



19657

Town of North Hempstead
Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030 ! tel. 516-869-7660 ! fax 516-869-7662

NOTICE OF DISAPPROVAL

September 5, 2013

Section:	3	Application No:	13-105057, 13-105060, 13-105061, 13-105062 & 13-105063
Block:	236	Premises Location:	1111 Northern Boulevard, Manhasset, NY 11030
Lot(s):	10 & 11	Zone:	B-A

Proposed work: Alterations to existing gasoline service station and conversion of remainder of building to a convenience store use. Installation of two ground signs and two wall signs.

Owner: 1111 Northern Boulevard LLC, 2362 Emerald Lake Drive, Sun City Center, FL 33573

Professional Engineer: John Catapano, Catapano Engineering, 585 Broadhollow Road, Melville, NY 11747

Dear Applicant:

PLEASE BE ADVISED that your application for a permit has been **DISAPPROVED** as contrary to the code of the Town of North Hempstead as follows:

- 1. 70-103F:** Provision for off-street loading and unloading shall be made on premises used for a business purpose in a location that will not interfere with accessory parking and means of ingress and egress thereto, and such areas shall be surfaced in the same manner as the parking areas. The area to be allocated for loading and unloading shall be at least 10 feet in width, 25 feet in length and 15 feet in clear height.

Required: One off-street loading and unloading area
Proposed: No off-street loading and unloading area
- 2. 70-203G:** Where a business district is within 15 feet of any residence district there shall be provided a landscaped area of at least 15 feet in depth adjoining such district. Such landscaped area shall be located within such business district and not within the adjacent residence district. Such landscaping shall consist of trees and shrubs which shall be so located and of sufficient density to effectively screen the business district from any residence district.

Proposed: An approximately 3.5 foot landscaped buffer separating a portion of the Business-A Zoning District from the abutting Residence-C Zoning District.
- 3. 70-203P(2)(f)** Along the parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The perimeter landscape area shall be designed so as not to obstruct sight lines from the subject property.

Proposed: No perimeter landscape area along the Northern Boulevard front lot line.
- 4. 70-231:** Convenience Store - A retail sales area that offers for sale prepackaged food or beverages for off-site consumption. Such retail sales area shall not exceed 750 square feet, including the cashier area.

Proposed: A 2,719 square foot convenience store
- 5. 70-196J(1)(b):** The sign on the building wall facing upon a parking area shall not exceed two feet in vertical measurement or one square foot per linear foot of wall width, but in no case shall exceed 24 square feet in area.

Proposed: The installation of a wall sign on the north wall of the building facing upon a parking area that is three feet in vertical measurement with a total area of 30 square feet

6. 70-196J(1)(f): In no event shall the top of a wall sign be higher than 18 feet above the mean level of the ground.

Proposed: The installation of two wall signs with the top of the signs located 19 feet above grade

7. 70-196K(4): Ground signs, not to exceed two in number, 24 square feet in area per sign face or 18 feet in height above the mean level of the ground, not to extend or project beyond any lot line shall be permitted.

Proposed: The installation of two ground signs, 60.8 square feet in area per sign face with a height of 23 feet above grade

Note: Once the applicant has addressed the above issues with the Board of Zoning Appeals they will be required to address the following issues with the Town Board.

8. 70-203P: No permits for the construction or alteration of gasoline service stations shall be issued without first obtaining approval from the Town Board.

9. 70-203P(2); No convenience store collocated at a gasoline service station shall be permitted without first obtaining approval from the Town Board.

Should you have any questions regarding this notice, please feel free to contact me at norjeng@northhempsteadny.gov

Very truly yours,



Glenn Norjen
Plans Examiner

Section 267-a 5(b) of Town Law requires that any appeal to the Board of Zoning Appeals shall be filed within sixty (60) days. Failure to file an appeal with the Town of North Hempstead Board of Zoning Appeals within sixty (60) days of the date of this notice will result in the expiration of the Building Permit Application. This law is strictly enforced.

**Town of North Hempstead
Board of Zoning Appeals**
P.O. Box 3000, Manhasset, New York 11030-2327
516 869-7667, fax: 516 869-7812

Application for Variance, Conditional Use or Permit Pursuant to the Provisions of Chapter 70 of the Code of the Town of North Hempstead of 1973 and as Amended

Receipt No. _____ Date _____ Appeal No. 19657

Application must be fully completed and will not be accepted unless Affidavit of Ownership
Is executed by the record owner of property described.

By filling this application, the Owner consents to allow the Board of Zoning Appeals to enter upon and inspect the property described.

Applicant CUMBERLAND FARMS, INC. Address 100 Crossing Boulevard
Framingham, Massachusetts
Owner: 1111 NORTHERN BOULEVARD, LLC 2362 Emerald Lake Drive, Sun City Center,
ANDREA TSOUKALAS, ESQ. Florida 33573
Name and address of Person who will appear for the applicant at the Public Hearing 333 Earle Ovington Blvd., Uniondale,
New York 11553 Day time phone # (516) 248-1700

Item Application is hereby made for a conditional use or special use under Section(s) _____
A Application is hereby made for a variance of Section(s) 70-103.F, 70-203.G, 70-203.F(2)(f), 70-231, 70-196.J
(1)(b), 70-196.J(1)(f), 70-196.K(4)
Appeal is hereby made for a determination under Chapter 70, Article XXIV, Section _____ of the Code
Of the Town of North Hempstead under the authority vested in the Board of Zoning Appeals.

Subject Premises situated on the n/e/c xxxxxxx of Northern Boulevard xxxx
xxx xx and Maple Street
(nearest intersection) (town)
Street or House Number: 1111 Northern Boulevard, Manhasset
B Location: Section 3 Block 236 Lot(s) 10 and 11
Zoning District Business A (B-A)

C To permit the: Erection/Alteration/Conversion/Maintenance/Extension/Use* of alterations to an existing gasoline
service station and conversion to a convenience store

D Date of attached Building Department's Disapproval September 5, 2013

E Question(s) involved: loading/unloading area; landscape buffer; signage, floor area

F In connection with: xxxxxxx Existing - Building Use (circle one)

G Type of construction: brick/frame/masonry/other Fireproof? _____

Size of Lot 162.47x200 Feet front _____ feet rear _____ feet depth _____
Total square feet 36,511
H Size of Existing Building: feet front _____ Feet deep _____
Size of Building as Proposed: feet front SEE SITE PLAN Feet deep _____
Height of Building: existing stories _____ Feet _____
Proposed stories _____

I Use. Present (or former, if unoccupied) gasoline service station same
Is there any petition pending before the Town Board for change of Zone? no

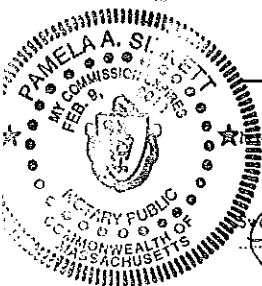
*strike out inapplicable words.

1. Give any previous Appeal No(s.) of any previous Applications file on these premises 15295, 37118
2. How long has owner held title to property? 1951
3. Are the Premises within 200 ft. of a school, public library, church, hospital or orphanage? no
4. Has any Violations being issued affecting the premises? no
5. Has a Court Summons been served relative to this matter? no

I hereby submit the principle points on which this application is based with description of existing conditions and proposed work. In requesting a variance include a statement concerning your practical difficulty or hardship (attach separate sheet if necessary).

