

ZONING BOARD OF APPEALS

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

Date: September 11, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation	Rockland County Drainage
New York State Dept. of Transportation	Rockland County Health
Palisades Interstate Park Commission	Rockland County Planning
NYS Thruway Authority	Rockland County Highway
ACOE	Rockland County Swr Dstrt #1
CSX	Orange and Rockland Utilities
Town of Clarkstown	Veolia

This matter is scheduled for: **October 15, 2025**

Review of Plans: 552 North Middletown Road LLC, 552 North Middletown Road, Pearl River, NY

Section 64.17 Block 1 Lot 76 CO zone

Chapter 43, CO District, Group NN, Section 3.12, Column 8 (Front Yard: 30' required, 27.3' proposed), Column 12 (Height: 13'-8" permitted, 17'-4" proposed) for a canopy over existing fuel pumps, which were previously approved under PB#21-03 & ACABOR #21-31(NO SIGNAGE APPROVED). The premises are located at 552 North Middletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76 in the CO 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

Zoning Board Meeting Date: October 15, 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, October 15, 2025.** Kindly forward your completed review to this office **BEFORE October 15, 2025**

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

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

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: BLDC-7509-25
 ASSIGNED
 INSPECTOR: Ken @
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Canopy Fascia - Apecco

Street Address: 552 North Middletown Road
PEARL RIVER, N.Y. 10965

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 Townline Road, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>1.56</u>	Zoning District <u>CO</u>
School District <u>Pearl River MANUET</u>	Postal District <u>Pearl River MANUET</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Install a Canopy 27' x 104', four columns to existing four column footing currently used
as light post footings (NO SIGNS INCLUDED W/ THIS APPLICATION)
(TO BE DONE @ LATER DATE)

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

Date: 7/22/2025 Applicant's Signature: [Signature]

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AUG 01 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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?
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.

Two horizontal lines for special permit details.

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:

Horizontal line for environmental constraints details.

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.

Two horizontal lines for project history narrative.

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

Two horizontal lines for tax map information.

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TOWN OF ORANGETOWN LAND USE BOARDS



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 7/17/25 Section: 64.17 Block: 1 Lot: 76

Applicant: Braun

Address: 552 N. Middletown Rd Pearl River

RE: Application Made at: Same

Referred For: Ch 43. sec. 3.12 CO Group NN

Column #8 Required Front Yard 30' / 27.3' Proposed

Column #12 Height (6"/1') 13'-8" Allowed / 17'-4" Proposed

Two variances needed

Comments:

Canopy over existing fuel pumps

Canopy previously approved under PB# 21-03 and

ACABOR #21-31 (NO SIGNAGE APPROVED)

Dear Braun:

Please be advised that the Building Permit Application # 7509-25, which you submitted on 7/7/22, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

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AUG 01 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio			
Lot area		67,884.63 sq ft	
Lot width		231.53'	
Street frontage		307.46'	
Front yard setback			
Side yard setback			
Total side yard setback			
Rear yard setback			
Maximum building height <small>- Height</small>			17' NEW CANCELY

Number of stories: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? _____
- Are there any renters, tenants, lessees or boarders at this property? YES / NO
- Are there any other building permits on this property? YES / NO
- Is the property in a flood plain? YES / NO

AFFIDAVIT

State of New York)
 County of Rockland) SS.:
 Town / Village of _____)

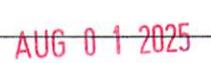
I, Prachi Raw, being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

 Signature and Mailing Address

SWORN to before me this 30 day of June, 20 25

Witness: Theresa Kallman
 (If not witnessed by Building Department personnel, Notary signature is required.)
 _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

