OR DUST AND BRING SURFACES TO A UNIFORM SHEEN.
 - REMOVE ALL LABELS AND CLEAN BOTH SIDES OF GLASS.

ZONING BOARD OF APPEALS
Meeting Of:
DEC 6 2023
Town Of Orangetown



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SKYVIEW SERVICE
370 S. MIDDLETOWN ROAD
NANUET, NEW YORK
10954

CLIENT:

Ayman Jallad


370 S. Middletown Road
Nanuet, New York
10954
845-623-6630

ENGINEERING CONSULTANT:

SCOPE OF WORK:
DESIGN OF NEW CONVENIENCE STORE AS PER OWNERS REQUESTS.

BUILDING DEPARTMENT SET

ARCHITECT OF RECORD



ARCHIFUTURE P.C.
LIBORIO DERARIO • ARCHITECT

THE OLD SEA CAPTAIN'S HOUSE
SUITE 414
TUXEDO PARK, NEW YORK 10987
845-351-2600 PHONE/FAX

10 MOUNTAINVIEW ROAD
SUITE C 100
UPPER SADDLE RIVER, NEW JERSEY 07458
201-785-1616 PHONE/FAX

E.MAIL • LD@ARCHIFUTURE.COM

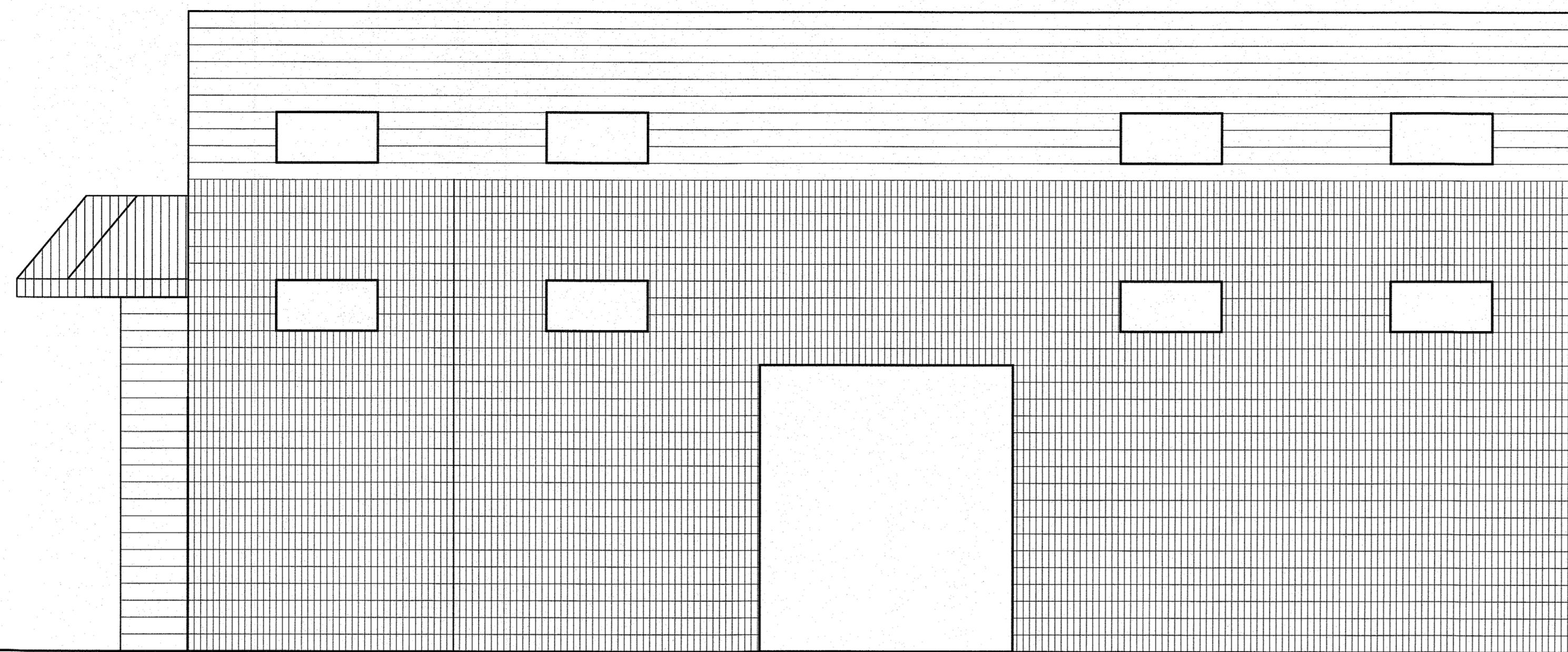
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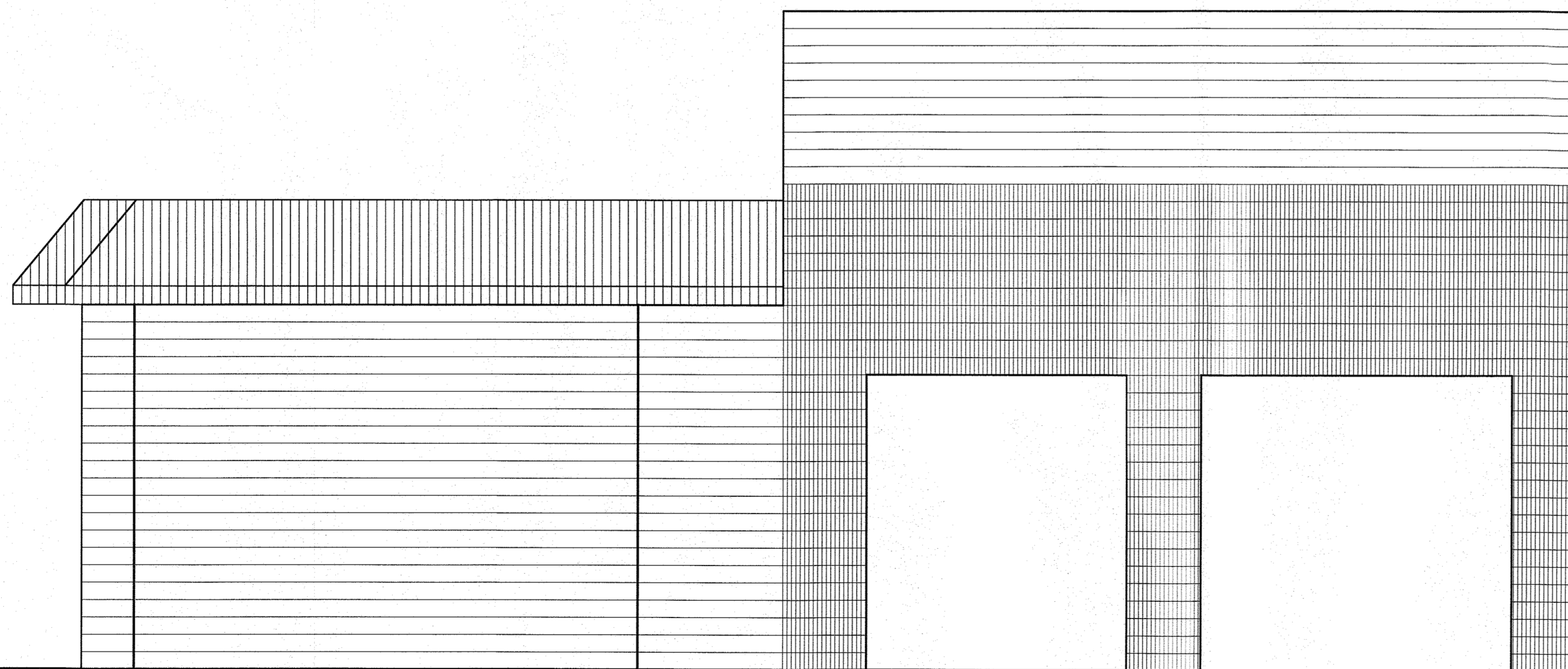
DRAWING TITLE
ELEVATIONS