K

SEE ATTACHED RIDER



I hereby depose and say that all the above statements and information and all statements and information contained in paper submitted herewith are true.

CUMBERLAND FARMS, INC.

Applicant's Signature

Subscribed and sworn to before me this 4th Day of October, 2013.
Pamela A. Simonetti
 (Notary Public)

Kathleen A. Sousa

Kathleen A. Sousa
 Land Planning Manager

AFFIDAVIT OF OWNERSHIP

Hillsborough
 County of Nassau
 State of New York ss:

RICHARD SCHNEIDER

being duly sworn, deposes and says that he/she resides at 2362 Emerald Lake Drive, Sun City Center In the County of Hillsborough and State of Florida

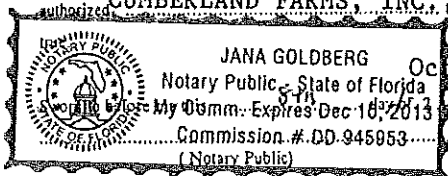
That he/she is (the owner in fee) XX of 1111 Northern Boulevard, LLC

The corporation which is owner in fee)* of the premises described in this application shown on the Nassau County Land & Tax Map as

Section No. 3 Block No. 236 Lot(s) 10 and 11 that he/she has

authorized CUMBERLAND FARMS, INC. to make this application * and that the statements of fact contained in this application are

1111 NORTHERN BOULEVARD, LLC



Owner's Signature

RICHARD SCHNEIDER

RIDER TO APPLICATION OF
CUMBERLAND FARMS, INC.
1111 Northern Boulevard, Manhasset
Section 3, Block 236, Lots 10 & 11

The premises is located on the northeast corner of Northern Boulevard and Maple Street in Manhasset. It is situated in the Town's "B-A" Zoning District and has a lot area of 36,511 square feet (.84 acres)

The premises is currently improved with a non-conforming gas station and repair shop. A certificate of occupancy was issued for this use on February 15, 1952 (Exhibit A). By decision dated April 26, 1995, this Board granted a conditional use permit to permit the erection of an accessory canopy within the required front yard and erection of ground signs which exceed the permitted area (Exhibit B).

The applicant proposes to demolish a portion of the existing building which is currently being used as a repair shop and convert the remaining building to a convenience store. The gross area of the building to be used as a convenience store is 2,789 square feet, but the proposed retail sales area is only 1,825 square feet. The required number of parking for the proposed use is 10 stalls. The applicant proposes 18 stalls.

The following addresses the variances noted on the Notice of Disapproval:

1. Section 70-103F – the applicant appeals the determination that a variance is required. The applicant proposes an off-street loading and unloading area adjacent to the east side of the building which exceeds the minimum dimensional requirements.

If the Board finds that the requirements of this section are not met, a variance is requested.

2. Section 70-203G – the applicant appeals the determination that a variance is required. The premises is not within 15 feet of a residential district; therefore, a 15 foot landscaped buffer area is not required.

Alternatively, the applicant requests a variance.

3. Section 70-203P(2)(f) – the applicant requests a variance. There is insufficient area for perimeter landscaping along Northern Boulevard. Any landscaping would obstruct site lines from the premises.
4. Section 70-231 – the applicant requests a variance. The proposed sales area for the convenience store is 1,825 square feet. Although this exceeds the maximum area of permitted 750 square feet, the premises can readily accommodate a larger store given its lot area and proposed parking. The premises is larger than most gas stations and

will provide eight more parking stalls than required by the Town Code. The premises is also well-designed, providing proper site circulation and a designated loading area.

5. Sections 70-196J(1)(b), 70-196J(1)(f) and 70-196K(4) – the applicant requests variances for the proposed signage at the site. The applicant is proposing one wall sign which exceeds the permitted area and vertical measurement; the two wall signs are proposed at 19 feet above grade, rather than the permitted 18 feet above grade; and the two ground signs exceed the permitted area and height. These variances are needed to provide better visibility of the signage. The building is set back 81 feet from Northern Boulevard and 53 feet from Maple Street. The required setback is only 10 feet. The larger signage is required to accommodate the longer distance off the street. Furthermore, the taller ID advertising and price signs are a better design with better clearance and site lines from the premises. These signs are also more visible and are more typical of gas station signage.

The variances noted herein should be granted because the propose use will not have any negative impacts on the community. The use is necessary and provides a service to the community. The applicant also proposes to install a generator which will further enhance the service and value to the community in times of crisis. For example, Super Storm Sandy left many gas stations without power for weeks, creating a gas shortage for most Long Island communities. A generator at this site would prevent this type of crisis and would also provide essential food items in the event that supermarkets are closed. Accordingly, there is an added benefit to allowing a larger convenience store at the premises.

Certificate of Occupancy

Nº 52- 83

52-83

BUILDING DEPARTMENT, TOWN OF NORTH HEMPSTEAD
MANHASSET, NEW YORK

DATE February 14, 1952

N 243759 This Certifies that THE BUILDING LOCATED IN SEC. NO. 3 BLOCK NO. H LOT NO. 122

NASSAU COUNTY TAX MAP, ADDRESS Northeast corner Northern Boulevard and Maple Street,
Manhasset, New York

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS ON FILE IN THIS OFFICE, PERMIT NO. 26690 DATE 2/4/51
AND TO ALL REQUIREMENTS OF THE BUILDING ZONE ORDINANCE AND BUILDING CODE OF THE TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, N. Y.

ZONE Bus. A OCCUPANCY *** Gasoline Service Station ***

THIS CERTIFICATE ISSUED TO Rudolph C. Schneider

owner

OF THE AFORESAID BUILDING.

ADDRESS 63 East Dr., Manhasset, N. Y.

John H. Dair

~~OWNER~~ - BUILDER - ~~ARCHITECT~~

ADDRESS 45 Locust Pl., Manhasset, N. Y.

BUILDING OFFICIAL



Town of North Hempstead

BOARD OF ZONING AND APPEALS

TOWN HALL

POST OFFICE BOX 3000

MANHASSET, N.Y. 11030

(516) 627-0590

NOTICE OF DECISION


APPEAL #15295 - Mobil Oil Corp, conditional use 70-126.I, variance 70-132.B, 70-196.K, 70-208.F to permit the erection of an accessory canopy within the required front yard & erection of ground signs which exceeds the permitted area & the installation of canopy signs which are not permitted; N/E/cor. Northern Blvd. & Bayview Ave., Manhasset, Sec. 3, Blk. H, Lot 122, B-A District.

PLEASE TAKE NOTICE: That at a meeting of the Board of Zoning Appeals held on April 26, 1995, the appeal in the above entitled matter was:

GRANTED permitting the erection of an accessory canopy of the dimensions and in the locations as shown on drawings and site plan submitted with the application.

Subject to the attached conditions.