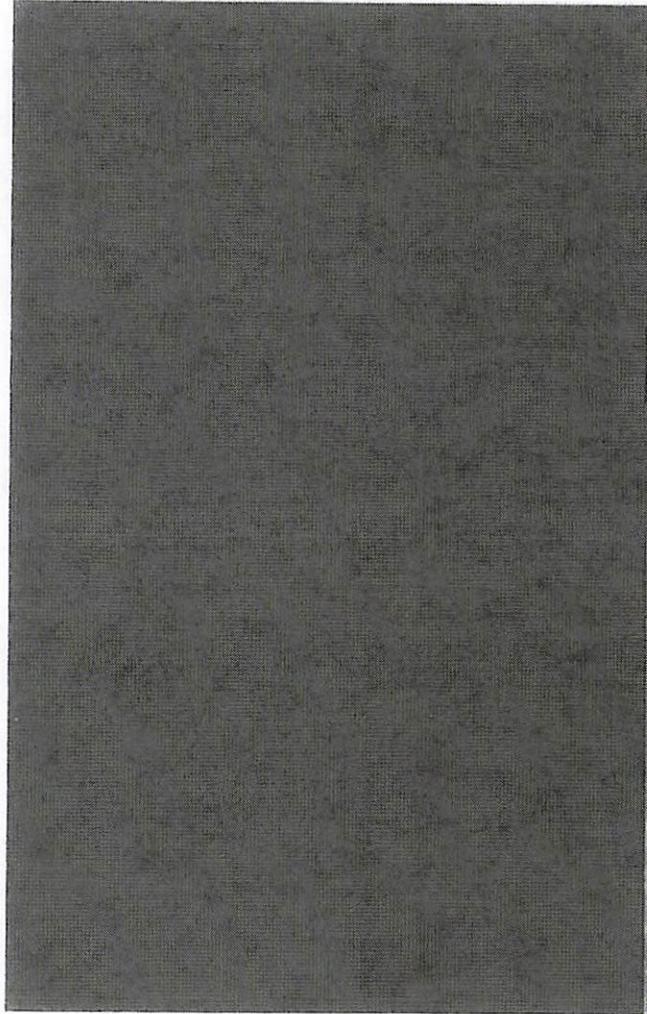
Signature: _____	Date: _____
Director, OBZPAE	  TOWN OF ORANGETOWN LAND USE BOARD

Google Street View

Jun 2018



Image capture: Jun 2018 © 2025 Google



TOWN OF ORANGETOWN
LAND USE BOARDS

AUG 01 2025

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RECEIVED
 JUN 30 2023
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Google Street View

Jun 2018 See more dates



Image capture: Jun 2018 © 2025 Google



TOWN OF ORANGETOWN
BUILDING DEPARTMENT
JUN 30 2025
RECEIVED

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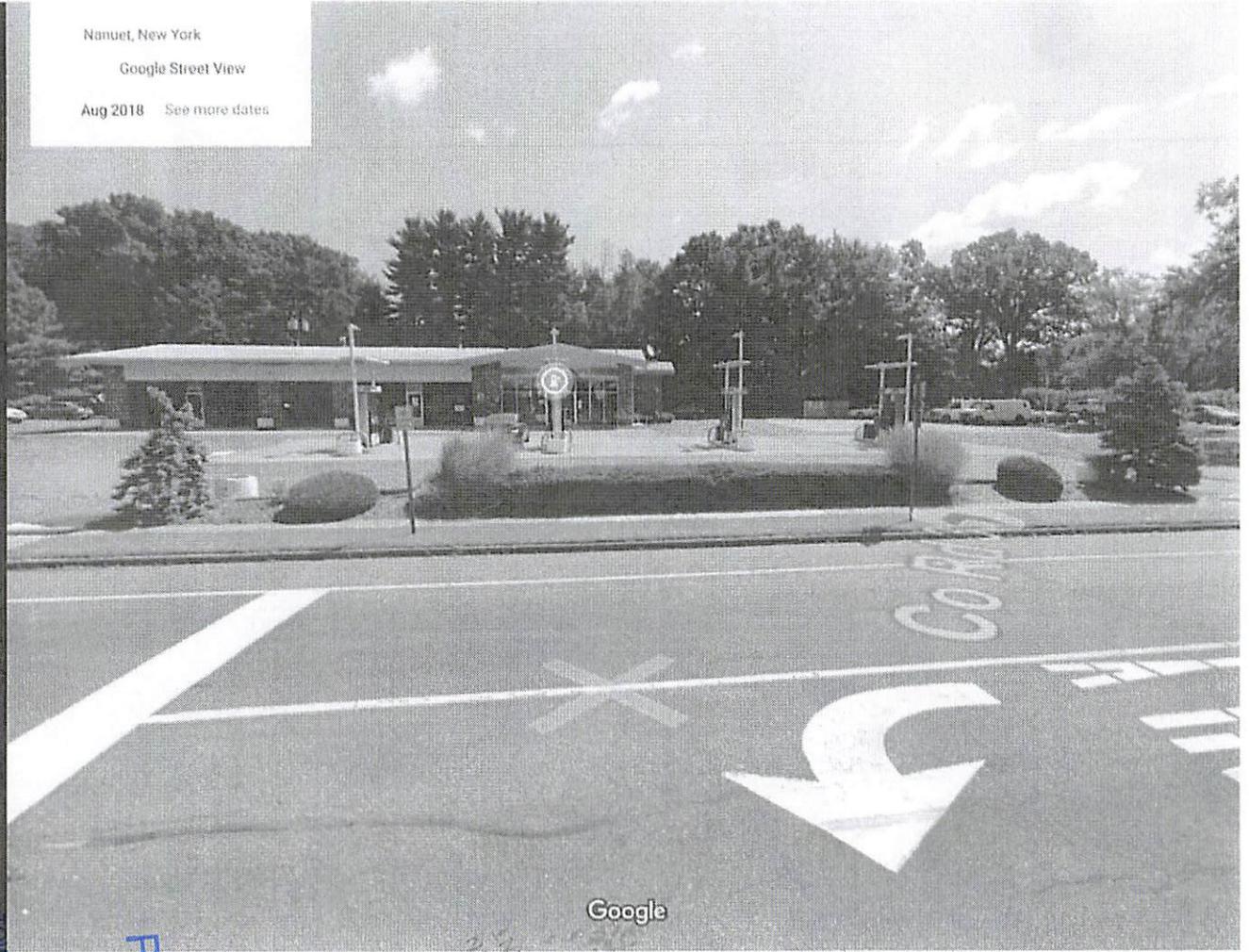
AUG 01 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Nanuet, New York