DATE: **11.19.21**
DRAWING NO.: **1**



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SKYVIEW SERVICE
370 S. MIDDLETOWN ROAD
NANUET, NEW YORK
10954

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**Ayman
Jallad**

370 S. Middletown Road
Nanuet, New York
10954
845-623-6630

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PRELIMINARY
SCHEMATIC
DESIGNING

ARCHITECT OF RECORD



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THE OLD SEA CAPTAIN'S HOUSE
SUITE 414
TUXEDO PARK, NEW YORK 10987
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DRAWING TITLE

ELEVATIONS

DATE
09.28.21

DRAWING NO.
2

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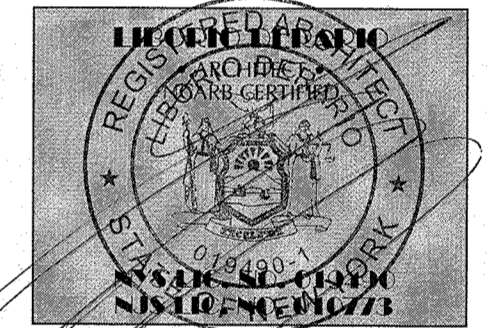
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LIBORIO DEBADIO • ARCHITECT

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SUITE 414
TUXEDO PARK, NEW YORK 10987
845-351-2600 PHONE/FAX

10 MOUNTAINVIEW ROAD
SUITE C 100
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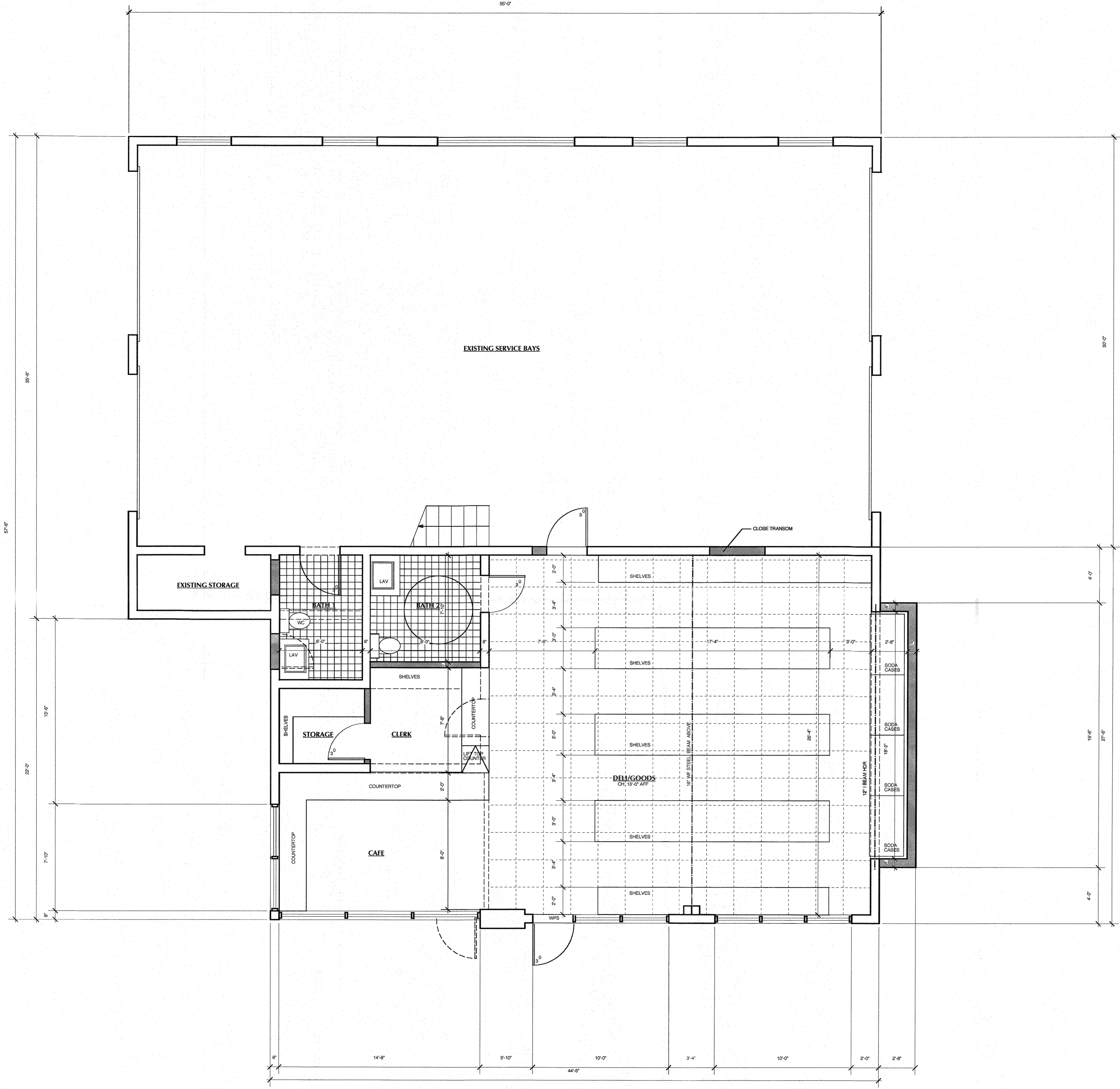
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DRAWING TITLE
MAIN FLOOR PLAN

DATE
11.19.21

DRAWING NO.
3



MAIN FLOOR PLAN 1204 SQ.FT.

