

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**

**Date: June 13, 2025**

TO: OBAPAE

**NYS Dept of Environmental Conservation  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
NYS Thruway Authority  
ACOE  
CSX**

**Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
Rockland County Swr Dstrt #1  
Orange and Rockland Utilities  
Veolia**

**This matter is scheduled for: July 30, 2025**

**Review of Plans: Lily and Our Town, LLC, 522 Route 303, Orangeburg, NY**

**Section 74.07 Block 1 Lot 1 CC zone**

Chapter 43, CC District, Section 3.11, A change in off-street parking requirements for a use as specified in Chapter 43, Section 3.11. Table of General Use Regulations, for an addition, canopy, portico, dumpster area, alignment machine(below grade), revised parking, and minor site improvements. The premises are located at 522 Route 303, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 1 in the CC zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: July 30, 2025**

- ( ) 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, July 30, 2025.**  
**Kindly forward your completed review to this office BEFORE July 30, 2025**  
Reviewing Agency\_\_\_\_\_

Name:\_\_\_\_\_ Date:\_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input 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#: BLDC-6757-25  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Glenn  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Lily AND OUR TOWN

Street Address: 522 ROUTE 303  
ORANGETOWN, NY.

Tax Map Designation:  
Section: 74.01 Block: 1 Lot(s): 1  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the WEST side of ROUTE 303, approximately 1125 feet SOUTH of the intersection of GLEN SHAW ST. in the Town of \_\_\_\_\_ in the hamlet/village of \_\_\_\_\_  
 Acreage of Parcel .995 Zoning District CC  
 School District S. ORANGETOWN Postal District ORANGETOWN  
 Ambulance District ORANGETOWN Fire District ORANGETOWN  
 Water District VEDIA Sewer District ORANGETOWN

Project Description: (if additional space required, please attach a narrative summary.)  
ADDITION TO MAIN BUILDING FOR TIRES SALES AND SERVICE, NEW CANOY, NEW ALIGNMENT MACHINE AND PARKING SPACES

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

Date: 9/21/25 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:

N/A

- 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 43,336
- 2) Total square footage 43,336
- 3) Number of dwelling units 2

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 N/A

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? YES

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.

PLANNING BOARD 5-14-25 - FINAL  
APPROVAL WITH CONDITIONS

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

N/A

\_\_\_\_\_



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

26 Orangeburg Road  
Orangeburg, N.Y. 10962

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MAR 21 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE PLANNING BOARD**

Date: 3.11.25 Section: 74.07 Block: 1 Lot: 1

Applicant: Lily and Our Town

Address: 522 Route 303, Orangeburg, NY

RE: Application Made at: same

Referred For: § 21A-4 Site development plan approval required.  
[Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board.

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments:

28x48 Addition, 24x21 Canopy, Portico, Dumpster Area,

Alignment machine (below grade), Revised Parking,

Minor Site Improvements

Dear Lily and Our Town

Please be advised that the Building Permit Application # 6757-25, which you submitted on 2.26.25, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 4331 and someone will assist you in the preparation necessary to appear before the board or you may email Gerard Chesterman at [gcchesterman@orangetown.com](mailto:gcchesterman@orangetown.com)  
Sincerely,

Richard Oliver  
Deputy Building Inspector

3/11/25

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MAY 23 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024 : emd

3/12/25

Date  
CC: Gerard Chesterman  
Elizabeth Decort  
Cheryl Coopersmith

MIS PRINT KEY

NAME

ADDRESS

2489 70.19-1-44

300 North Main LLC  
Advanced Mngmt US Inc  
Lily & Our Town LLC  
13 Mountain View LLC  
BCR Realty LLC  
Robert Stabilc

3 Skylark Dr, Spring Valley, NY 10977

2489 74.07-1-1

522 Rte 303, Orangeburg, NY 10962

2489 74.07-1-2

150 S 5th St Unit 2675, Minneapolis, MN 55402

2489 74.07-1-3

16 Lark St, Pearl River, NY 10965

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MAY 23 2025

TOWN OF ORANGETOWN  
LAND USE BOARD

# Short Environmental Assessment Form

## Part 1 - Project Information

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

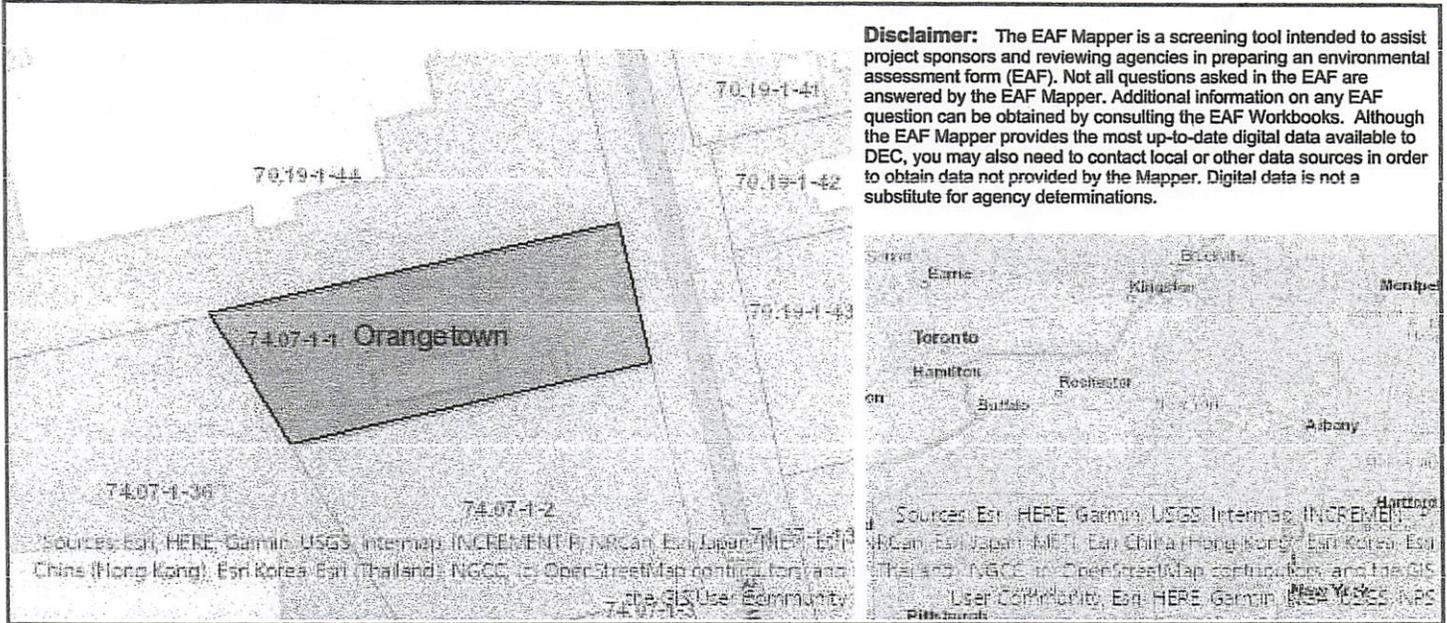
<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Lily and Our Town Car Wash				
Project Location (describe, and attach a location map): 522 Route 303, Orangeburg, New York 10962				
Brief Description of Proposed Action: Addition to main building for tires sales and service, new canopy, new alignment machine and parking spaces.				
Name of Applicant or Sponsor: Bart Rodi		Telephone: 845-494-4861 E-Mail: bartrodi@hotmail.com		
Address: 234 S. Grant Avenue				
City/PO: Congers	State: New York	Zip Code: 10920		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: building permit from the building department			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .995 acres		
b. Total acreage to be physically disturbed?		_____ .034 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ .995 acres		
<b>RECEIVED</b> MAY 23 2025				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				
<b>TOWN OF ORANGETOWN LAND USE BOARDS</b> RECEIVED MAR 21 2025				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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MAY 23 2025 MAR 21 2025