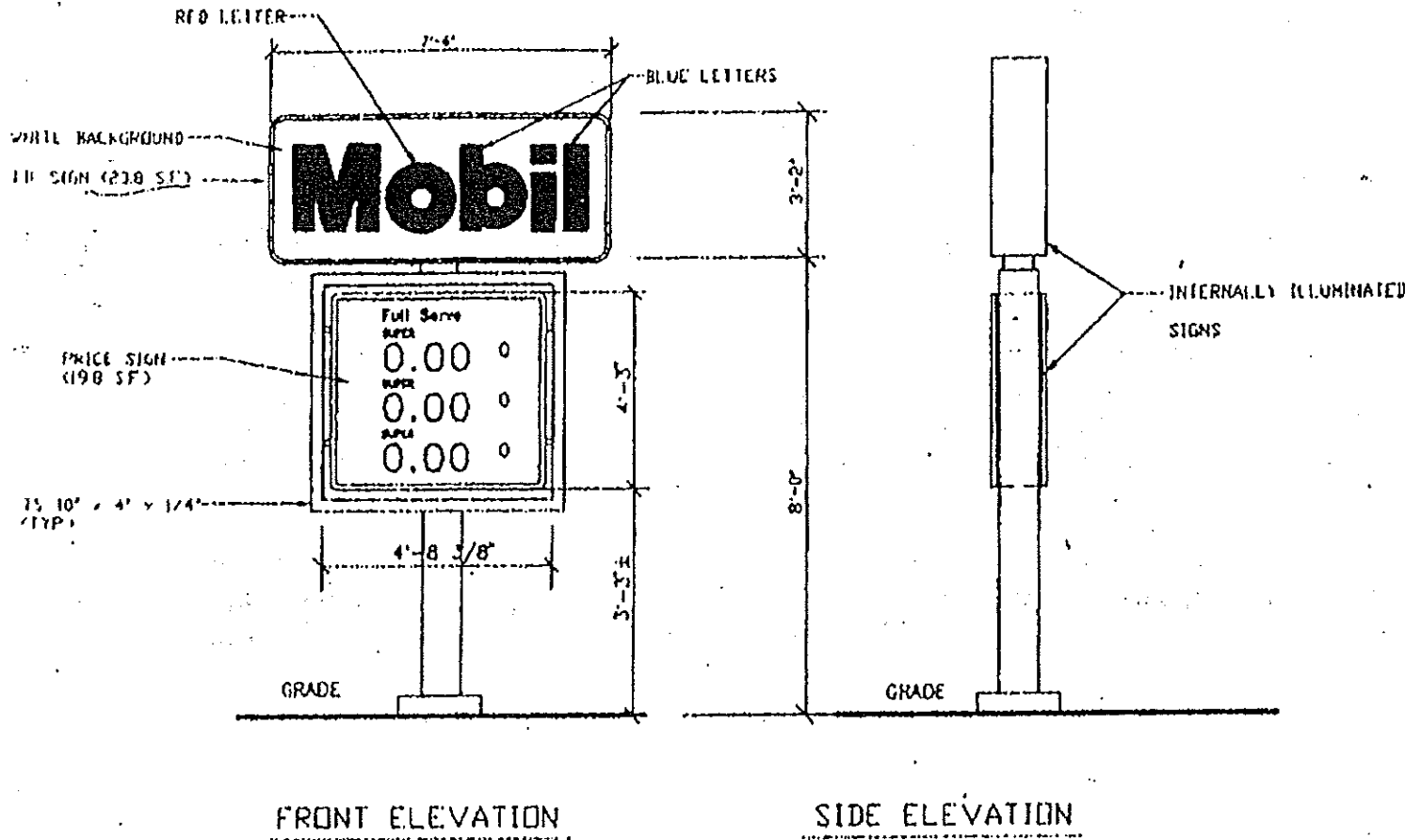
BOARD OF ZONING APPEALS


Secretary

TIME LIMITATION:

Pursuant to the Rules of the Board of Zoning and Appeals, all variances or conditional uses granted by the Board shall lapse after ninety (90) days unless the required permit is issued by the Building Department. An extension of ninety (90) additional days may be secured via written application accompanied by a fee of \$25.00 for residential purposes and \$100.00 for commercial purposes. Said application should be made by applicant at least two weeks prior to the expiration date. No notice of expiration date will be given by the Board of Zoning and Appeals. A maximum of three extensions will be granted.

BOARD OF ZONING AND APPEALS
TOWN OF NORTH HEMPSTEAD



I.D./PRICE SIGN DETAIL.

1/4" = 1'-0"

David Mammilna, R.A. - Chairman

Edward S. Smith - Vice Chairman

Eugene J. Martonik - Secretary



Board of Zoning Appeals

Town of North Hempstead

210 Plandome Road • Manhasset, NY 11030 • 516-869-7667 • 516-869-7812 fax

Rider to Appeal No. 15295

Mobil Oil Corp

1. That there shall be no Mobil identification signs permitted upon the accessory canopy structures.
2. The applicant shall comply with all laws, ordinances, rules and regulations of all public authority with jurisdiction over the premises, and that no Certificate of Occupancy / Completion shall be issued until absolute compliance has been proven to the Commissioner of the Building Department.
3. Installation of an identification (ground) sign is approved in the location as indicated on the approved site plan, as discussed at the public hearing, and of the following dimensions: (corrected 6/21/95)

(See attached Rider)

No. 15295 - Mobil Oil Corp.

Action of the Board:

Application granted on motion of Mrs. Forman, seconded by Mr. Smith.

The Resolution:

WHEREAS on March 21, 1995, an application was filed by Mobil Oil Corp., for a conditional use 70-126.I and variance 70-132.B, 70-196.K, 70-208.F to permit the erection of an accessory canopy within the required front yard and erection of ground signs which exceed the permitted area and the installation of canopy signs which are not permitted; n/e/cor. Northern Blvd. & Bayview Ave., Manhasset, Sec. 3, Blk. H, Lot 122, B-A District; and

WHEREAS a public hearing on this application was held by the Board of Zoning and Appeals at the Town Hall, Manhasset, New York on April 26, 1995, following due notice by publication in the Manhasset Press newspaper; and

WHEREAS at said hearing John F. Coffey, Esq. and Thomas Filizolar appeared in support of the application and no one appeared in opposition; and

WHEREAS, following inspection and due consideration the Board found that the application would not be detrimental to the public health, safety and general welfare of the area; and that the applicant had shown proof of a practical difficulty and unnecessary hardship of a nature sufficient to warrant the granting of this conditional use and variance under the provisions of Section 70-225 of the Code of the Town of North Hempstead;

NOW, THEREFORE, BE IT RESOLVED that this application be and the same is hereby granted permitting the erection of an accessory canopy of the dimensions and in the location as shown on drawings and site plan submitted with the application; subject to the following conditions:

(See following page for Rider to Decision.)

BE IT FURTHER RESOLVED that the Manager of the Building Department be and he hereby is authorized to issue the required permit in accordance with the provisions of this resolution.

Adopted: Ayes: Mr. Smith, Mmes. Little, Pardes, Forman
and Mr. Mammina.
Nays: None.

BOARD OF ZONING APPEALS
TOWN OF NORTH HEMPSTEAD

Conditions:

1. That there shall be no Mobil identification signs upon the canopy elevations.
2. The applicant shall comply with all laws, ordinances, rules and regulations of all public authority with jurisdiction over the premises, and that no Certificate of Occupancy shall be issued until absolute compliance has been proven to the Commissioner of the Building Department.



DEPARTMENT OF BUILDING,
SAFETY INSPECTION AND ENFORCEMENT
TOWN OF NORTH HEMPSTEAD, MANHASSET, N.Y.

