

ZONING BOARD OF APPEALS

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

Date: June 29, 2020

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
Fire Prevention (Performance Standards)

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway

Review of Plans: 374 S. Middletown Road, Pearl River, NY
Section 64.17 Block 1 Lot 78 CO zone

This matter is scheduled for:

Chapter 43, CODistrict, Section 3.11, Column 5 #6 (total sign area shall not exceed 12 sq. ft.: proposed monument is 26.81 sq. ft. and proposed façade signage is 21 sq. ft.) for signs at a proposed new bank. (see memo from Jane Slavin, RA dated May 18, 2020)

Please review the information enclosed and provide comments. These comments may be mailed , 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: September 2, 2020

- () 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.

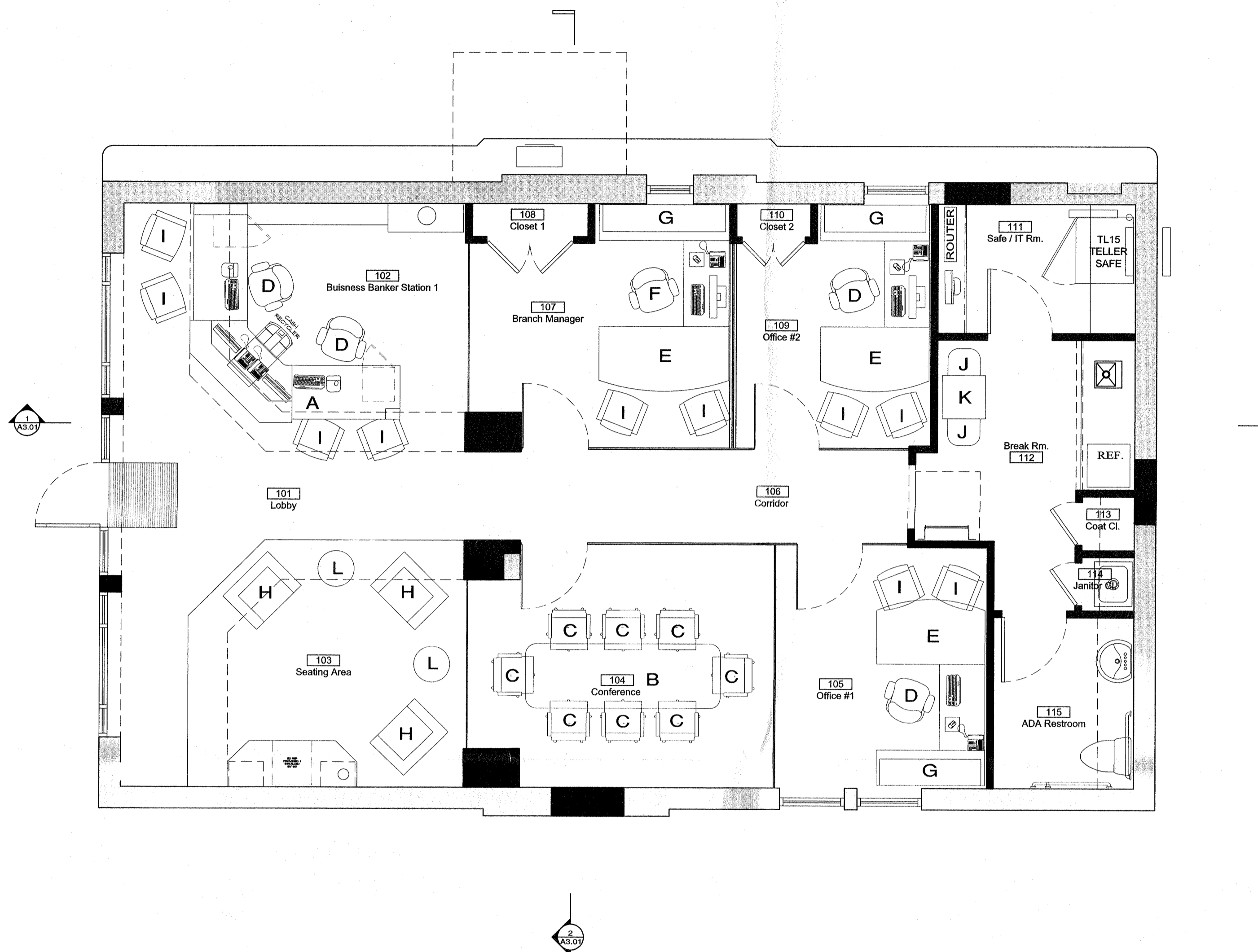
This project is before the Zoning Board on **Wednesday, September 2, 2020**. **Kindly forward your completed review to this office by September 2, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