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

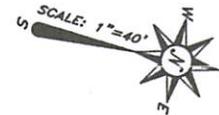
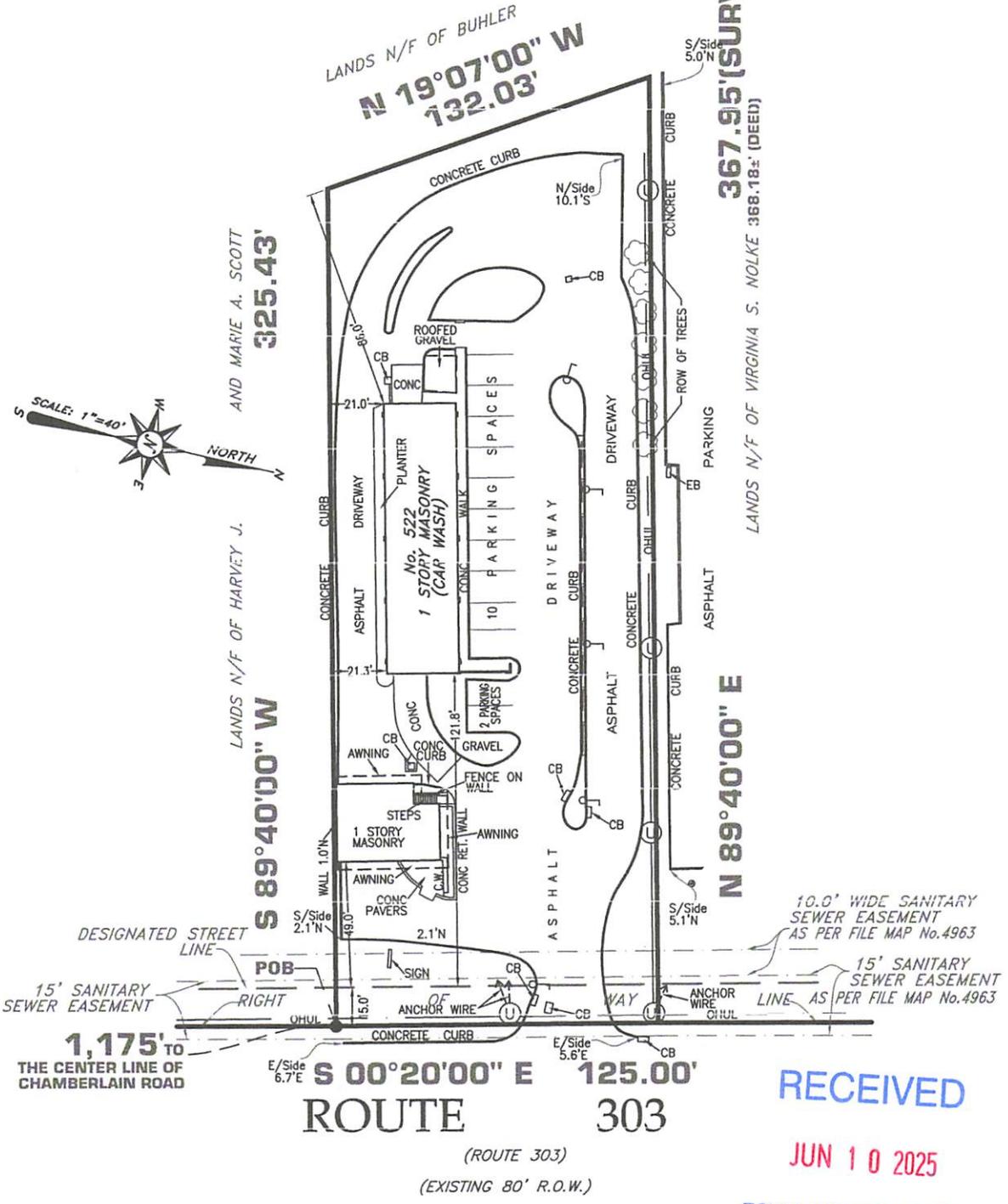
RECEIVED RECEIVED

MAY 23 2025 MAR 21 2025

TOWN OF ORANGETOWN  
LAND USE BOARD  
TOWN OF ORANGETOWN  
LAND USE BOARDS

**LEGEND**

- OHUL . . . . . OVERHEAD UTILITY LINES      CB . . . . . CATCH BASIN      ○ . . . . . LIGHT POLE      — . . . . . PROPERTY LINE
- ⊕ . . . . . UTILITY POLE      EB . . . . . ELECTRIC BOX      — — — — — WOOD FENCE      ● . . . . . POINT OF BEGINNING



**RECEIVED**

**JUN 10 2025**

**TOWN OF ORANGETOWN  
LAND USE BOARDS**

LB-002018RL	December 20, 2024	Title Survey
<b>JOB No.</b>	<b>DATE</b>	<b>DESCRIPTION</b>
<b>CERTIFIED TO:</b> TITLE No.: EFA5016NYRK		
The certifications herein are not transferable.		
<ol style="list-style-type: none"> <li>1. New Millennium Bank, ISAOA/ATIMA</li> <li>2. LILY &amp; OUR TOWN, LLC</li> <li>3. Everest Abstract Services, LLC</li> <li>4. First American Title Insurance Company</li> </ol>		
Property Situated at: 527 Route 303 Orangeburg Town of Orangetown County of Rockland State of New York	Tax Designation: Section: 074.007 Block: 0001 Lot: 001.000	
Drawn By: MV	Checked By: DWR	

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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

**EARL B. LOVELL - S.P. BELCHER, INC.**  
Land & City Surveyors - Incorporated 1933

77-16 164 Street  
Fresh Meadows, NY 11366  
Tel: 212-732-1381  
E-mail: [lovellbelcher@gmail.com](mailto:lovellbelcher@gmail.com)  
[www.lovellbelcher.com](http://www.lovellbelcher.com)

**Records of NY Land Surveyor**



A copy of this document without a proper application of the surveyor's inked or embossed seal should be assumed to be an unauthorized copy.

