

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of October 15, 2020**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Shirley Goebel Christie
Brian Aitcheson
Sharon Burke
Kenyatta Jones Arietta
Deborah Stuhlweissenburg

MEMBERS ABSENT: Joseph Milillo

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Cheryl Coopersmith, Chief Clerk Boards and Commissions

Christopher Dunnigan, Chairman called the meeting to order at 7:30 p.m.
Mr. Dunnigan read the agenda. Hearings as listed on this meeting's agenda,
which are made a part of these minutes, were held as noted below.

Fitzsimons Subdivision Plan
Review of a 2-lot Subdivision Plan
315 Blauvelt Road, Pearl River
69.09/5/75; R-15 zoning district

ACABOR #20-43

**Approved
with Conditions**

Toms Floor Sign Plan
Review of a Sign Plan
11 Highview Avenue, Orangeburg
74.11/1/24; LI zoning district

ACABOR #20-51

**Approved
with a Condition**

Lander Subdivision Plan
Review of a 2-lot subdivision
1 Duryea Place, Nanuet
63.19/1/5; R-22 zoning district

ACABOR #20-52

**Approved
as Presented**

**Bergson/ Gluckstern Site
& Landscaping Plans**
Review of Site/Landscaping Plans
Palisades Historic District
56 Woods Road, Palisades
78.18/1/3.1-2; R-80 zoning district

ACABOR #20-53

**Approved
as Presented**

**Main Stage Consignment
& Comedy Sign**
Review of Sign Plan
48 South Main Street, Pearl River
68.20/1/42; CS zoning district

ACABOR #20-54

**Approved
as Presented**

**Stop & Shop Online
Pick-Up Sign Plans**
Review of Sign Plan
1 Stevens Way, Orangeburg
74.15/1/21.1; zoning district

ACABOR #20-56

**Approved
as Presented**

TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

October 15, 2020
ACABOR Meeting

A motion was made to adjourn the meeting by Shirley Goebel Christie and seconded by Kenyatta Jones Arietta and agreed by all in attendance. The Decisions on the above hearings, which Decisions are made by the Board before the conclusion of the meeting, are mailed to the applicant. The verbatim minutes are not transcribed. As there was no further business before the Board, the meeting was adjourned at 8:45 p.m.

Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

**ACABOR #20-43
Fitzsimons Subdivision Plan
Approved Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**October 15, 2020
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**TO: Frank Phillips, Esq. 148 S. Liberty Drive, Stony Point
New York, 10980**
FROM: Architecture and Community Appearance Board of Review

RE: Fitzsimons Subdivision Plan: The application of Orla and Stephen Fitzsimons, owners, for review of a 2-lot subdivision at a site to be known as “**Fitzimons Subdivision Plan**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 315 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 5, Lot 75 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, October 15, 2020**, at which time the Board made the following determinations:

Frank Phillips, John Perkins and Olga and Stephen Fitzsimons appeared and testified. The Board received the following items:

A. Subdivision Plans prepared by Paul Gdanski, P.E.:

- Drawing 1 of 2: Subdivision of Property, dated July 18, 2019, last revised December 26, 2019
- Drawing 2 of 2: Grading, Utility & Erosion, dated May 16, 2016, last revised December 26, 2019

B. Project Narrative prepared by applicant.

C. Planning Board Decision #19-31, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated July 31, 2019 and ZBA #19-109, dated December 4, 2019 for Street Frontage Variance Approved.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

**ACABOR #20-43
Fitzsimons Subdivision Plan
Approved Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

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3. The Board found that the applicant appeared at the Town of Orangetown Planning Board Decision #19-31, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated July 31, 2019, and ZBA #19-109, dated December 4, 2019 for a Street Frontage Variance.
4. The Board found that when each lot appear at ACABOR for development, the applicant shall consider placing landscaping along the property line between lots #1 and #2.
5. The Board found that the applicant shall consider redesigning the driveway area on lot 2, moving some of the asphalt area away from the front of the house.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED Subject to the following Conditions:**

1. The applicant shall consider placing landscaping between lots #1 and #2 along the property line when the lots come in for development.
2. The applicant shall consider redesigning the driveway area on lot 2, moving some of the asphalt area away from the front of the house.
3. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
4. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

**ACABOR #20-43
Fitzsimons Subdivision Plan
Approved Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
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6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