1 New Architectural Plan
 A1.01 Scale: 1/4" = 1'-0"

Indication Legend	
	EXISTING WALL CONSTRUCTION
	NEW WALL CONSTRUCTION

Type	Quantity	Description	Manufacturer	Style	Finish/Color	Size	Remarks
A	1	RECEPTION DESK	ICF	N/A	NATURAL MAPLE LAMINATE VENEER	CUSTOM	MILLWORK CONTRACTOR TO PROVIDE SOLID SURFACE TOPS
B	1	CONFERENCE TABLE	ICF	N/A	SAGAWOOD "UL-1" LAMINATE TOP W/ POLISHED CHROME BASE	36" W X 96" L	EQUIP FOR POWER/ DATA
C	8	CONFERENCE SEATING	WOODSTOCK MARKETING	MID-BACK JOPLIN	BLACK / POLISHED CHROME BASE	--	
D	4	TASK SEATING	SITONIT	TORSA	"ROG" FABRIC/ "CHALK" VINTL/ WHITE FRAME	--	
E	3	CABEGOODS	ICF	N/A	WOOD GRAIN LAMINATE "UL-1" "NATURAL MAPLE"	5'-0" X 6'-6" "L" SHAPE	PROVIDE PRICING FOR ICF AS ALTERNATE-DEDUCT
F	1	MANAGER - EXECUTIVE CHAIR	WOODSTOCK MARKETING	HENDRIX HIGH BACK	TAN LEATHER / POLISHED SS FRAME	--	
G	3	CREDENZA	ICF	N/A	WOOD GRAIN LAMINATE "UL-1" "NATURAL MAPLE"	5'-0" LENGTH	PROVIDE PRICING FOR ICF AS ALTERNATE-DEDUCT
H	3	LOUNGE SEATING	MODWAY	CHARLES GRANDE AIRYCHAIR	TAN LEATHER	35" W X 26.5" D X 27" H	
I	10	GUEST SEATING	WOODSTOCK MARKETING	ARLO	BLACK LEATHER / POLISHED SS FRAME	--	
J	2	BAR STOOLS	--	--	--	--	
K	1	BREAK ROOM TABLE	SURFACE WORKS	LEGACY HOSPITALITY TABLE	SAGAWOOD "UL-1" LAMINATE TOP W/ POLISHED CHROME BASE	2'-0" X 2'-0"	
L	2	END TABLE	WOODSTOCK MARKETING	HARDEN	WHITE CARRERA MARBLE TOP / POLISHED SS BASE	20" ROUND X 24" HT	

Consultants:

PRICE BID DRAWINGS
 DATE: May 27th, 2019
 Prior dated documents voided by this issue

FOR BIDDING

Revisions:	Date	Description	Blg. Dep. Comments	Drawn	Check
1	01/07/2020	Bldg. Dep. Comments		BGD	TJD
2					
3					
4					
5					

Drawings on this page:

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orangetown
 Section 64.17, Block 1, Lot 78

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.2b.

DEGRAW & DEHAAN ARCHITECTS
 FIFTY-FIVE NORTH STREET
 SUITE 101
 MIDDLETOWN NEW YORK 10940
 PHONE 845-343-8510
 FAX 845-956-9513

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Project
Nanuet Branch
 374 N. Middletown Rd
 New Architectural Plan
 New Architectural Plan

Seal

 Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. **A1.01**



1 New Front Elevation
 A2.01 Scale: 1/2" = 1'-0"



2 New Side Elevation
 A2.01 Scale: 1/2" = 1'-0"

Consultants:

PRICE BID DRAWINGS
 DATE: May 27th, 2019
 Prior dated documents
 voided by this issue

FOR BIDDING

Revisions:	Date	Description	Blkg.	Dep.	Comments	Drawn	Check
1	01/07/2020					BGD	TJD

Drawings on this page:
 New Front Elevation
 New Side Elevation

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orangetown
 Section 64.17, Block 1, Lot 78