**PB #25-29: Lily & Our Town Site Plan      Permit #BLDR-5767-25**  
**Final Site Plan Approval Subject to**  
**Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**  
**May 14, 2025**  
**Page 1 of 10**

**TO:            Bart Rodi, 234 South Grant Avenue, Congers, New York**  
**FROM:        Orangetown Planning Board**

**RE:    Lily and Our Town, LLC. Site Plan / Parking Plan:** The application of Bart Rodi, applicant for the owner, Lily and Our Town, LLC., owner, for Pre-preliminary/ Preliminary/Final Site Plan Review at a site to be known as "**Lily and Our Town, LLC. Site Plan / Parking Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 522 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 1; CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 14, 2025 meeting**, at which time the Board made the following determinations;

Bart Rodi and Baldamar Nolasco appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Rick Oliver, Acting Director, dated May 5, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 12, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated April 21, 2025.
4. Letter and notice from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated May 6, 2025.
5. Letter from the Rockland County Sewer District No.1, signed by Nicholas King, Engineer II, dated May 14, 2025.
6. Email from Rockland and Orange Utilities from Alfred Gaddi, PE, dated May 10, 2025.
7. Short Environmental Assessment Form signed by Bart Rodi, PE, dated March 18, 2025.
8. Letter from Bart Rodi, PE, dated March 14, 2025.
9. Land Survey prepared by Earl Lovell – S.P. Belcher, Inc., dated December 20, 2024.

TOWN CLERK'S OFFICE  
2025 MAY 30 P 1:36  
TOWN OF ORANGETOWN

**RECEIVED**

**JUN 10 2025**

**TOWN OF ORANGETOWN  
BUILDING DEPARTMENT**

**Town of Orangetown Planning Board Decision**  
**May 14, 2025**  
**Page 2 of 10**

10. Site Plans prepared by Bart Rodi, PE: entitled "Renovation Tire Service & Sales Addition":

- Sheet 1: Proposed Site Plan including New Parking Layout, dated December 2, 2024, last revised March 17, 2025
- Sheet 2: 1<sup>st</sup> Floor Plan – Proposed Addition and 1<sup>st</sup> Floor Plan Proposed Equipment, dated November 15, 2024, last revised December 2, 2024
- Sheet 3: Details, dated December 7, 2024

The Board reviewed the submitted plan and information. The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel, Vice Chair and second by Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

There being no one to be heard from the Public, a motion was made to close the public portion of the meeting by Michael Mandel, Vice Chair and second by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

**SEQRA**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a1) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. A motion was made to Michael Mandel, Vice Chair and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

TOWN CLERK'S OFFICE  
2025 MAY 13 P 1:39  
TOWN OF ORANGETOWN

**PB #25-29: Lily & Our Town Site Plan      Permit #BLDR-5767-25**  
**Final Site Plan Approval Subject to**  
**Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**  
**May 14, 2025**  
**Page 3 of 10**

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the involved and interested agencies and having reviewed a proposed Site Plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive subdivisions or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

TOWN OF ORANGETOWN  
2025 MAY 35 P 1:34  
TOWN CLERK'S OFFICE

**PB #25-29: Lily & Our Town Site Plan      Permit #BLDR-5767-25**  
**Final Site Plan Approval Subject to**  
**Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**  
**May 14, 2025**  
**Page 4 of 10**

On motion Michael Mandel- Vice Chair and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Granted Final Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "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 Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting".
2. Stormwater Management Phase II Regulations: 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 II Regulations.
3. A zoning variance is required from the Town of Orangetown Zoning Board of Appeals for Parking, CC Table refers to CS Use Table, Column 6, #4 1 space per 200 square feet, 24 spaces required and 15 are provided.
4. The Bulk Table needs to be revised to show actual conditions with reference to the following:
  - Front Yard dimensions are not shown
  - Side Yard existing and proposed dimensions are not shown
  - Total Side Yard does not reflect the dimensions shown
  - Rear Yard dimensions to portico are not shown
5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

TOWN CLERK'S OFFICE  
2025 MAY 30 P 1:37  
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision**  
**May 14, 2025**  
**Page 5 of 10**

6. The applicant shall make application to the Town of Orangetown Industrial Use Committee (IUC) for review and approval.

7. Landscaping shall be added to the Route 303 Overlay Zone area, some type of planting that does not obstruct the Sewer Easement and that the Deer do not eat. A landscape plan shall be submitted for review and approval, per Rockland County Department of Planning comment #8 of this decision.

8. The Town of Orangetown Department of Environmental Management and Engineering reviewed the submitted information and has no comment on this project at this time.

9. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and offered the following comments:  
No comment on the Site Plans

Construction Plans shall include the following:

1. Flame propagation performance treatment for membrane structure – 2020 NYS FC 3104.2
2. Label permanently affixed to membrane structure – 2020 NYS FC 3104.3

10. Rockland County Planning Department reviewed the submitted information and provided the following comments:

- The Town must be satisfied that the proposed site plan is compliant with all applicable provisions of Route 303 Overlay Zone, outlined in Article XIII, Sec. 13.10B of the Orangetown Zoning Code.
- Inadequate parking for a site that has access to a State highway can impede the safe and efficient flow of traffic and create unsafe access conditions, multiple movements to and from the roadway, and result in the need for parking within the State right of way. The parking area provides 8 fewer parking spaces than required to accommodate the proposed addition, indicating a 38% parking deficiency. A parking analysis should be provided to ensure that there is sufficient parking on site for the proposed use. In the absence of a study, the applicant shall ensure that there is adequate alternate offsite parking arrangement with an adjacent or nearby user to prevent insufficient parking resulting in customers or employees parking within the state right of way. **A parking agreement must be furnished by the applicant.**
- The 2024 aerial map made available by the RC GIS division shows eleven (11) vehicles either parked or stored on the adjoining lot to the south (518 Route 303). If the applicant is using this site for vehicle parking or storage, proof of an agreement or lease must be provided indicating that the applicant has permission to use this lot for ancillary parking or storage. Under no circumstances shall the Route 303 right of way be used for overflow parking or storage.