SCALE: 1/4" = 1'-0"

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Ayman Jallad

370 S. Middletown Road
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LIBORIO DERABIO • ARCHITECT

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SUITE 414
TUXEDO PARK, NEW YORK 10987
845-351-2600 PHONE/FAX

10 MOUNTAINVIEW ROAD
SUITE C 100
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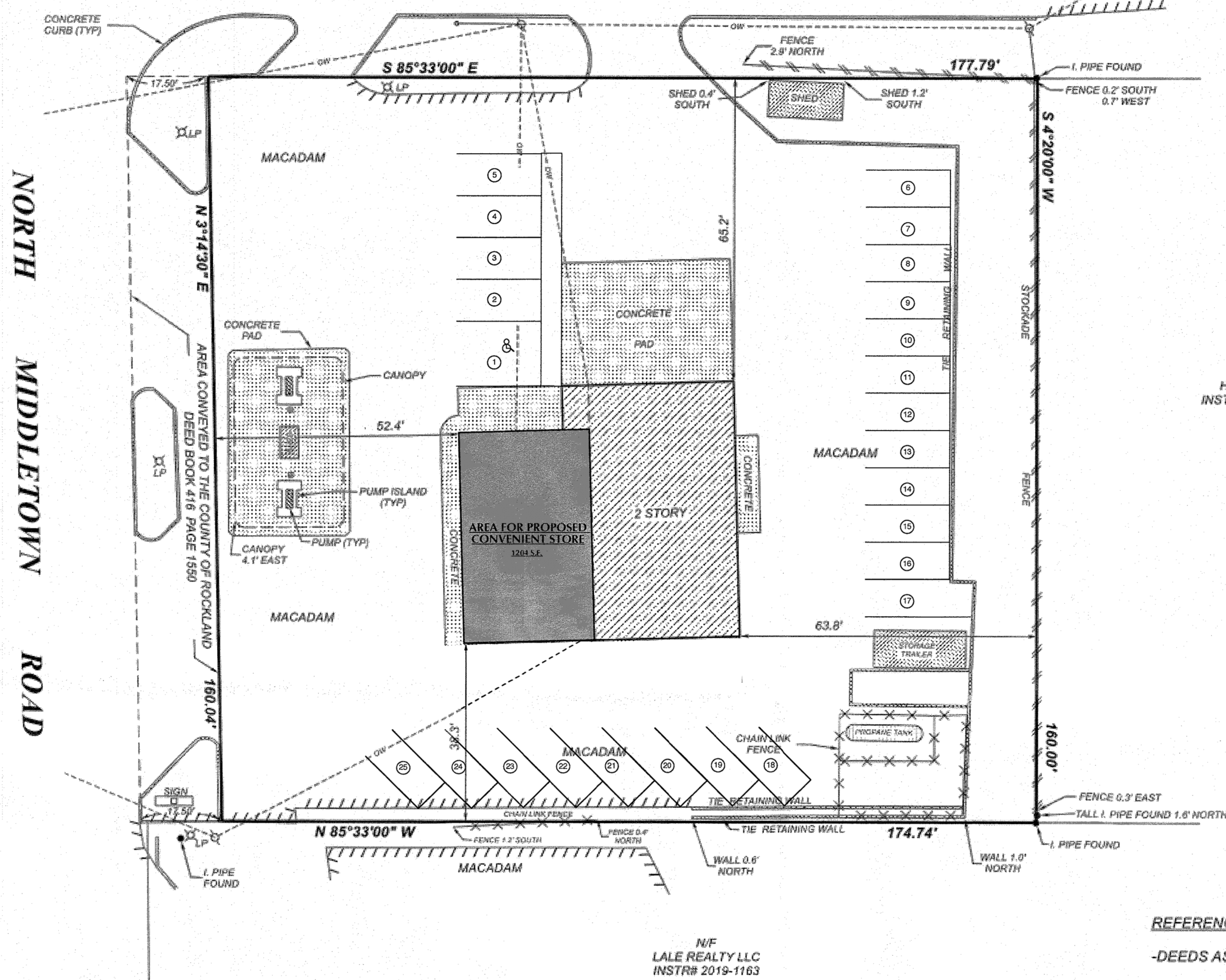
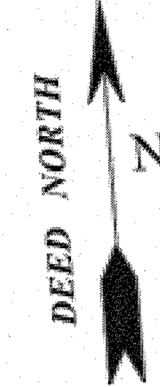
SITE PLAN

DATE
11.19.21

DRAWING NO.
4

HOVENKAMP AVENUE

(A/K/A HOGENKAMP AVENUE)



N/F HERNANDEZ
INSTR# 2003-94053

N/F LALE REALTY LLC
INSTR# 2019-1163

REFERENCES:

-DEEDS AS NOTED

SITE PLAN

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM SURVEY PREPARED BY DONALD R. STEDGE, LS NYS LIC. NO. 49759
DATED MARCH 15, 2021 AND REVISED APRIL 30 2021/ JOB NO. 1985.

SCALE: 1" = 20'-0"