DONALD ALBERTO, AIA
COMMISSIONER

Certificate of Completion

This certificate
issued to...

Mobil Oil Corp.
808 Veterans Highway
Bayside, New York 11708

DATE November 30, 1995

CERTIFICATE No. 95-526

NYBFU No. W360255

This Certifies that THE BUILDING LOCATED IN Sec. No. 3 Block No. 8 Lot No. 122

Nassau County Tax Map, Address 1111 Northern Blvd., Manhasset

Location R/E/c Northern Blvd. & Bayview Avenue

conforms substantially to the approved plans on file in this office, Permit No. 1626 Date 1/27/95 and
to all requirements of the Building Zone Ordinance and Building Code of The Town of North Hempstead, Nassau County, N.Y.

Zone RUS A Occupancy Two New Canopies

Building Inspector Thomas Clarke Building Official Donald Alberto

DEPT.

BOARD OF ZONING APPEALS
TOWN OF NORTH HEMPSTEAD

-----X
In the matter of the application of

CUMBERLAND FARMS, INC.

**DISCLOSURE
AFFIDAVIT**

for variances of the North Hempstead Code for property
located at 1111 Northern Boulevard, Manhasset, New York,
and designated on the Nassau County Land and Tax Map as
Section 3, Block 326, Lots 10 and 11

-----X
STATE OF *FLORIDA*)
) ss.:
COUNTY OF *Hillsborough*)

RICHARD SCHNEIDER, being duly sworn, deposes and says that:

1. Deponent is the sole member of 1111 Northern Boulevard, LLC, owner of the premises which is the subject of this application.
2. Your deponent's principal place of business is ^{*2362*}~~2692~~ Emerald Lake Drive, Sun City, *center* Florida 33573.
3. No State Officer or any Officer or Employee of the County of Nassau or of the Town of North Hempstead or Political Party Officer is interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding.

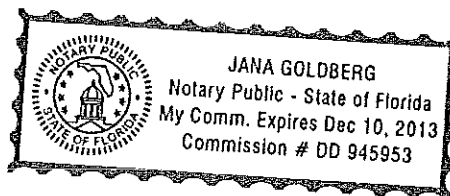
1111 NORTHERN BOULEVARD, LLC

By: _____

RICHARD SCHNEIDER

Sworn to before me this
8th day of October, 2013

Notary Public



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

CUMBERLAND FARMS, INC.

for variances of the North Hempstead Code for property located at 1111 Northern Boulevard, Manhasset, New York, and designated on the Nassau County Land and Tax Map as Section 3, Block 326, Lots 10 and 11

[illegible]

1. I am the Land Planning Manager of Cumberland Farms, Inc., the lessee of the property which forms the subject matter of this application, and am fully familiar with all the facts and circumstances hereinafter set forth.

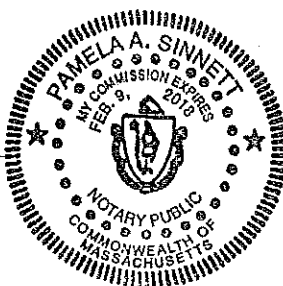
3. The officers of Cumberland Farms, Inc., are listed on the attached Rider.

4. No State Officer or any Officer or Employee of the County of Nassau or of the Town of North Hempstead or Political Party Officer is interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding.

By: Kathleen A. Sousa
KATHLEEN A. SOUSA

Sworn to before me this
4th day of October, 2013

Pamela A. Sinnett
Notary Public





CERTIFICATE OF VOTE

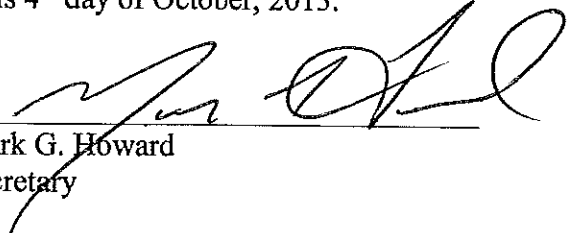
I, Mark G. Howard, hereby certify that I am duly elected Secretary of Cumberland Farms, Inc., a Delaware corporation, having a usual place of business in Framingham, Middlesex County, Massachusetts, and hereby certify that the following is a true copy of a record of vote passed at a meeting of the Board of Directors of said corporation which was held the 15th day of February, 2013, at which time a majority of Directors were present.

VOTED: To authorize the following persons, individually, to sign and execute on behalf of the Company any easements, licenses, right of way agreements, permits or applications therefore, which may be required in the ordinary course of business pertaining to real estate owned by the Company and to execute whatever documents may be appropriate in connection therewith. Persons so authorized:

Joseph H. Petrowski, Chief Executive Officer and President, CFI
Ari N. Haseotes, President and C.O.O., Store Div. and Exec. V.P., CFI
Mark G. Howard, Esq., Secretary
Diane M. Boissonneault, Assistant Secretary
Dino M. DeThomas, SVP, Real Estate Dept.
Mark L. Russell, Director of Real Estate Administration
Kathleen A. Sousa, Land Planning Manager

I further certify that this vote has not been rescinded and is still in force and effect.

A True Copy Attest
Dated at Framingham, Massachusetts
This 4th day of October, 2013.


Mark G. Howard
Secretary

**DECLARATION OF COVENANTS
AND RESTRICTIONS**

NOW COMES, Cumberland Farms, Inc., of Framingham, Massachusetts ("Declarant") the owner of certain property located in Nashua, County of Hillsborough and State of New Hampshire, more specifically identified as Tax Map A, Lot 984, of the City of Nashua Assessor's Maps, Daniel Webster Highway, Nashua, New Hampshire, as more particularly described on the Site Plan entitled "Cumberland Farms, 111 D.W. Highway, Nashua, New Hampshire, Site Plan", said plan dated October 2012, with a revision dated August 5, 2013 on file with the Nashua Planning Department as plan NR-2174 (The "Property"), and says as follows:

WITNESSETH:

WHEREAS, the Property is subject to the Stormwater Management Standards as set forth in the Water Supply Protection District of the City of Nashua effective as of the date of this declaration;

WHEREAS, pursuant to the City of Nashua Zoning Ordinances (the "Ordinances") relative to the Water Supply Protection District, the owner of the property in said district proposing to develop the property must declare covenants upon the Property in favor of the City of Nashua providing that certain obligations of an operation and maintenance plan to insure that stormwater management systems of the Property function as designed, so long as the Ordinance shall require the covenant; and

WHEREAS, on Augusts 8, 2013, the City of Nashua Planning Board approved the above referenced site plan conditioned upon an operation and maintenance plan pursuant to the Ordinances.

NOW THEREFORE, pursuant to said approval of the site plan, the Declarant hereby covenants and restricts the Property for itself, its successors-in-interest to and for the benefit of the City of Nashua, New Hampshire, the following;

1. The stormwater management system shall be inspected annually or after significant storm events which erosion may have occurred. Maintenance of the stormwater management system will include clearing the catch basins of trash, rubbish or debris, clearing of drainage areas and pipes so as to not restrict the flow of water and the removal of built up sediment or silt in any catch basin every spring or as needed to maintain the integrity of the system.
2. The owner and operator of the Stormwater Management System shall be Cumberland Farms, Inc. or its successors-in-interest.
3. The responsibilities for operation and management of the Stormwater Management System shall include, but not limited to, the following:

- 3.1 Inspection of catch basins, and drainage system every spring and after significant storm events in which erosion may have occurred.
- 3.2 All maintenance hereunder shall be done by qualified professionals and any materials removed from catch basins or drainage systems shall be disposed of in accordance with the laws of the State of New Hampshire.
- 3.3 The annual inspection and maintenance as provided herein shall be coordinated with the City of Nashua Planning Department and/or the City of Nashua Public Works Department. The City of Nashua shall be granted the right to perform an annual inspection of the maintenance of the stormwater management system if the operator does not coordinate such an annual inspection.
- 3.4 The owner of the property shall at all times comply with the Water Supply Protection District Zoning and Subdivision Ordinances of the City of Nashua as it exists as the time of this declaration.