TOWN CLERK'S OFFICE

2025 MAY 31 1:31

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision  
May 14, 2025  
Page 6 of 10**

**Continuation of Condition #10...**

- Per Section 13.10B(6) of the Route 303 Overlay District regulations, outside storage of five or more automobiles and other vehicles on any particular lot shall be prohibited for automobile repair shop. Any outside vehicle storage beyond the permitted maximum shall require a variance, especially as the principal use requiring vehicle storage is being expanded. Any application submitted before to the Orangetown Zoning Board of Appeals for review must be referred to this department for review, as required by General Municipal Law.
- Section 13.10B(2) requires a twenty-five-foot vegetated buffer along the property line abutting the Route 303 right of way. The location of the required buffer must be indicated on the site plan drawing. While this site contains an existing development, **a landscaping plan shall be provided, and it is recommended that additional shrubs and trees are planted with the buffer area to help visually mitigate the proposed construction and additional parking.**
- This department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local water bodies. A pdf titled "Native Plants for Gardening and Landscaping Fact sheets" that lists native species and the environments in which can grow can be found on NYSDEC website.
- A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- The subject property is approximately 365 feet west of the Sparkill Creek, a count regulated stream. A review must be completed by the Rockland County Drainage Agency and all required permits obtained.
- A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town of Orangetown Fire Inspector, or the Orangeburg Fire District to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
- A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (Nov. 2016) of the NYS Standards for Urban Erosion and Sediment Control.

TOWN CLERK'S OFFICE

2025 MAY 31 1:37

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision  
May 14, 2025  
Page 7 of 10**

**Continuation of Condition #10...**

- There shall be no net increase in the peak rate of discharge from the site at all design points.
- There are proposed sandbags shown on the base site plan, and a separate construction, grading, and soil erosion control plan was not provided. The sandbags must be removed after construction and cannot be permitted as permanent feature of the site, as they will impact vehicle maneuverability and hinder emergency vehicles from accessing the building.
- Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the Board, then the local land use board must file a report with the County's Commission of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- Pursuant to Executive order 01-2017, County agencies are prohibited from issuing a County Permit, license, or approval until the report is filed with the County Commissioner of Planning.

**11. The Rockland County Sewer District #1 owns and maintains a 30-inch interceptor sewer in an easement through Tax Lot 74.07-1-1 (522 Route 303) along Route 303. The District had the following comments:**

- a. No permanent structures may be built within the District's easements.**
- b. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, the District must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.**
- c. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. The District must approve any construction to be done within its easement.**
- d. Contractors must obtain the required insurance and sign a waiver to defend, indemnify, save and hold harmless both the County of Rockland and Rockland County Sewer District No. 1 from any claims arising from work performed within the District's easement.**

**12. Orange and Rockland Utilities reviewed the submitted information and based on the plans provided, the proposed work may be in conflict with the existing gas service. Please contact O&R's new business department for any disconnects/reconnects. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.**

TOWN OF ORANGETOWN  
MAY 14 2025 1:37 PM

**Town of Orangetown Planning Board Decision  
May 14, 2025  
Page 8 of 10**

**13. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.**

**14. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.**

**15. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.**

**16. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:**

- a. No construction equipment shall be parked under the tree canopy.**
- b. There will be no excavation or stockpiling of earth underneath the trees.**
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.**

**d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:**

- One (1) foot radius from trunk per inch DBH**
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:**
  - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.**
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.**

**The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.**

TOWN CLERK'S OFFICE

2025 MAY 14 3:37

TOWN OF ORANGETOWN

**PB #25-29: Lily & Our Town Site Plan  
Final Site Plan Approval Subject to  
Conditions/ Neg. Dec.**

**Permit #BLDR-5767-25**

**Town of Orangetown Planning Board Decision  
May 14, 2025  
Page 9 of 10**

17. All landscaping shown on the Site Plans shall be maintained in a vigorous growing condition throughout the duration of the use of this subdivision. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

18. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the subdivision work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

19. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

20. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

21. Permanent vegetation cover of disturbed areas shall be established on the subdivision within thirty (30) days of the completion of construction.

22. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

**PB #25-29: Lily & Our Town Site Plan  
Final Site Plan Approval Subject to  
Conditions/ Neg. Dec.**

**Permit #BLDR-5767-25**

**Town of Orangetown Planning Board Decision  
May 14, 2025  
Page 10 of 10**

23. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

**ACABOR**

Per Chapter 11, Section 2-4A, review is required by the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR). However, this requirement may be waived by the Planning Board at the request of the applicant. The Planning Board made a motion to waive the requirement of ACABOR Review.

A motion to waive ACABOR review of this application was made by Michael Mandel, Vice Chair and second by Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The foregoing Resolution was made and moved by Bruce Bond and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, nay; Andrew Andrews, nay, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye Bruce Bond, (alternate member), aye.

The Clerk is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: May 14, 2025  
Town of Orangetown Planning Board**  
attachment



TOWN OF ORANGETOWN  
2025 MAY 31 1:37  
TOWN CLERK'S OFFICE

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #25-29: Lily & Our Town Site Plan  
Final Site Plan Approval Subject to  
Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
May 14, 2025**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not

**NAME OF ACTION: Lily & Our Town Site Plan - Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Final Site Plan Approval Subject to  
Conditions/ Neg. Dec.**

**LOCATION:** The site is located at 522 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 1; CC zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**  
The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

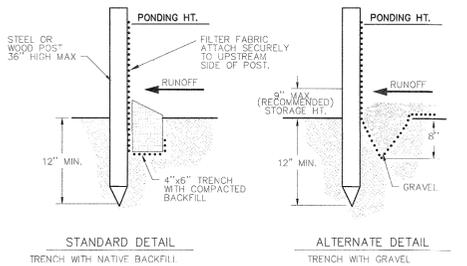
For Further Information contact:

Office of Building, Zoning and Planning  
Administration and Enforcement; Town of Orangetown; 26 Orangeburg Road,  
Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant  
- Involved Agencies