DEGRAW & DEHAAN ARCHITECTS
 FIFTY-FIVE NORTH STREET
 SUITE 101
 MIDDLETOWN NEW YORK 10940
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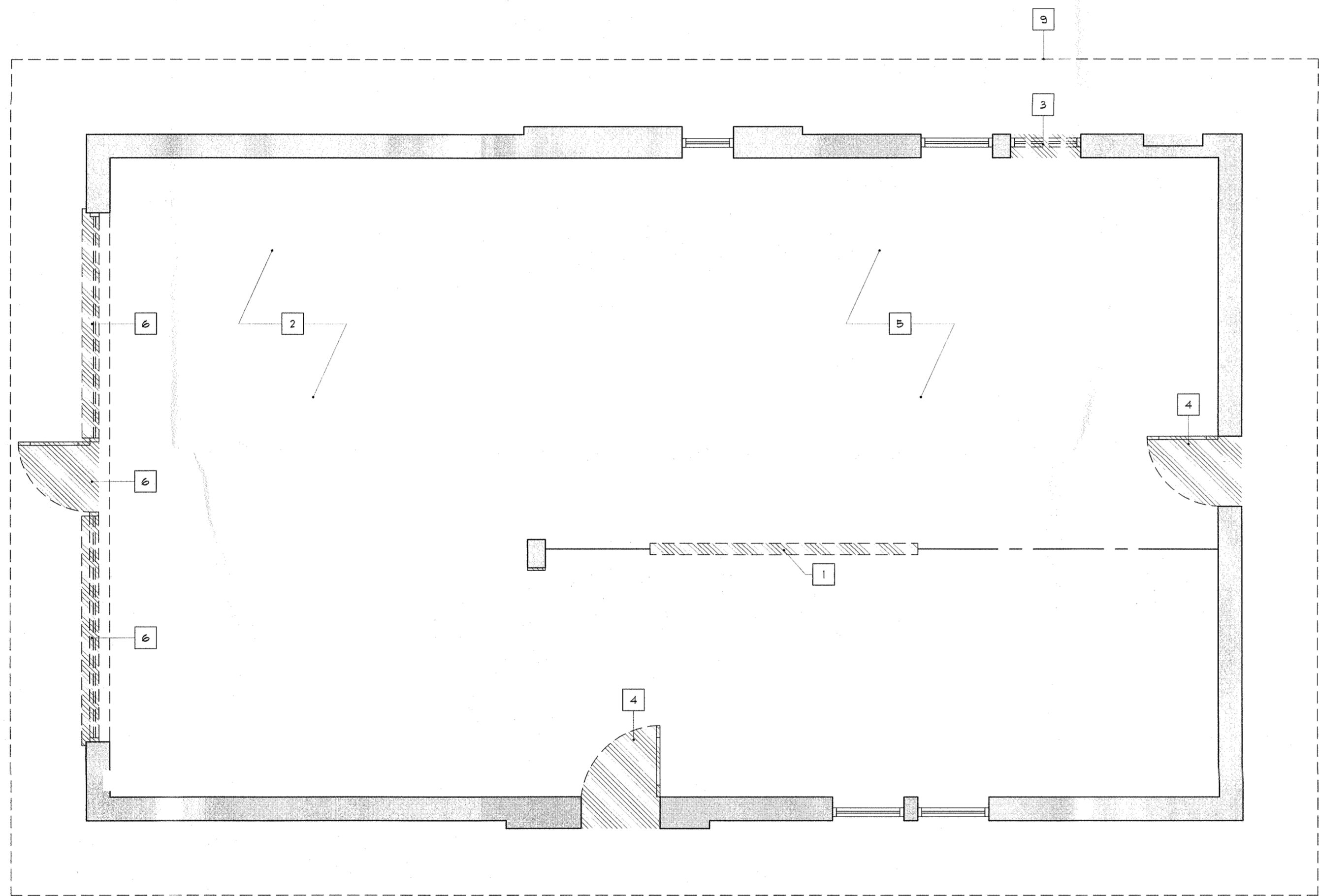
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Project
Nanuet Branch
 374 N. Middletown Rd
 New Front Elevation
 New Side Elevation

Seal
 REGISTERED ARCHITECT
 THOMAS JEFFREY DUBERT
 018682
 STATE OF NEW YORK

Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. A2.01

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b.



1 Existing / Demolition Plan
 A1.01 Scale: 1/4" = 1'-0"

Indication Legend	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

General Demolition Notes

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

DEMOLITION DRAWINGS DO NOT INCLUDE MECHANICAL/ELECTRICAL DEMOLITION AND ITS EFFECTS ON DEMOLITION OF GENERAL CONSTRUCTION ITEMS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ELEMENTS TO REMAIN FROM ANY DAMAGE DURING DEMOLITION.