Each individual tenant within the Property shall take no action, construct a barrier, or landscaping that would prevent the stormwater from entering the stormwater drainage system and treatment area. Said tenants shall not permit or allow any sewerage, waste, petroleum product, paint, thinner or hydrocarbons from entering the stormwater drainage system.

The covenants shall run with the land and be binding upon the successors and assigns of Declarant and shall inure to the benefit of the City of Nashua, New Hampshire.

IN WITNESS WHEREOF, I have hereunto set my hand on the 10th of October 2013.

Cumberland Farms, Inc.

Kamryn Souza
Witness

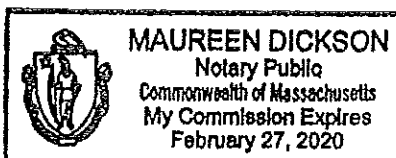
By: Dino DeThomas
Dino DeThomas, Senior Vice President/Real Estate, duly authorized.

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX, ss

On this the 10th of October, 2013 before me, personally appeared Dino DeThomas, in his capacity as its duly authorized Sr. Vice President/Real Estate of Cumberland Farms, Inc., known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument, and made oath that he executed the foregoing instrument as his free act and deed for the purposes herein contained.

Before me,



Maureen Dickson
Notary Public
My Commission Expires: February 27, 2020

BOARD OF ZONING APPEALS
TOWN OF NORTH HEMPSTEAD

-----X
In the matter of the application of

CUMBERLAND FARMS, INC.

**DISCLOSURE
AFFIDAVIT**

for variances of the North Hempstead Code for property
located at 1111 Northern Boulevard, Manhasset, New York,
and designated on the Nassau County Land and Tax Map as
Section 3, Block 326, Lots 10 and 11
-----X

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

JOHN J. DeMEO, being duly sworn, deposes and says that:

1. Deponent is the sole shareholder and President of Car Care of Manhasset, Inc., the sublessee of the premises which is the subject of this application.
2. Your deponent's principal place of business is 1111 Northern Boulevard, Manhasset, New York 11030.
3. No State Officer or any Officer or Employee of the County of Nassau or of the Town of North Hempstead or Political Party Officer is interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding.

CAR CARE OF MANHASSET, INC.

By: _____

JOHN J. DeMEO

Sworn to before me this
7th day of October, 2013

Notary Public

Shari Bailey
Notary Public - State of New York
No. 01BA6172119
Qualified in Nassau County
My Commission Expires 2015

exp. 8/6/15



Town of North Hempstead
Department of Building Safety Inspection and Enforcement

210 Plandome Road, Manhasset, NY 11030-2327
Tel. (516) 869-7660 Fax. (516) 869-7662

Appl. Number: _____
(Official Use Only)

COMMERCIAL ZONING ANALYSIS SUBMISSION SHEET

[Required for submission with all Commercial Alterations, Additions and New Building Permit Applications.]

Address: 1111 NORTHERN BOULEVARD, MANHASSET NY 11030

Section: 3 Block: 236 Lot(s): 10 + 11

Zoning District	<u>Business A</u>	Total Lot Area:	<u>36,511</u> sq. ft.
Max. Permitted Coverage:	<u>25,558</u> sq. ft.	Proposed Coverage:	<u>2,789</u> sq. ft.
Max. Permitted Coverage	<u>70</u> %	Proposed Coverage (%)	<u>7.6</u> %
Front Yard Required:	<u>10'</u> ft.	Front Yard Provided:	<u>53'-0"</u> ft.
Front Yard Required	<u>10'</u> ft.	Front Yard Provided (Corner)	<u>81'-7"</u> ft.
Min. Side Yard Permitted:	<u>0'</u> ft.	Side Yard (1) Provided:	<u>46'-10"</u> ft.
Min. Side Yard Permitted:	<u>N/A</u> ft.	Side Yard (2) Provided:	<u>N/A</u> ft.
Rear Yard Required:	<u>20'</u> ft.	Rear Yard Provided:	<u>84'-9"</u> ft.
Landscaped Buffer	<u>N/A</u> ft.	Landscaped Buffer	<u>N/A</u> ft.
Max. Height Permitted:	<u>40'</u> ft.	Max. Height Proposed:	<u>25'-0"</u> ft.

Parking Calculations: To Be Calculated Per the Following Requirements

Retail (deduct 1,000 sf)	1 space : 300 sf	<u>N/A</u> sf	<u>N/A</u> spaces
Office	1 space : 200 sf	<u>N/A</u> sf	<u>N/A</u> spaces
Medical Office	1 space : 150 sf	<u>N/A</u> sf	<u>N/A</u> spaces
All Other Business	1 space : 300 sf	<u>2,789</u> sf	<u>9.3</u> spaces
Assembly	1 space : 4	<u>N/A</u> sf	<u>N/A</u> spaces
Warehouses / Storage	1 space : 600 sf	<u>N/A</u> sf	<u>N/A</u> spaces
Other	1 space :	<u>N/A</u> sf	<u>N/A</u> spaces
Parking Spaces Required:		<u>2,789</u> sf.	<u>9.3</u> spaces
Off Street Loading Bays:	1 : 10,000 sf	<u>N/A</u> sf	<u>N/A</u> loading bays

Architect / Engineer: Business / Corporate CATAPANO ENGINEERING, P.C.

First: JOHN Last: CATAPANO Middle V Lio. 20884

Street 585 BRADHILL ROAD City: MELVILLE

State NY Zip 11747 Tel. 631-634-9676 Fax

Architect / Engineer Stamp and Original Signature MUST appear here



TOWN OF NORTH HEMPSTEAD
BOARD OF ZONING APPEALS

SIGN ADDENDUM

THIS FORM MUST BE COMPLETED FOR EACH SIGN FOR WHICH AN APPLICATION IS BEING MADE, AND MUST BE SUBMITTED WITH THE APPLICATION TO THE BOARD OF ZONING APPEALS. IT MUST BE ACCOMPANIED BY A SCALE DRAWING OF THE SIGN.