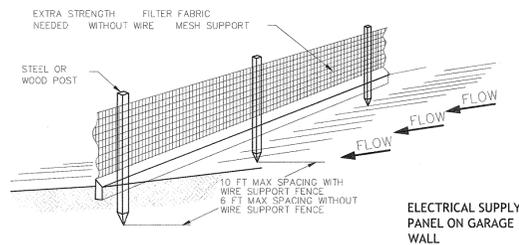
TOWN OF ORANGETOWN

2025 MAY 31 1:37

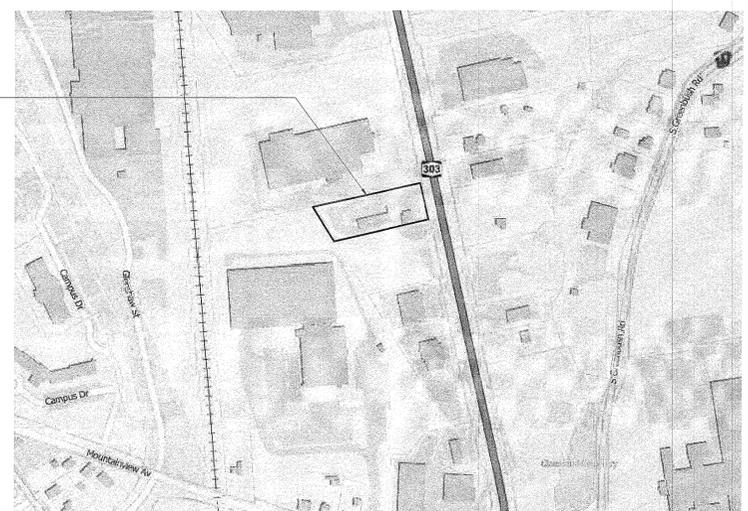


NOTE:  
 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.  
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.  
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.

SILT FENCE  
n.t.s.



STABILIZED CONSTRUCTION ENTRANCE - WHEEL CLEANING BLANKET  
n.t.s.



02 VICINITY MAP  
N.T.S.

**IMPERVIOUS CALCULATIONS:**

**ADDITIONS:**

IMPERVIOUS-PAVEMENT AT REMOVE CURB AND ISLAND= +72 SF

**REDUCTIONS:**

REMOVAL OF PAVEMENT AND INSTALLATION OF GRASS SEED = -90 SF

**TOTAL REDUCTION** -18 SF

**PARKING ANALYSIS**  
CC DISTRICT SAME AS CS FOR RETAILS SALES AND SERVICES

MIN. REQUIRED OFF STREET PARKING SPACE	REQUIRED	EXISTING	PROPOSED
1 PER 200 SF GROSS FLOOR AREA		CAR WASH 2392 OIL CHANGE BLD 1120 TOTAL 3512 DIVIDED 200 SPACE REQ'D 17.56 SPACE PROVIDED 12*	CAR WASH 2392 OIL CHANGE BLD 1120 NEW TIRE CENTER 1264 TOTAL 4776 DIVIDED 200 SPACE REQ'D 23.85 SPACE PROVIDED 15 (V)

\* EXISTING NON-CONFORMING (V) = VARIANCE REQUIRED

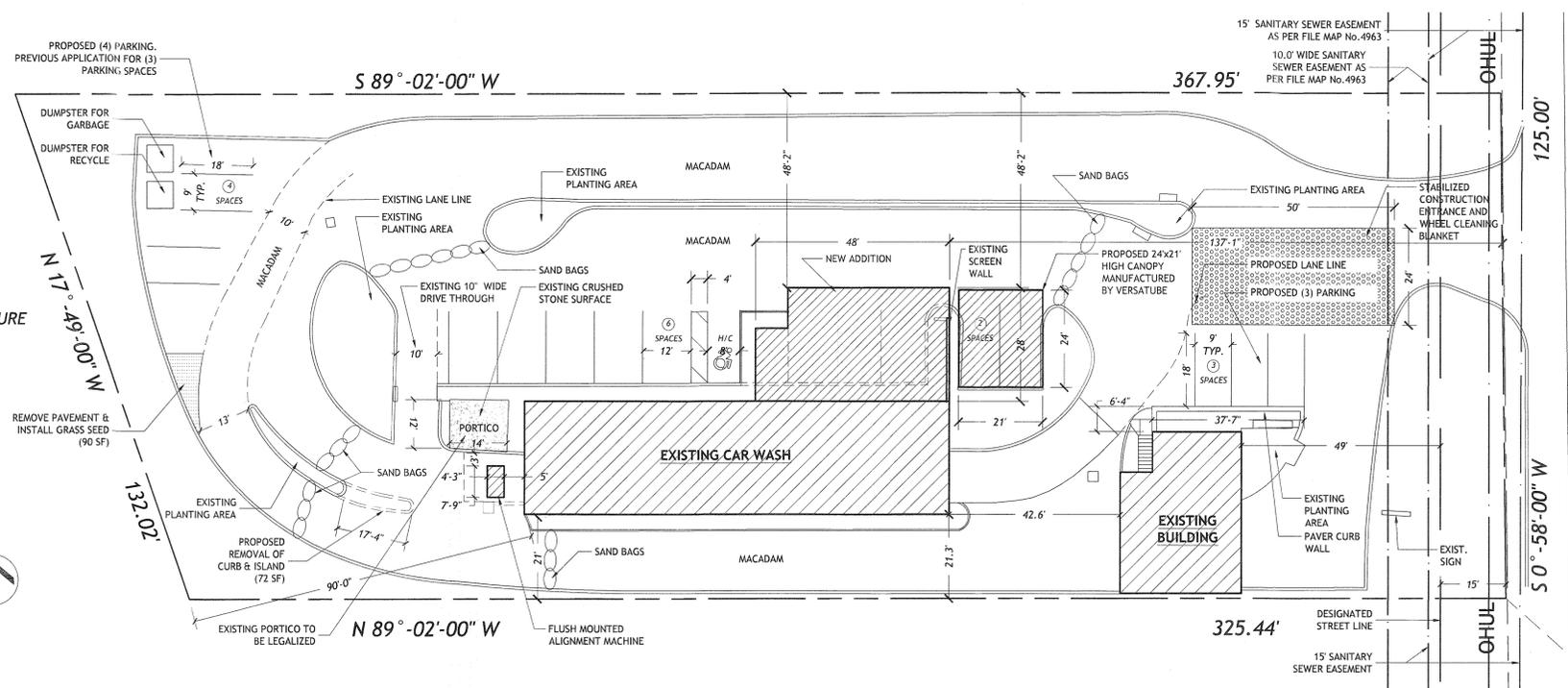
**S/L/B/ 74.07-1-1**  
AREA OF DISTURBANCE

ADDITION (TIRE CENTER)	1,264 SF
ALIGNMENT MACHINE	33 SF
REMOVAL OR CURB & ISLAND	72 SF
REMOVAL OF PAVEMENT & INSTALL GRASS SEED	90 SF
PROPOSED CANOPY FOOTINGS	32 SF
<b>TOTAL</b>	<b>1,491 SF</b>