THE CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS MAY BE REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEBRIS CAUSED BY DEMOLITION. THE CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON THE SITE AT ANY TIME.

- Keyed Demolition Notes**
- # DEMOLITION NOTE SYMBOL
- CONTRACTOR TO REMOVE EXISTING INTERIOR PARTITION COMPLETELY INCLUDING ELECTRICAL OUTLETS, SWITCHES, ETC. AND TERMINATE IN ACCORDANCE WITH NEC REQUIREMENTS. CONTRACTOR TO VERIFY IN FIELD ANY NEED FOR STRUCTURAL BRACING AND CONTACT ARCHITECT. BRACE AS NEEDED.
 - CONTRACTOR TO REMOVE EXISTING FLOORING AND PREP FOR NEW FLOOR. CONTRACTOR TO LEVEL FLOOR AS NEEDED.
 - CONTRACTOR TO REMOVE EXISTING EXTERIOR WINDOW FRAME, AND HARDWARE COMPLETELY. PREP TO INFILL FOR LIKE CONSTRUCTION.
 - CONTRACTOR TO REMOVE EXISTING EXTERIOR DOOR FRAME, AND HARDWARE COMPLETELY. PREP TO INFILL FOR LIKE CONSTRUCTION.
 - CONTRACTOR TO REMOVE ALL EXISTING CEILING TILE AND GRID ABOVE FOR ENTIRE AREA OF WORK.
 - CONTRACTOR TO REMOVE EXISTING STORE FRONT, GLAZING, AND FRAME AND PREP FOR INSTALLATION OF NEW STOREFRONT.
 - CONTRACTOR TO REMOVE EXISTING EXTERIOR DOOR FRAME, AND HARDWARE PREP FOR INSTALLATION OF NEW ENTRANCE.
 - CONTRACTOR TO CUT EXISTING EXTERIOR WALL CONSTRUCTION INCLUDING THE EXISTING WATER TABLE.
 - CONTRACTOR TO REMOVE EXISTING ROOF CONSTRUCTION, SHEATHING, AND ROOFING MATERIALS.
 - CONTRACTOR TO REMOVE EXISTING STUCCO SIDING.

Consultants:

PRICE BID DRAWINGS
 DATE: May 27th, 2019
 Prior dated documents voided by this issue

FOR BIDDING

Revisions:	Date	Description	Blg.	Dep	Comments	Drawn	Check
1	01/07/2020					BGD	TJD

Drawings on this page:
 Existing / Demolition Floor Plan

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orange town
 Section 64.17, Block 1, Lot 78

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 89, Architecture, Section 69.05.