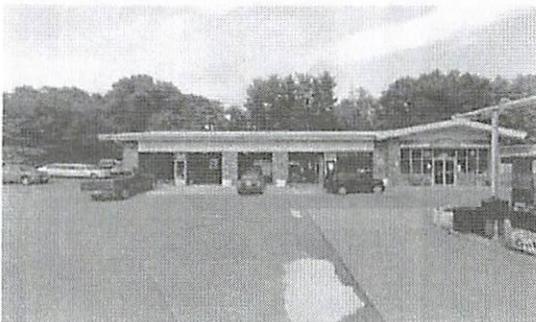
Google Street View

Aug 2018 See more dates



Google

Image capture: Aug 2018 © 2025 Google



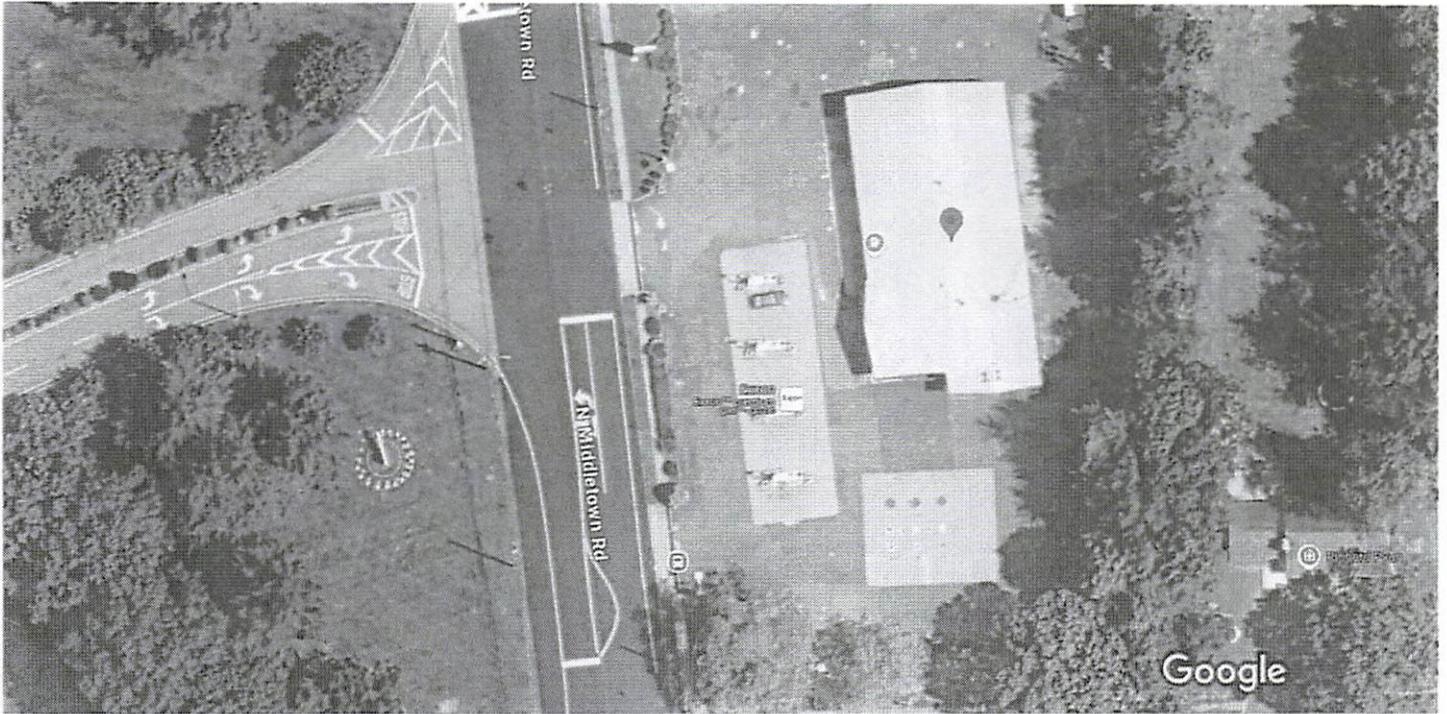
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LAND USE BOARDS

AUG 01 2025

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JUN 30 2025
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

552 N Middletown Rd



Imagery ©2025 Airbus, Map data ©2025 20 ft



552 N Middletown Rd

Building



Directions



Save



Nearby



Send to
phone



Share



552 N Middletown Rd, Pearl River, NY 10965

Photos

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JUN 30 2025
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

RECEIVED

AUG 01 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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)
26 Orangeburg Road
Orangeburg, New York 10962
Tel: (845) 359-8410 ext. 4330
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: Montoya - Pinches

PROPERTY ADDRESS: 552 North Middletown Road, Pearl River, NY 10965

TAX LOT ID: 64.17 - 1 - 76

NAME OF APPLICANT: Pinches Braun

OWNER OF PROPERTY: 552 North Middletown Road LLC

Land Use Application/Brief Description of Project: Canopy over existing fuel pumps

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 of both the owner and applicant (if not the same) 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).

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TOWN OF ORANGETOWN
LAND USE BOARD