**TABLE OF GENERAL BULK REGULATIONS FOR DISTRICT**  
ZONE CC USE GROUP JJ  
FOR TOWN OF ORANGETOWN

ITEM	REQUIRED	EXISTING	PROPOSED
F.A.R.	.30	.094	.14
LOT AREA	2,500 SF	43,336 SF	43,336 SF
LOT WIDTH	25'	125'	125'
STREET FRONTAGE	25'	125'	125'
FRONT YD	0' OR 45'	49'	49'
SIDE YD	0' OR 12'	0'	0'
TOTAL SIDE YD.	0' OR 25'	77'	48.2'
REAR YD	25'	90'	90'
COVERAGE	75% MAX	67%	67%

- LEGEND**
- PROPERTY LINE
  - ▨ WHEEL CLEANING BLANKET
  - ▨ IMPERVIOUS TO BE REMOVED
  - SAND BAGS
  - - - CURB DEMO
  - ▨ EXISTING BUILDING
  - ▨ PROPOSED BUILDING/STRUCTURE
  - ▨ EXISTING CURB



NEW YORK STATE ROUTE 303

- SAFETY GUIDELINES:**
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION AND/OR PROJECT SITE.
  - GENERAL PUBLIC/ PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY LOCAL BUILDING DEPARTMENT.
  - PROJECT SITE TO BE PROPERLY POSTED AND TAPED AND/OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES.
  - GENERAL CONTRACTOR AND ANY SUBCONTRACTORS WORKING WITH THIS PROJECT TO KEEP PROJECT SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBEY ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.
  - PROVIDE WEATHERPROOFING AT END OF EACH WORK DAY TO PREVENT DAMAGE.
  - PROJECT SITE IS TO BE SECURED AND HAZARD FREE AT END OF EACH WORK DAY.
  - FAILURE TO ADHERE WITH THESE SAFETY GUIDELINES VOIDS ENGINEER'S RESPONSIBILITY OF ANY OCCURRENCE AND/OR INCIDENT OF INJURY OR OTHERWISE.
  - ENGINEER NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY CONTRACTORS NEGLIGENCE.

01 PROPOSED SITE PLAN INCLUDING NEW PARKING LAYOUT  
1"=20'-0"

ALL DATA FOR THE SITE PLAN TAKEN FROM SURVEY BY EARL B. LOVELL - SP. BELCHER, INC. LAND & CITY SURVEYORS, 77-16 164 STREET, FRESH MEADOWS, NY 11366, DATED DECEMBER 20, 2024.

Town of Orangetown  
MEETING OF:  
JUL 30 2025  
ZONING BOARD OF APPEALS

REVISIONS:

17 JAN 2025	
03 FEB 2025	
10 FEB 2025	
10 MAR 2025	
17 MAR 2025	
23 MAY 2025	

DATE: 2 DEC 2024  
SCALE: AS NOTED  
SHEET: SP-1

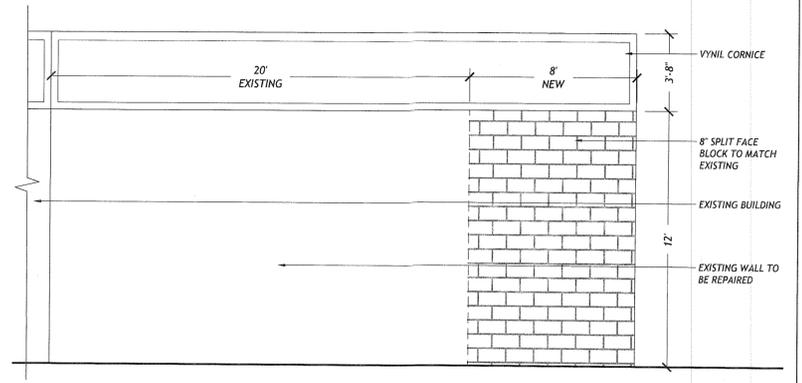
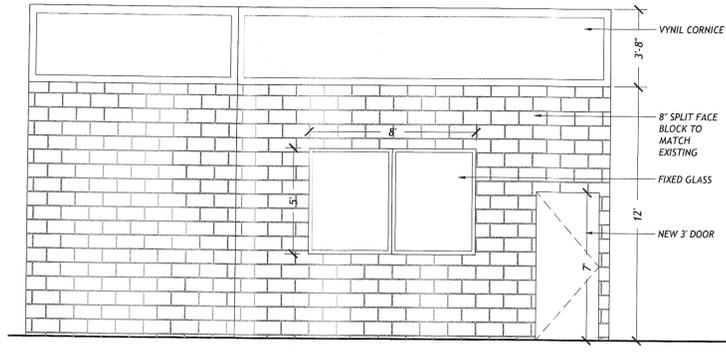
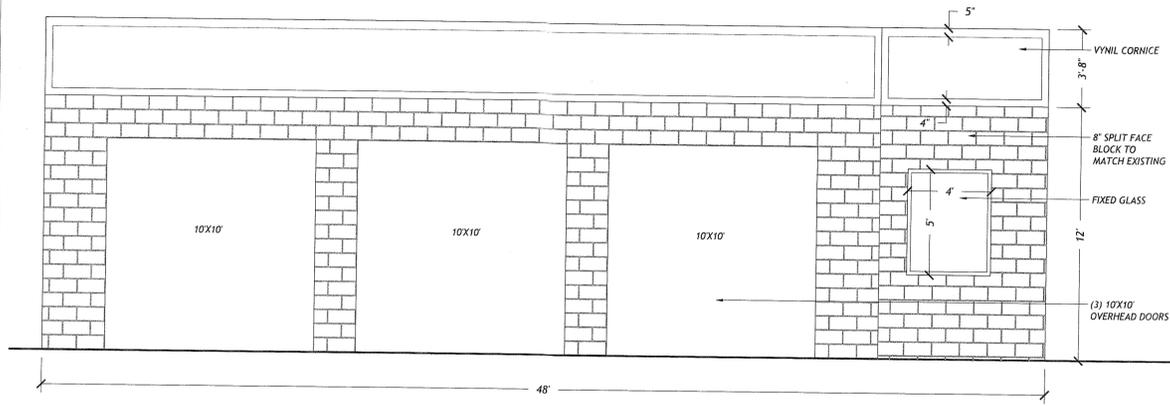
PROPOSED RENOVATION  
TIRE SERVICE &  
SALES ADDITION