DEGRAW & DEHAAN
 ARCHITECTS

FIFTY-FIVE NORTH STREET
 SUITE 101
 MIDDLETOWN NEW YORK 10940
 PHONE 845-343-8510
 FAX 845-956-9513

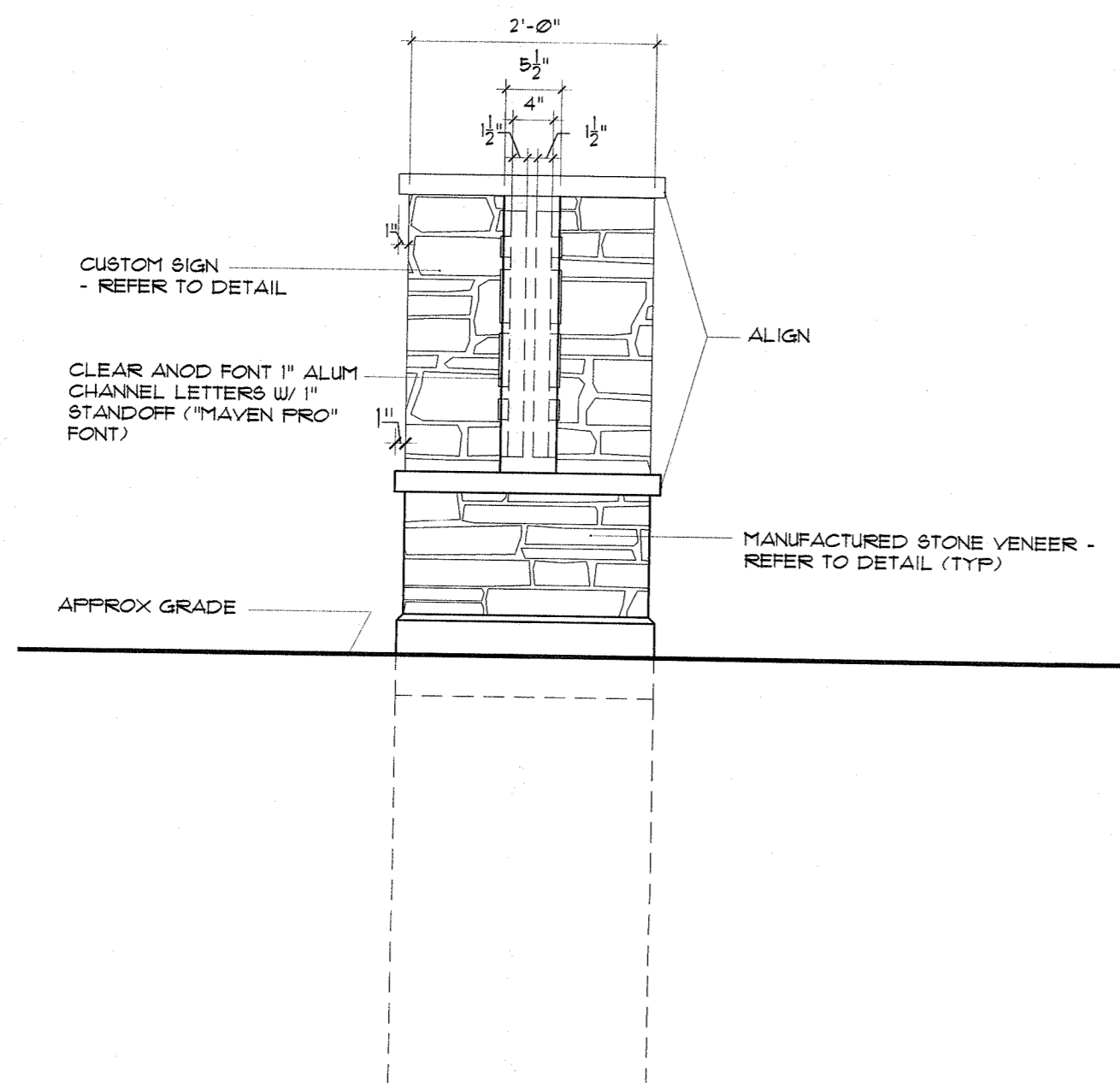
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Project
Nanuet Branch
 374 N. Middletown Rd
 Existing / Demolition Floor Plan