PART THREE:

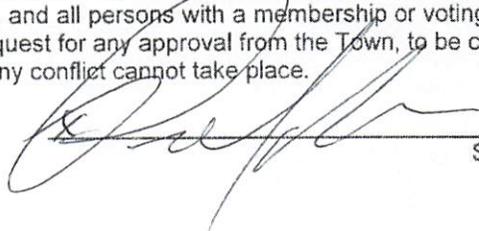
- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual 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 Town of Orangetown Office of Building Clerk and 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, PINCHES BRAUN, being duly sworn, deposes and says that I am (Title) OWNER an active or qualified member of the 552 NORTH MIDDLEBURY Rd LLC 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.



 Signature

Sworn to and subscribed in my presence

This 22 day of July, 2025



 NOTARY PUBLIC

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 AUG 11 2025

(TAO/ds/rm July, 2017)

DONALD BRENNER
 NOTARY PUBLIC, State of N.Y.
 No. 02BR4510200
 Qualified in Rockland County
 Commission Expires May 31 2027

TOWN OF

Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
NEW YORK ABSTRACT & AGENCY INC
424 ROUTE 304
BARDONIA, NY 10954

Return To :
NEW YORK ABSTRACT & AGENCY INC
424 ROUTE 304
BARDONIA, NY 10954

Method Returned : FILE CABINET

First GRANTOR

ROCKLAND CAR CARE INC

First GRANTEE

552 NORTH MIDDLETOWN ROAD LLC

RECEIVED

AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Index Type : Land Records

Instr Number : 2025-00006203

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$321.00

Recording Pages : 6

The Property affected by this instrument is situated in Orangetown, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # : 4139
Deed Amount : \$4,000,000.00
RETT Amount : \$16,000.00
Total Fees : \$16,321.00