1. Owner of sign CUMBERLAND FARMS, INC.
2. Type of sign (ground, tower, wall, billboard, or other) pylon - ID, Advertising & Price Signs
3. Is sign new or existing New (replacing existing)
4. Sign to be erected by TBD
(Address) _____

(Phone) _____

5. ~~Vertical Sign~~ ID Sign 6'3" x 3'5" = 21.4 sf
6. ~~Vertical Sign~~ Advertising Sign 5'3" x 3' = 15.8 sf
7. 3 Price Signs - each with the following dimension:
Total area of sign in square feet 5'3" x 18" = 9.5 sf Total price signage area = 23.6 sf
Total for all signs on pylon = 60.8 sf
8. Maximum height of sign above grade (feet) 23'
9. Name of street that sign faces Northern Boulevard
10. Street frontage of building (feet) N/A
11. Setback from property line (feet) southwest corner of premises
12. Is sign illuminated? Yes
If so, is it activated by a timer? Yes
During what hours will sign be illuminated? As permitted by Code
13. Will the sign advertise business conducted or products sold on the premises? Yes
14. If in a residence district, state purpose of sign N/A
15. Cost of sign, including installation TBD
16. Estimated useful life of sign as of the date of installation 20 years

(If the sign is existing)

17. Has the sign been redesigned, rebuilt, or renovated since its original installation? _____
If so, in what year was such action taken _____
What was the total cost? _____

TOWN OF NORTH HEMPSTEAD
BOARD OF ZONING APPEALS

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1. Owner of sign CUMBERLAND FARMS, INC.
2. Type of sign (ground, tower, wall, billboard, or other) Pylon - ID, Advertising & Price Signs
3. Is sign new or existing New (replacing existing)
4. Sign to be erected by TBD
(Address) _____

(Phone) _____
5. ~~XXXXXXXXXXXXXXXXXXXX~~ ID Sign 6'3" x 3'5" = 21.4 sf
6. ~~XXXXXXXXXXXXXXXXXXXX~~ Advertising Sign 5'3" x 3' = 15.8 sf
7. ~~XXXXXXXXXXXXXXXXXXXX~~ 3 Price Signs - each with the following dimensions:
5'3" x 18" Total Price signage area = 23.6 sf
Total for all signs on pylon = 60.8 sf
8. Maximum height of sign above grade (feet) 23'
9. Name of street that sign faces Maple Street
10. Street frontage of building (feet) N/A
11. Setback from property line (feet) Approximately 140' @ northwest corner of Lot 10
12. Is sign illuminated? Yes
If so, is it activated by a timer? Yes
During what hours will sign be illuminated? as permitted by Code
13. Will the sign advertise business conducted or products sold on the premises? Yes
14. If in a residence district, state purpose of sign N/A
15. Cost of sign, including installation TBD
16. Estimated useful life of sign as of the date of installation 20 years

(If the sign is existing)

17. Has the sign been redesigned, rebuilt, or renovated since its original installation? _____
If so, in what year was such action taken _____
What was the total cost? _____

TOWN OF NORTH HEMPSTEAD
BOARD OF ZONING APPEALS

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1. Owner of sign CUMBERLAND FARMS, INC.
2. Type of sign (ground, tower, wall, billboard, or other) wall
3. Is sign new or existing New
4. Sign to be erected by TBD
(Address) _____

(Phone) _____
5. Horizontal measurement 12'
6. Vertical measurement 3'
7. Total area of sign in square feet 30 sf
8. Maximum height of sign above grade (feet) 19'
9. Name of street that sign faces N/A - the street faces the rear yard
10. Street frontage of building (feet) 81'9"
11. Setback from property line (feet) Approximately 115' from the front property line
12. Is sign illuminated? No
If so, is it activated by a timer? _____
During what hours will sign be illuminated? _____
13. Will the sign advertise business conducted or products sold on the premises? Yes
14. If in a residence district, state purpose of sign N/A
15. Cost of sign, including installation TBD
16. Estimated useful life of sign as of the date of installation 20 years

(If the sign is existing)

17. Has the sign been redesigned, rebuilt, or renovated since its original installation? N/A
If so, in what year was such action taken _____
What was the total cost? _____

TOWN OF NORTH HEMPSTEAD
BOARD OF ZONING APPEALS

SIGN ADDENDUM

THIS FORM MUST BE COMPLETED FOR EACH SIGN FOR WHICH AN APPLICATION IS BEING MADE, AND MUST BE SUBMITTED WITH THE APPLICATION TO THE BOARD OF ZONING APPEALS. IT MUST BE ACCOMPANIED BY A SCALE DRAWING OF THE SIGN.

1. Owner of sign CUMBERLAND FARMS, INC.
2. Type of sign (ground, tower, wall, billboard, or other) wall
3. Is sign new or existing New
4. Sign to be erected by TBD
(Address) _____

(Phone) _____
5. Horizontal measurement 10'
6. Vertical measurement 4'
7. Total area of sign in square feet 48 sf
8. Maximum height of sign above grade (feet) 19'
9. Name of street that sign faces Northern Boulevard
10. Street frontage of building (feet) 81' 9"
11. Setback from property line (feet) 81' 7"
12. Is sign illuminated? No
If so, is it activated by a timer? _____
During what hours will sign be illuminated? _____
13. Will the sign advertise business conducted or products sold on the premises? Yes
14. If in a residence district, state purpose of sign N/A
15. Cost of sign, including installation TBD
16. Estimated useful life of sign as of the date of installation 20 years

(If the sign is existing)

17. Has the sign been redesigned, rebuilt, or renovated since its original installation? N/A
If so, in what year was such action taken _____
What was the total cost? _____



TRIP GENERATION DATA

Cumberland Farms, Inc.

Mobil Service Station

1111 Northern Boulevard

Manhasset, New York

Peak Hour	Existing Condition ^C		Proposed Condition ^C	
	Rate ^A	Trips	Rate ^B	Trips
Weekday A.M.	12.16	122	13.38	160
Weekday P.M.	13.87	139	15.26	183

Notes:

- A - Reference: "Trip Generation Manual – 9th Edition" published by the Institute of Transportation Engineers, for Land Use Code #944 (Gasoline/Service Station). Variable = number of fueling positions.
- B - Proposed trips will be an increase of 10% over the existing trips. (ITE data for gas stations with convenience stores are inconsistent with existing conditions.)
- C - Existing fueling positions = 10; proposed fueling positions = 12
- D - Majority of trips (and increases thereof) are pass-by trips.

Prepared by:


Robert M. Eschbacher, P.E.

11/4/13
Date

617.20
Appendix B
Short Environmental Assessment Form

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.

Part 1 - Project and Sponsor Information			
CUMBERLAND FARMS, INC.			
Name of Action or Project:			
Project Location (describe, and attach a location map): NORTHEAST CORNER OF NORTHERN BOULEVARD AND MAPLE STREET, MANHASSET - SECTION 3, BLOCK 236, LOTS 10 & 11			
Brief Description of Proposed Action: THE APPLICANT PROPOSES ALTERATIONS TO AN EXISTING GASOLINE SERVICE STATION AND CONVERSION TO A CONVENIENCE STORE			
Name of Applicant or Sponsor: CUMBERLAND FARMS, INC.		Telephone:	
		E-Mail:	
Address: 2362 EMERALD LAKE DRIVE			
City/PO: SUN CITY CENTER		State: FL	Zip Code: 33573
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Special Use Permit from the North Hempstead Town Board; Building Permit from the North Hempstead Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		36,511 sf acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		36,511 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: ANDREA TSOUKALAS, ESQ., Attorney for Applicant		Date: November 4, 2013
Signature: <u>Andrea Tsoukalas</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

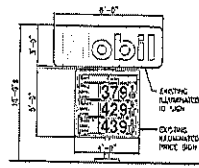
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT



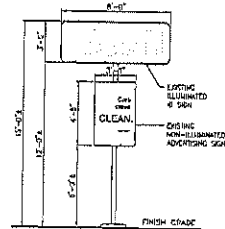
EXISTING ID SIGN = 24.0 SQ. FT.
 EXISTING ADVERTISING SIGN = 22.8 SQ. FT.
 TOTAL = 46.8 SQ. FT.