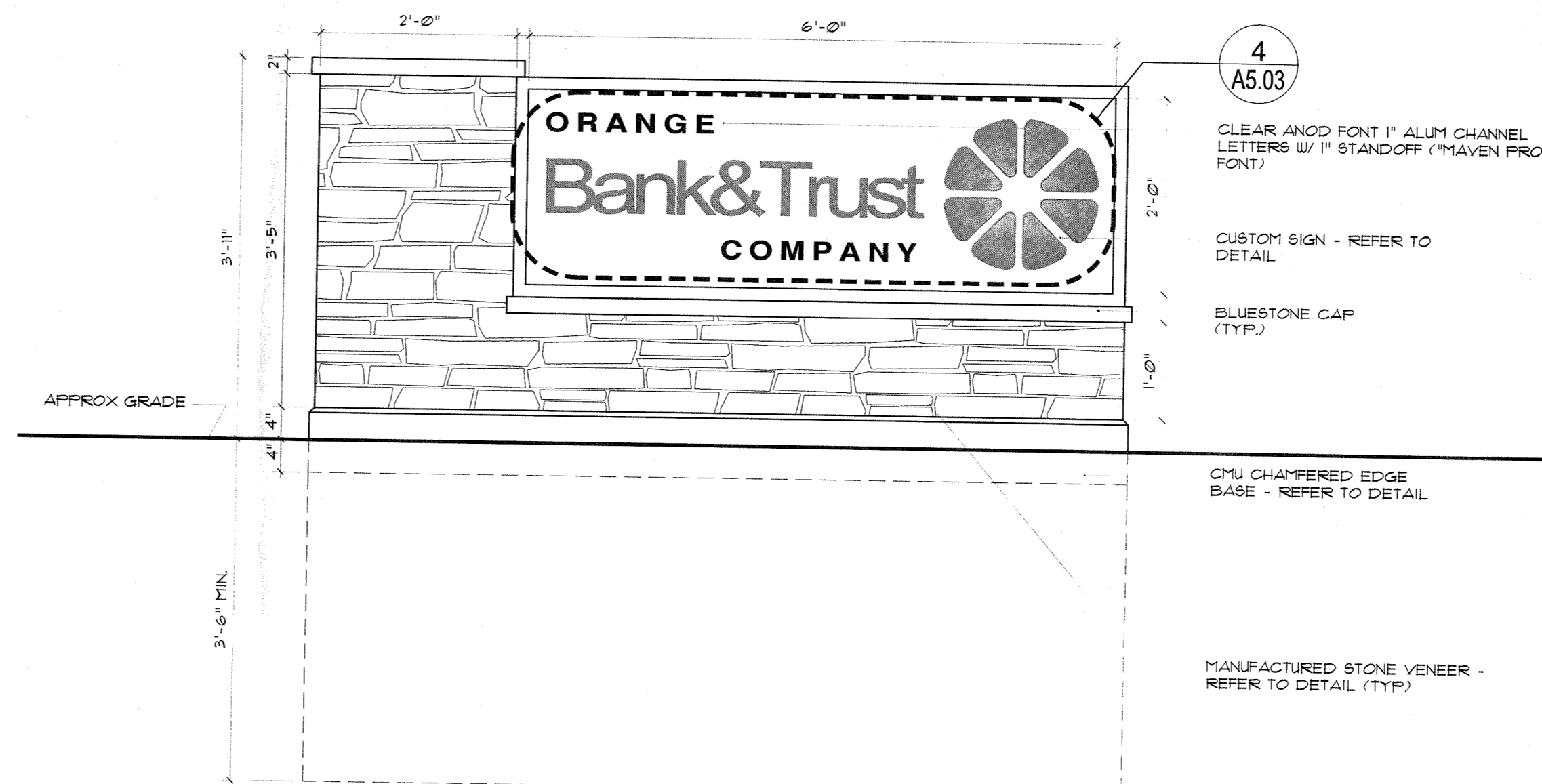
Seal

REGISTERED ARCHITECT
 THOMAS JEFFREY DEGRAW
 019882-1
 STATE OF NEW YORK

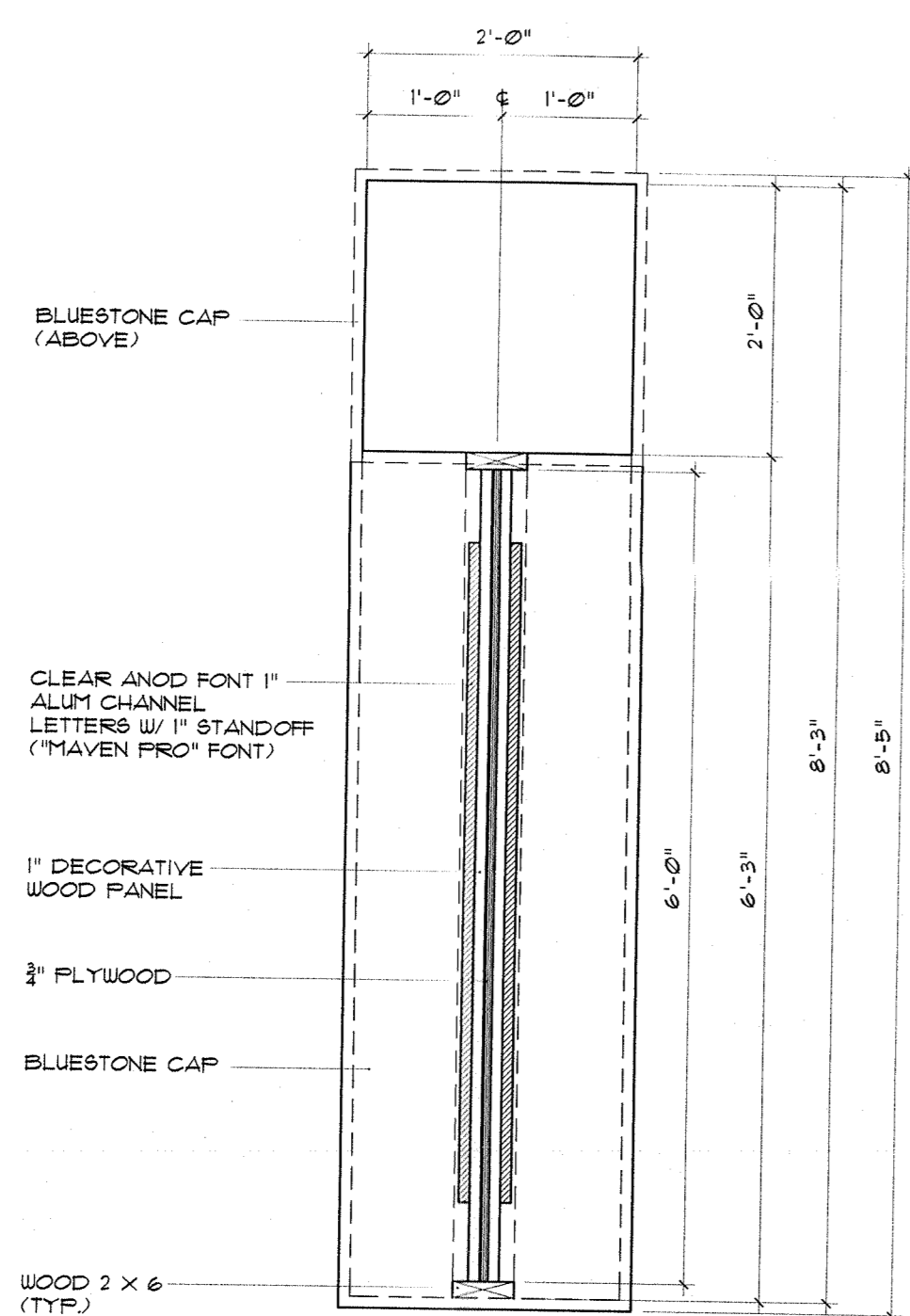
Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. AD1.01