LC & OUR TOWN INC.  
522 ROUTE 303  
ORANGEBURG, NY

BART M. RODI - ENGINEER  
RESIDENTIAL & COMMERCIAL  
234 SOUTH GRANT AVE  
CONGERS, NEW YORK 10920  
(945) 268-6663

PLANS VALID ONLY IF SEALED

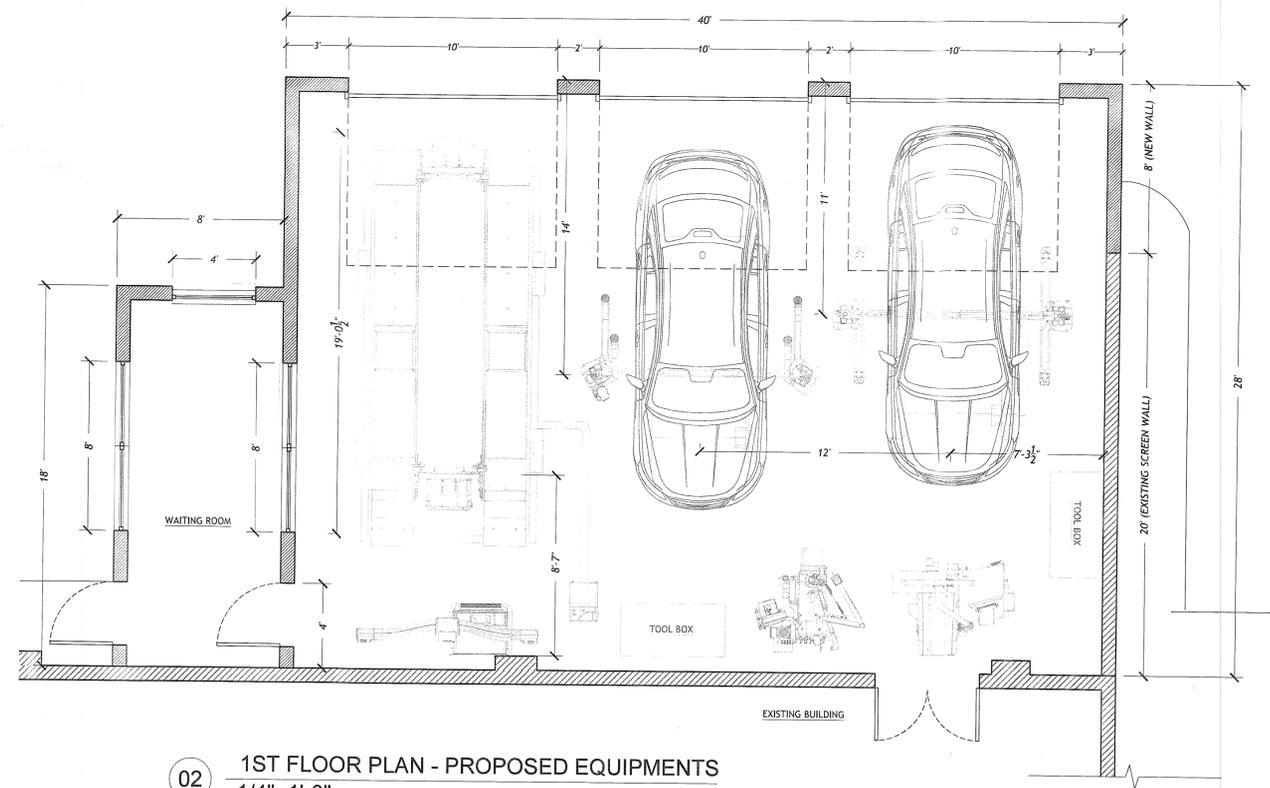
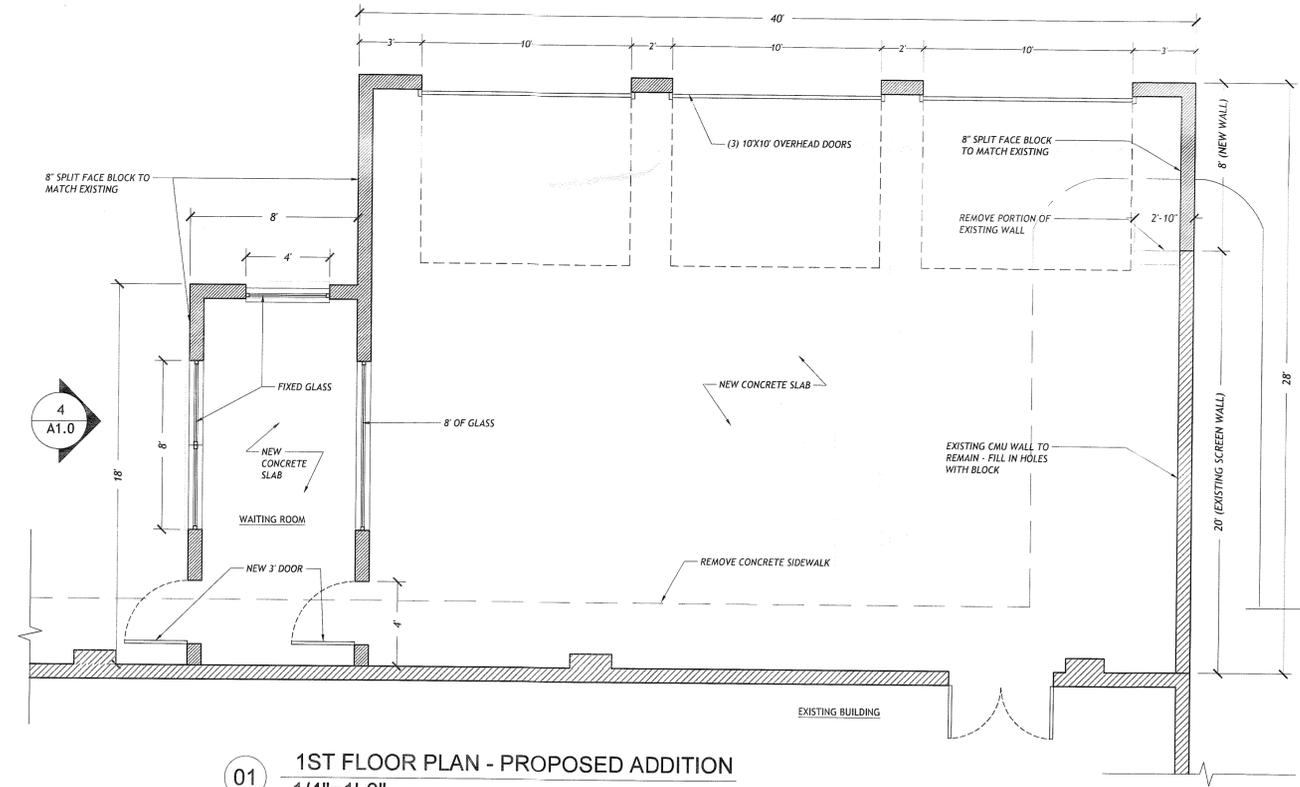
DO NOT SCALE PRINTS