State of New York
County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 02/27/2025

At (Recorded Time) : 1:01:55 PM



Doc ID - 063652450006

Donna G. Silberman

Donna G. Silberman
County Clerk



BARGAIN AND SALE DEED

THIS INDENTURE made December 16th, 2024, between Rockland Car Care, Inc. having an address at 552 North Middletown Road, Pearl River, New York 10965 ("Grantor"), and 552 North Middletown Road LLC, having an address 552 North Middletown Road, Pearl River, New York 10965 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Pearl River, Town of Orangetown, Rockland County, State of New York, bounded and described as follows:

See description is Exhibit A attached hereto and made part hereof,

SAID PREMISES being known as and by the street address of 552 North Middletown Road, Pearl River, New York 10965 (Section 64.17 Block 1 Lot 76),

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever.

Grantor is the owner of said premises. Said premise is not located in an agricultural district. Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

Rockland Car Care, Inc.

By Catherine Lucente
Catherine Lucente, President

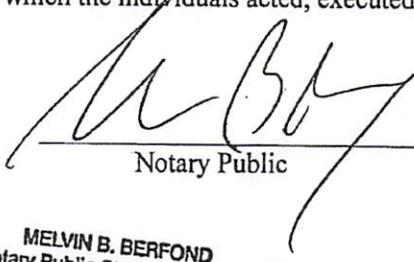
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AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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

On the 16th day of December, 2024 before me, the undersigned, personally appeared Catherine Lucente, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.



Notary Public

MELVIN B. BERFOND
Notary Public-State of New York
No. 31-4813767
Qualified in New York County
Commission Expires April 30, 2026

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AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Schedule A Description

Title Number NYAA-18354

Page 1

ALL that certain plot, piece or parcel of land situate, lying and being in Pearl River, Town of Orangetown, Rockland County, New York, bounded and described as follows:

BEGINNING at a Drill hole set at the intersection of the east line of Middletown Road, a 60 foot wide public right of way, with the north line of Town Line Road, a 50 foot wide public right of way;

THENCE, along the north line of Town Line Road, South 79°59'19" East, 200.83 feet to an iron pin set;

THENCE, leaving the north line of Town Line Road, North 10°04'00" East, 324.94 feet to a point witnessed by a 2" Pipe with a nail found 0.41 feet and 2.24 feet north of said point;

THENCE, North 85°25'00" West, 231.63 feet to a P.K. nail found on the east line of Middletown Road;

THENCE, along the east line of Middletown Road, South 04°27'40" West, 304.46 feet to the point of beginning and containing 1.5585 acres (67,888.25 square feet) of land.

RECEIVED

AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARD

BARGAIN AND SALE DEED

Rockland Car Care, Inc.

Grantor

to

552 North Middletown Road LLC

Grantee

Section: 64.17
Block: 1
Lot: 76
County: Rockland

Please record and return to:

Jason Y. Steinberg, Esq.
146 South Liberty Drive
Stony Point New York 10980

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AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARD

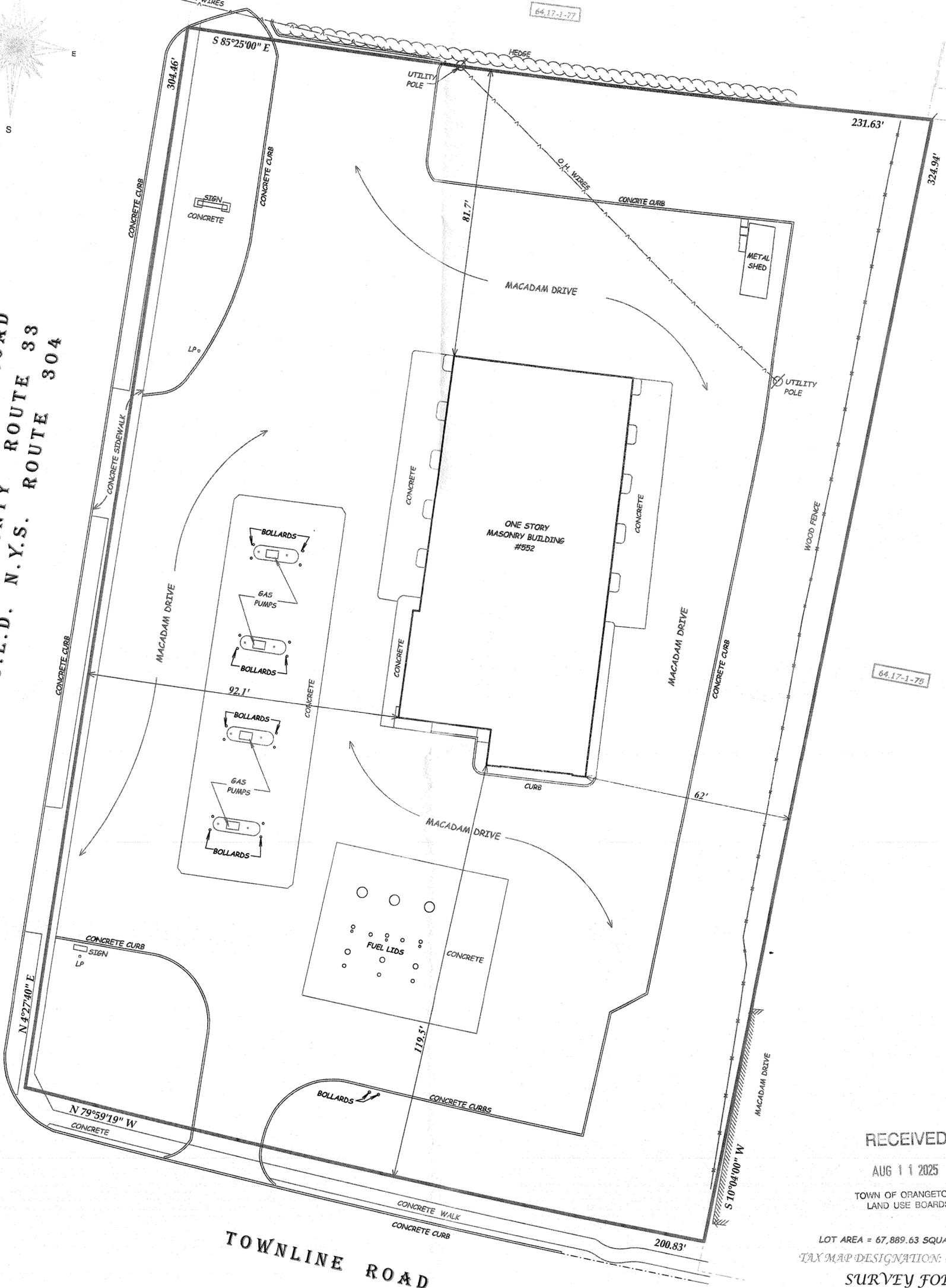
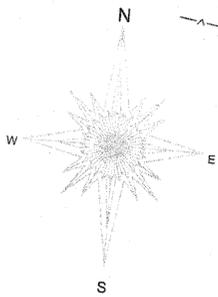
NEW (VERIFIED)

64.17-1-76 (552 N. Middletown Rd. LLC)