1 Monument Signage Front Elevation
 A5.03 Scale: 3/4" = 1'-0"



2 Monument Signage Side Elevation
 A5.03 Scale: 3/4" = 1'-0"



3 Monument Signage Plan
 A5.03 Scale: 1/4" = 1'-0"



4 Logo Detail
 A5.03 Scale: 1-1/2" = 1'-0"

Consultants:

PRICE BID DRAWINGS
 DATE: May 27th, 2019
 Prior dated documents voided by this issue

FOR BIDDING

Revisions:	Date	Description	Blg. Dep	Comments	BDG	TJD
△	01/07/2020					
△						
△						
△						
△						
△						

Drawings on this page:
 New Sign Elevation
 New Sign Plan
 New Sign Details

Nanuet Branch
 Orange Bank & Trust Company
 374 N. Middletown Road
 Nanuet, New York 10954
 Town of Orangetown
 Section 64.17, Block 1, Lot 78

Unauthenticated addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 89, Architecture, Section 89.5b.

DEGRAW & DEHAAN ARCHITECTS
 FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10940
 PHONE 845-343-8510 FAX 845-956-9513

Project: **Nanuet Branch**
 374 N. Middletown Rd

New Sign Elevation
 New Sign Plan
 New Sign Details

Seal: REGISTERED ARCHITECT THOMAS JEFFREY DEGRAW STATE OF NEW YORK 01882-1

Date: 01/16/2019
 Drawn By: BGD
 Checked By: TJD
 Drawing No. **A5.03**



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

ZONING BOARD OF APPEALS

Date: June 22, 2020

Applicant: Orange Bank & Trist Site

Address: 374 S. Middletown Road Pearl River

Section: 64.17

Block: 1

Lot: 78 CO zone

Permit# _____

Plans Submitted: Site Plan for Lale Realty LLC

dated 11/18/2019 with the latest revision date of 6/6/2020 ss by Jay Greenwell L.S. (1 page)

Arch Plans labeled Nanuet Branch Orange Bank & Trust Co.(4 pages)

signed and sealed by Thomas Jeffrey DegrawArchitect dated may 27 2019

with latest revision date of 1/7/ 2020

Project Name: Orange Bank & Trust Site Plan

Date of Submittal to Land Use Board: June 18, 2020

Date of Board Meeting: TBD

RECEIVED

JUN 22 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: JG 6-22-2020



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

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: May 19, 2020

**To: Cheryl Coopersmith, Chief Clerk
Planning Board**

**From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.**

**Subject: Orange Bank & Trust Site/Structure Plan and Sign
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
374 South Middletown Road, Nanuet
64.17-1-78; CO zoning district**



PB #20-18

Submission Reviewed:

Proposed Site Plan, as prepared by Jay Greenwell, PLS dated 11/13/19 and signage drawings as prepared by Degraw & Dehaan Architects dated 1/7/2020.

The applicant is proposing to renovate an existing structure for a new bank and remove the existing pylon sign and install a new monument sign.