03 NORTH ELEVATION  
1/4"=1'-0"

04 WEST ELEVATION  
1/4"=1'-0"

05 EAST ELEVATION  
1/4"=1'-0"



01 1ST FLOOR PLAN - PROPOSED ADDITION  
1/4"=1'-0"

02 1ST FLOOR PLAN - PROPOSED EQUIPMENTS  
1/4"=1'-0"

REVISIONS:	
DATE:	15 NOV 2024
SCALE:	AS NOTED
SHEET:	A-1.0
REVISIONS:	06 DEC 2024

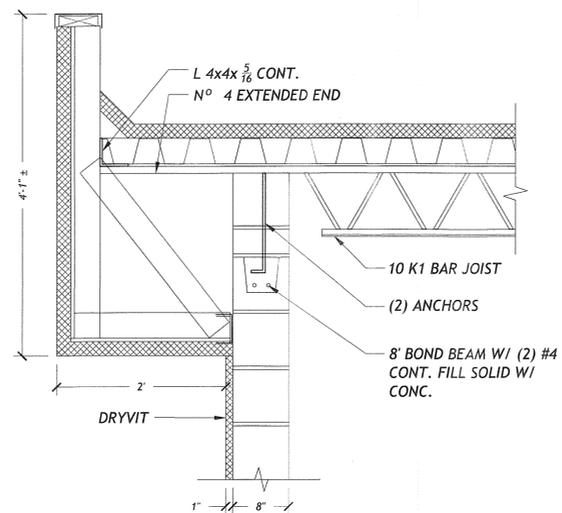
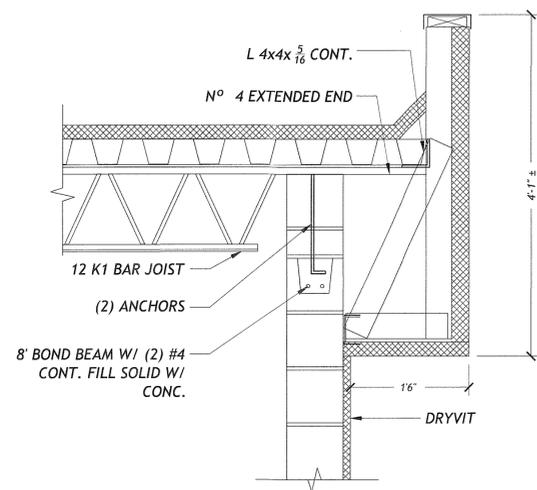
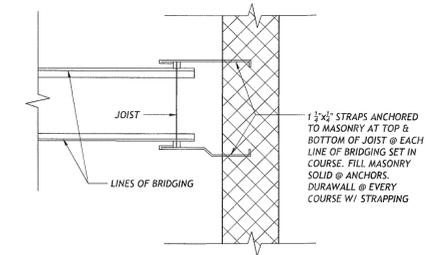
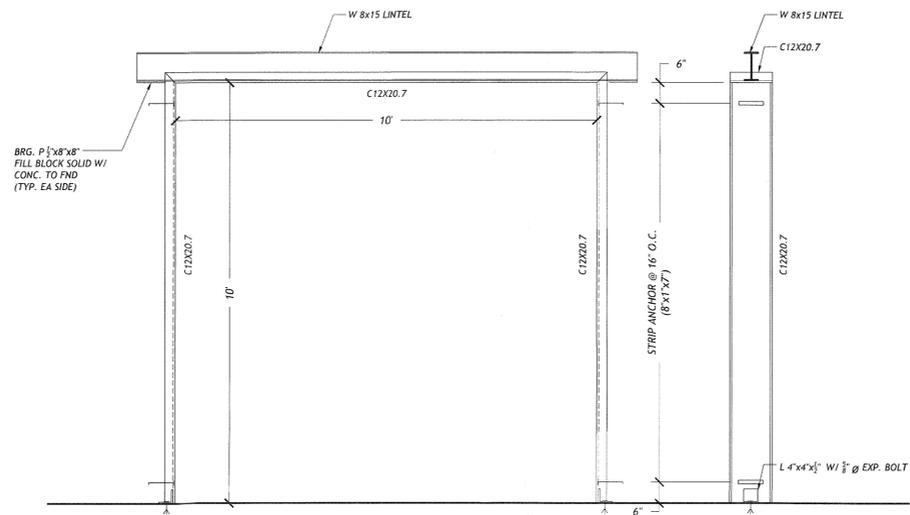
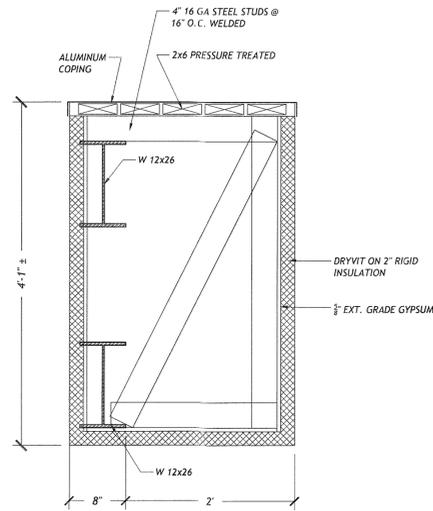
PROPOSED RENOVATION  
TIRE SERVICE &  
SALES ADDITION

DO NOT SCALE PRINTS

LC & OUR TOWN INC.  
522 ROUTE 303  
ORANGEBURG, NY

BART M. RODI - ENGINEER  
RESIDENTIAL & COMMERCIAL  
234 SOUTH GRANT AVE  
CONGERS, NEW YORK 10920  
(845) 268-6663





REVISIONS:

REVISIONS:

DATE: 07 DEC 2024	AS NOTED
SCALE:	SHEET: D-1.0

PROPOSED RENOVATION  
TIRE SERVICE &  
SALES ADDITION

LC & OUR TOWN INC.  
522 ROUTE 303  
ORANGEBURG, NY

BART M. RODI - ENGINEER  
RESIDENTIAL & COMMERCIAL  
234 SOUTH GRANT AVE  
CONGERS, NEW YORK 10920  
(945) 268-8663

*[Signature]*  
NYS LC #07056  
PLANS VALID ONLY IF SEALED

DO NOT SCALE PRINTS