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
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	64.17-1-8 ✓	Deborah Collorafi	545 Highview Ave, Pearl River, NY 10965
392489	64.17-1-9 ✓	Maria Nicolopoulos	535 Highview Ave, Pearl River, NY 10965
392489	64.17-1-10 ✓	Thrupthy S Jacob	525 Highview Ave, Pearl River, NY 10965
392489	64.17-1-11 ✓	Denise Rahilly	519 Highview Ave, Pearl River, NY 10965
392489	64.17-1-12 ✓	Martin Desapio	513 Highview Av, Pearl River, NY 10965
392489	64.17-1-13 ✓	Robert A Meunier	507 Highview Av, Pearl River, NY 10965
392489	64.17-1-14 ✓	Eugene Acri	510 Highview Ave, Pearl River, NY 10965
392489	64.17-1-15 ✓	Harry Tofallos	512 Highview Av, 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 J 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 ✓	Rd, LLC 552 North Middletown Pinches Braun	82 N Garfield Rd, Spring Valley, NY 10977
392489	64.17-1-77 ✓	Timothy J Weigel Pearl River Exterior Car Wash	558 N Middletown Rd, Pearl River, NY 10965
392489	64.17-1-78 ✓	Lale Realty LLC	29 Rochelle Dr, New City, NY 10956
392489	64.17-3-1 ✓	Denis Auto Repair Inc	500 N Middletown Rd, Pearl River, NY 10965
392489	64.17-3-2 ✓	Wanda Mc Loughlin	50 W Townline Rd, Pearl River, NY 10965
392489	64.17-3-3 ✓	William M Hinchey	38 W Townline Rd, Nanuet, NY 10954
392489	64.17-3-4.3 ✓	Edward H Neillis Jr	42 W Townline Rd, Pearl River, NY 10965
392489	64.17-3-35 ✓	Jamie B Cabrera-Cardenas	128 Sgt Amory Ave, Pearl River, NY 10965
392489	64.17-3-36 ✓	Mario Marcillino	18 Saymor Dr, Bardonia, NY 10954
392489	64.17-3-37 ✓	Hashems Estates LLC	7 Phillips Dr, Airmont, NY 10901

NORTH MIDDLETOWN ROAD
 A.K.A. COUNTY ROUTE 33
 O.L.D. N.Y.S. ROUTE 304



TOWNLINER ROAD

RECEIVED
 AUG 11 2025
 TOWN OF ORANGETOWN
 LAND USE BOARD

LOT AREA = 67,889.63 SQUARE FEET
 TAX MAP DESIGNATION: 64.17-1-76
 SURVEY FOR

552 N. MIDDLETOWN RD

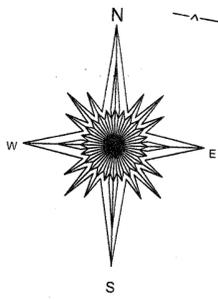
TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PEARL RIVER, NEW YORK
 OCTOBER 31, 2024 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