- 1) Per Chapter 43, table 3.11, CO District, Column 5, Number 6, total sign area shall not exceed 12 square feet. Proposed monument sign is 26.81 square feet and proposed façade signage is 21 square feet. Applicant must obtain approval from the Zoning Board of Appeals.
- 2) A crosswalk shall be added to the plan to define access from the handicap parking spots to the building and a sign added, "Stop for pedestrians".
- 3) ACABOR review and approval for the site plan, signs and building renovation is required.
- 4) The SEAF appears to be in order.
- 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 and the Final Site Plan is stamped by the Chief Clerk to the Board.

JS
5/19/2020

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" 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 checked="" 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#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: ORANGE BANK & TRUST COMPANY - NANVET BRANCH

Street Address: 374 S. MIDDLETOWN RD, NANVET, NY 10954

Tax Map Designation:

Section: 64.17 Block: 1 Lot(s): 78
Section: _____ Block: _____ Lot(s): _____

Directional Location:


On the EAST side of SOUTH MIDDLETOWN ROAD, approximately 160 feet SOUTH of the intersection of HOVENKAMP ROAD, in the Town of ORANGETOWN in the hamlet/village of NANVET.

Acreage of Parcel <u>.75 AC</u>	Zoning District <u>CO</u>
School District <u>PEARL RIVER UFSD</u>	Postal District <u>10954</u>
Ambulance District <u>ORANGETOWN</u>	Fire District <u>PEARL RIVER</u>
Water District <u>SUEZ NY</u>	Sewer District <u>ORANGETOWN</u>

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

SITE REQUIRES ADDITIONAL SIGNAGE FOR NEW USE AS BANK MONUMENT & FACADE SIGNS

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

Date: 6/16/2020 Applicant's Signature: 

APPLICATION REVIEW FORM

Applicant: ORANGE BANK TRUST COMPANY Phone # (201) 848-8156

Address: 212 DOLSON AVE MIDDLETOWN NY 10940
Street Name & Number (Post Office) City State Zip Code

Property Owner: LALE REALTY LLC Phone # (914) 447-6155

Address: 29 ROCHELLE DR. NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: THOMAS DEGRAW Phone # (845) 343-8510

Address: 55 NORTH ST. MIDDLETOWN NY 10940
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: JOSEPH THOMPSON Phone # (845) 532-8156

Address: _____
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

COUNTY ROUTE 33 (MIDDLETOWN RD)
TOWN BOUNDARY ORANGETOWN / CLARKSTOWN

Referral Agencies:

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input checked="" type="checkbox"/> Adjacent Municipality <u>TOWN OF CLARKSTOWN</u> | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? 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.

5/27 PLANNING BOARD PB # 20-18
- REFERED ZBOA FOR SIGNAGE VARIANCE

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

NONE

Owners within
200 ft of
Tax Lot 64.17-1-78

64.17-1-1
Skyview Service Inc
370 So Middletown Road
Nanuet, New York 10954

64.17-1-2
Jose Hernandez
9 Hovenkamp Ave
Nanuet, New York 10954

64.17-1-3
Paul Fay
13 Hovenkamp Ave
Nanuet, New York 10954

64.17-1-4
Jeremiah Ross
15 Hovenkamp Ave
Nanuet, New York 10954

64.17-1-5
Yaroslav Lupachov
17 Hovenkamp Ave
Nanuet, New York 10954

64.17-1-8
D Scheffold
545 Highview Ave
Pearl River, New York 10977

64.17-1-9
Nicholas Nicolopoulos
535 Highview Ave
Pearl River, NY 10977

64.17-1-10
Jason Trudeau
525 Highview Ave
Pearl River, NY 10977

64.17-1-11
Denise Rahilly
519 Highview Ave
Pearl River, NY 10977

64.17-1-12
Martin DeSapio
513 Highview Ave
Pearl River, NY 10977

64.17-1-75
Richard Pyun
27 Townline Road
Pearl River, NY 10977

64.17-1-76
Rockland Car Care Inc
552 Middletown Road
Pearl River NY 10977

64.17-1-77
Timothy Weigel
558 No Middletown Road
Pearl River NY 10977

63.20-1-2
Pearl River Campus LLC
4020 Kinross Lakes Pkwy
Richfield Ohio 44286

63.20-1-3
Pearl River Campus LLC
4020 Kinross Lakes Pkwy
Richfield Ohio 44286

68.07-2-39
T.Orangetown/Pfizer
100 Route 206
North Peapack, NJ 07977

Pearl River zip code 10965?