EXISTING SIGN

1 ID/PRICE SIGN DETAIL

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

ADAPTED FROM SIGNAGE CHART



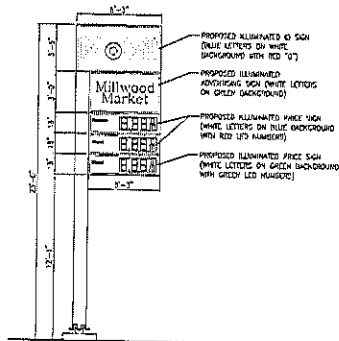
EXISTING ID SIGN = 24.0 SQ. FT.
 EXISTING ADVERTISING SIGN = 14.3 SQ. FT.
 TOTAL = 38.3 SQ. FT.

EXISTING SIGN

2 ID/PRICE SIGN DETAIL

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

ADAPTED FROM SIGNAGE CHART



PROPOSED ID SIGN = 21.4 SQ. FT.
 PROPOSED ADVERTISING SIGN = 15.6 SQ. FT.
 PROPOSED PRICE SIGN = 23.8 SQ. FT.
 TOTAL = 60.8 SQ. FT.

PROPOSED SIGN

SIGNAGE CHART - GASOLINE STATION IN BUSINESS A (B-A)			
	REGULATIONS	EXISTING	PROPOSED
NUMBER OF WALL SIGNS	TWO OR MORE	N/A	2
HEIGHT OF WALL SIGN	4'-0"	N/A	4'-0"
AREA OF WALL SIGN	7.5 SQ. YDS. (65 SQ. FT.)	N/A	48.5 SQ. FT.
HEIGHT OF WALL SIGN	7'-0"	N/A	7'-0"
AREA OF WALL SIGN	24.5 SQ. FT.	N/A	30.5 SQ. FT.
NUMBER OF GROUND SIGNS	3	2	3
AREA OF GROUND SIGNS	24.5 SQ. FT.	47.8 SQ. FT. (NORTHWEST) 30.0 SQ. FT. (SOUTHWEST)	60.3 SQ. FT. (NORTHWEST) 30.0 SQ. FT. (SOUTHWEST)
HEIGHT OF GROUND SIGNS	10'-0"	10'-0" (NORTHWEST) 10'-0" (SOUTHWEST)	10'-0" (NORTHWEST) 10'-0" (SOUTHWEST)

NOTE: HIGHLIGHTED AREAS DENOTE ITEMS THAT REQUIRE VARIANCES



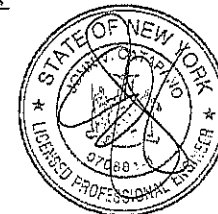
PROPOSED BUILDING SIGN = 30.6 SQ. FT.
 NORTH ELEVATION SIGN



PROPOSED BUILDING SIGN = 30.6 SQ. FT.
 SOUTH ELEVATION SIGN

3 PROPOSED BUILDING SIGNS

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



CATAPANO ENGINEERING, P.C.
 385 BROOKLYN BOULEVARD, 11TH FLOOR
 BROOKLYN, NY 11201
 TEL: (718) 634-6344
 WWW.CATAPANO.COM

DATE: 1/1/13
 REVISIONS / DATE

PROJECT: 100% SERVICE FULTON
 L 10161
 1111 NORTHERN BOULEVARD
 MANHASSET, NEW YORK 11030
 ELEVATION: NORTH ELEVATION
 DRAWING: PROPOSED SIGN PLAN

PROFESSIONAL ENGINEER
 JOHN V. CATAPANO
 LICENSE NO. 13187
 EXPIRATION DATE: 1/1/13

PROJECT: 2011105
 DATE: 1/1/13
 REFERENCE: C/COUNCIL
 DRAWN BY: JG
 SCALE: AS NOTED
 DWG. NO: 2011105-01
 CFC13.0

© RGC 2013



Drawn by AA
 Checked by JRN
 Revised on _____

No Hesitant! Contact
Massachusetts, Phone Number 603-882-
Phone: (603) 797-1110
Fax: (603) 797-1110
E-mail: spears@rgh.com
www.rgh.net

RGH

Architects • Engineering • Interior Design

Durham:

Mobil

BRANDED PRODUCTS
A DIVISION OF CUMBERLAND
FARMS, INC.
DROSSING BLVD., FRAMINGHAM, MA 01702

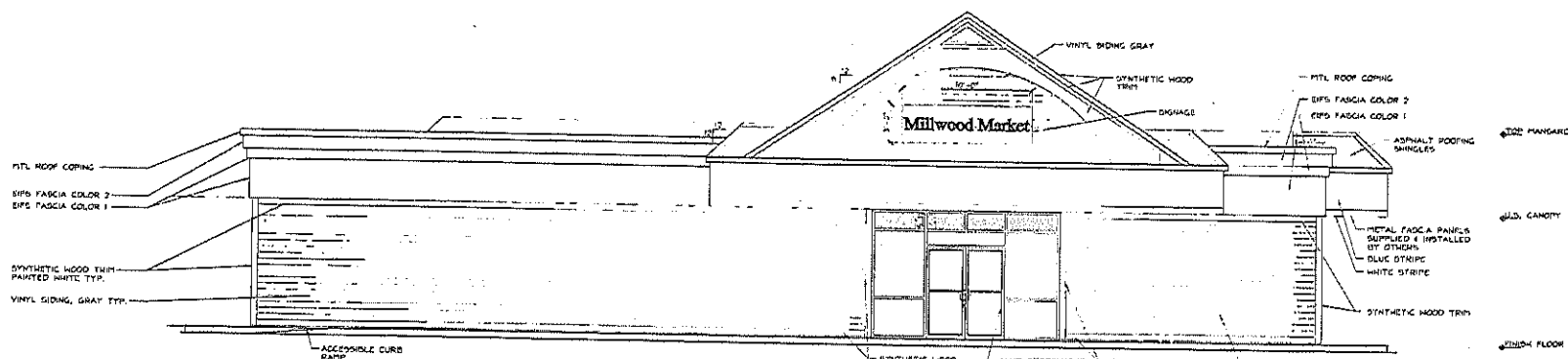
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FACILITY# 800038