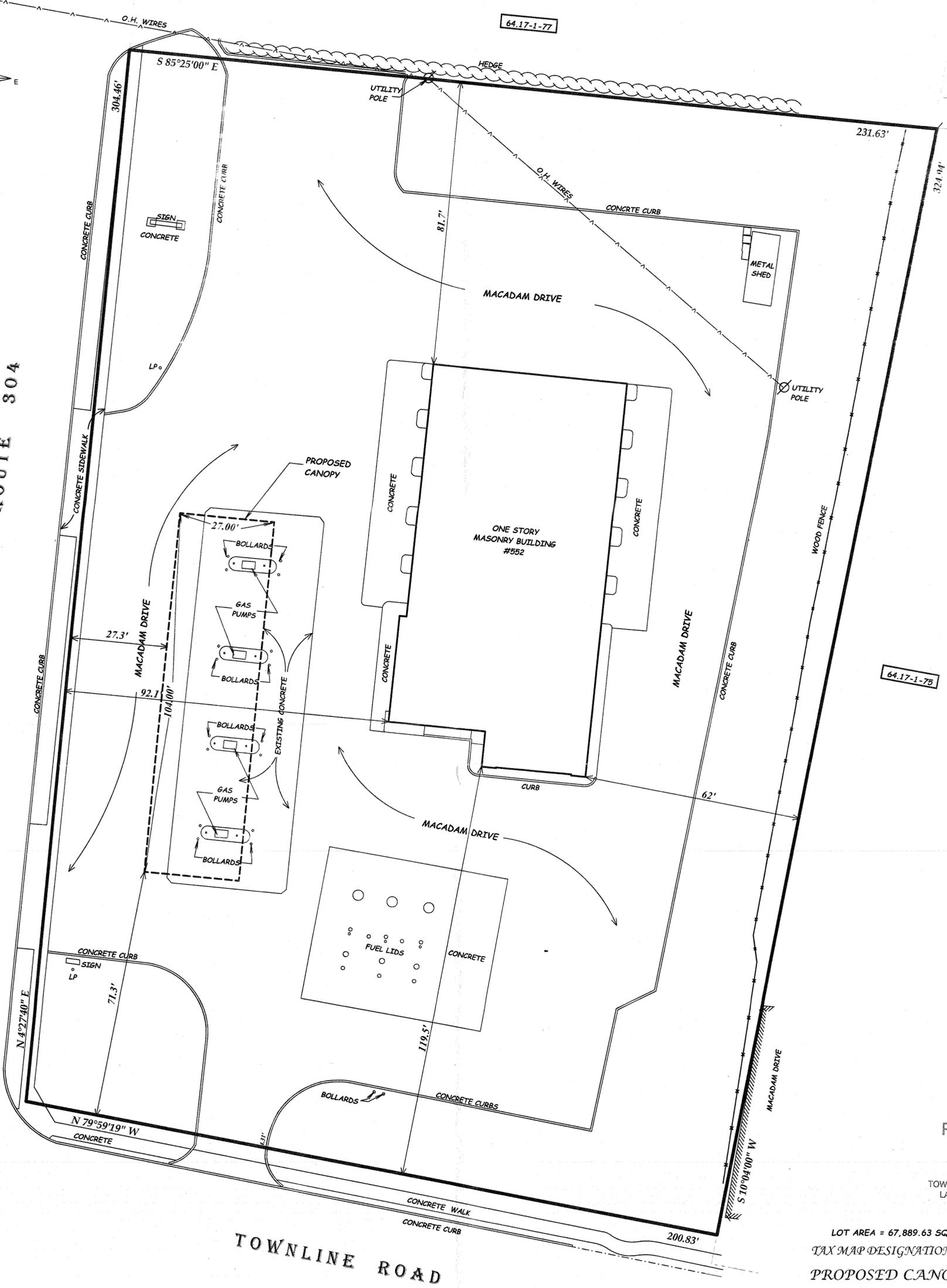
Anthony R. Celentano LIC#50633

CERTIFIED TO:
 Harvest Small Business Finance, LLC its
 successors and/or assigns, as their interests
 may appear, covering the Middletown Property
 Old Republic National Title Insurance Company
 552 North Middletown Road LLC

NOTE
 IT IS A VIOLATION OF THE STATE EDUCATION LAW
 FOR ANY PERSON, UNLESS ACTING UNDER THE
 DIRECTION OF A LICENSED LAND SURVEYOR, TO
 ALTER AN ITEM IN ANY WAY.
 ONLY COPIES OF THIS SURVEY MARKED WITH THE
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
 EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
 LAND SURVEYOR.
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND
 PURPOSE INDICATED HEREON. ANY EXTENSION OF
 THE USE BEYOND THE PURPOSES AGREED TO
 BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS
 THE SCOPE OF THE ENGAGEMENT.
 THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
 ABSTRACT OF TITLE.
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
 SURFACE OF THE GROUND THAT ARE
 NOT VISIBLE ARE NOT SHOWN.



NORTH MIDDLETOWN ROAD
A.K.A. COUNTY ROUTE 33
O.L.D. N.Y.S. ROUTE 304



RECEIVED
AUG 01 2025
TOWN OF ORANGETOWN
LAND USE BOARDS

LOT AREA = 67,889.63 SQUARE FEET
TAX MAP DESIGNATION: 64.17-1-76
PROPOSED CANOPY FOR
552 N. MIDDLETOWN RD

TOWN OF ORANGETOWN, ROCKLAND COUNTY
PEARL RIVER, NEW YORK
OCTOBER 31, 2024 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

BULK REQUIREMENTS ZONE: CO - GAS/AUTO REPAIR

USE GROUP	FLOOR AREA	MINIMUM LOT AREA	MIN. LOT WIDTH MIDDLE	MIN. LOT WIDTH TOWN	MINIMUM STREET FRONTAGE	MIN. FRONT YARD MIDDLE	MIN. FRONT YARD TOWN	MINIMUM SIDE YARD	MINIMUM TOTAL SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT FEET
REQUIRED	0.20	30,000 S.F.	150'	150'	50'	30'	30'	35'	90'	50'	13' 8"
EXISTING	0.20	67,889 S.F.	307.3'	203.7'	76'	27.3"	71.3'	62'	N/A	81.7'	17' 4"

*VARIANCE REQUIRED

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