1111 NORTHERN BOULEVARD
MANHASSET, NY 11030

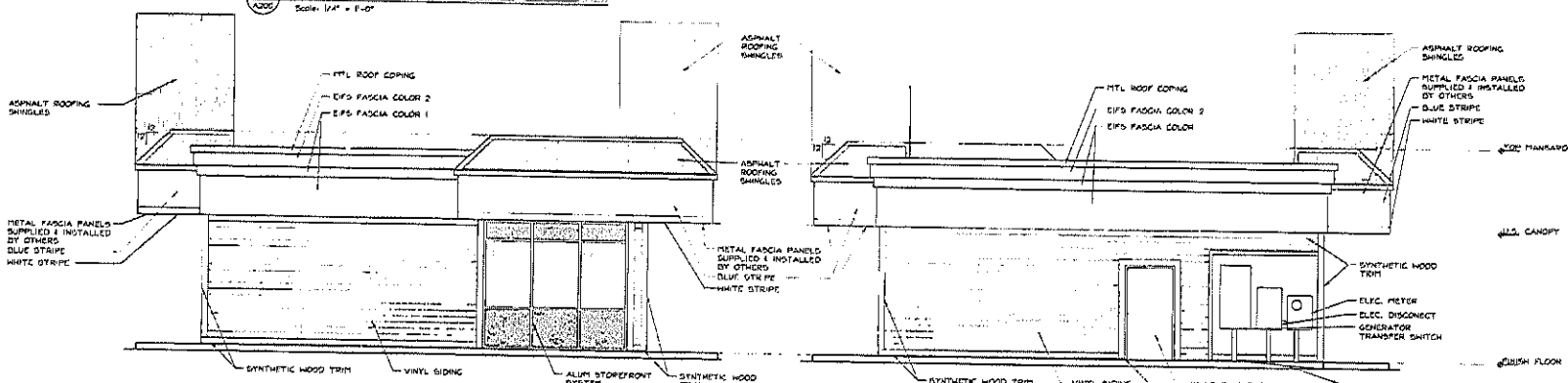
ISSUED FOR REVIEW

Sheet Containing
EXTERIOR ELEVATION

Project Number 8121
Drawing No A200

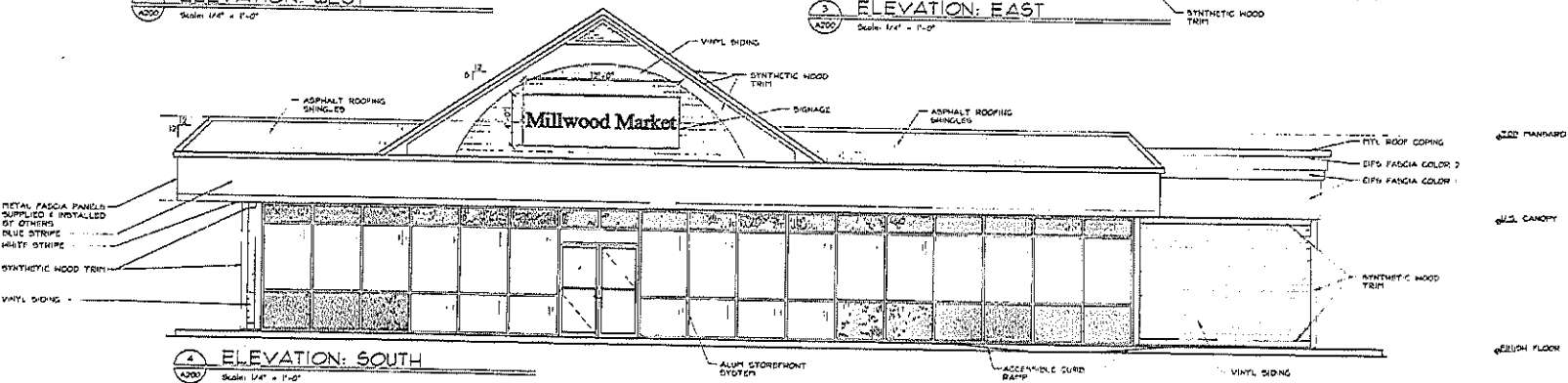


ELEVATION: NORTH
Scale: 1/4" = 1'-0"



2 ELEVATION: WEST
ADPO Scales 1/4" = 1'-0"

3 ELEVATION: EAST



4 ELEVATION: SOUTH
A200 Scale: 1/4" = 1'-0"

The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the building or the performance of the building. The architect is not responsible for the construction of the building or the performance of the building. The architect is not responsible for the construction of the building or the performance of the building.

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Drawn by



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Drawing Status
ISSUED FOR REVIEW

Issued On: 10-10-2013

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EXTERIOR REFLECTED
CEILING PLAN

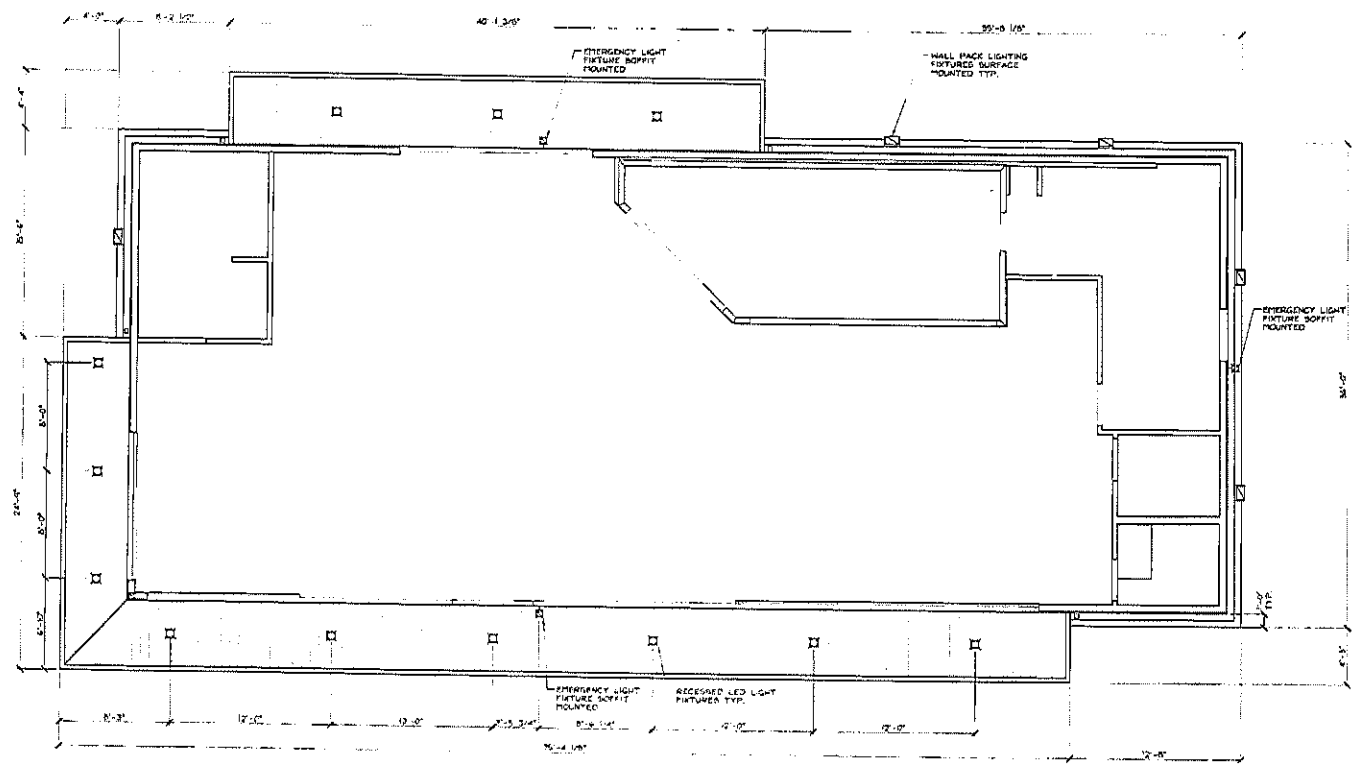
Project Number: 8121

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