ACABOR #20-51
Tom's Floor Sign Plan
Approved with a Condition

Permit #49015

Town of Orangetown – Architecture and Community Appearance
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TO: Ron Troiano, Foley Sign Shop, 20H Mountainview
Avenue, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of
Review

RE: **Tom's Floor Sign Plan:** The application of Tom's Floors,
applicant, for Mllifont, LLC, owner for the review of a sign plan at a site known as
"Tom's Floors Sign Plan", in accordance with Article 16 of the Town Law of the
State of New York and Chapter 2 of the Code of the Town of Orangetown. The
site is located at 11-15 Highview Avenue, Orangeburg, Town of Orangetown,
Rockland County, New York, and as shown on the Orangetown Tax Map as
Section 74.11, Block1, Lot 24 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a virtual meeting held **Thursday, October 15, 2020**, at
which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

A. Sign plans prepared by Foley Sign Shop:

- Dimensions
- Full view, noting pole
- View facing east and view facing west

B. Project Narrative and Material Specification Sheet.

C. Copy of the Building Permit Referral dated June 20, 2020 prepared by
Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval to re-surface an
existing single post sign. The sign would be double sided in new
aluminum faces in full color graphics. The sign measures 58" in height by
72" wide. The Board found that the background of the sign appeared to be
a photograph of a wood floor with white lettering and a telephone number.
The logo was white lettering and a green clover leaf.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:34
TOWN CLERK'S OFFICE

ACABOR #20-51
Tom's Floor Sign Plan
Approved with a Condition

Permit #49015

Town of Orangetown – Architecture and Community Appearance
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2. The Board held that the lettering, logo and background appeared to have a number of words and suggested reorganizing the text. The Board discussed the location of words, photographs and logo placement.
3. The Board found that the sign post needed to be painted white or encased.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED with a Condition:**

1. The sign post shall be painted white or encased.

The foregoing resolution was presented and moved by Kenyatta Jones Arietta and seconded by Deborah Stuhlweissenburg and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, nay; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

**ACABOR #20-53
Landers Subdivision Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**October 15, 2020
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**TO: William Helmke
97 Duryea Lane
New York, 10954**
FROM: Architecture and Community Appearance Board of Review

RE: Landers Subdivision Plan: The application of Patricia Landers, owner, for review of a 2-lot subdivision at a site to be known as “**Landers Subdivision Plan**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 1 Duryea Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, October 15, 2020**, at which time the Board made the following determinations:

Donald Brenner, Tara Soprano, and Patricia Landers appeared and testified. The Board received the following items:

A. Subdivision Plans prepared by Paul Gdanski, P.E. dated April 2, 2020, last revised September 2, 2020:

- Drawing 1 of 3: Subdivision of Property,
- Drawing 2 of 3: Grading, Drainage & Utility
- Drawing 3 of 3: Details

B. Planning Board Decision #20-04, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated June 24, 2020.

FINDINGS OF FACT:

1. The Board found that this application is being reviewed only for the subdivision of property and not being reviewed or approved for site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

**ACABOR #20-53
Landers Subdivision Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
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3. The Board found that the applicant appeared at the Town of Orangetown Planning Board Decision #20-04, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated June 24, 2020.
4. The Board found that prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
5. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
6. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
7. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. The Board found that the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED as Presented**

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

ACABOR #20-53
Bergson/Gluckstern Site & Landscaping
Approved as Presented

Permit #50062

Town of Orangetown – Architecture and Community Appearance
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October 15, 2020
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TO: Walter Aurell, 171 Kings Highway, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: **Bergson/Gluckstern Site & Landscaping Plans:** The application of Walter Aurell, applicant for Simon Bergson, owner for the review of Site and Landscaping Plans at a site located in the Palisades Historic District, to be known as “**Bergson/Gluckstern Site & Landscaping Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 56 Woods Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 3.1-2 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, October 15, 2020**, at which time the Board made the following determinations:

Walter Aurell, Simon Bergson and Margaret Garcia appeared and testified. The Board received the following items:

- A. Site Plan prepared by Lehman & Getz, last dated August 3, 2020.
- B. Landscape Plan prepared by Colgan Perry Lawler Aurell Architects.
- C. House Plans prepared by Colgan Perry Lawler Aurell Architects, dated May 6, 2020.
- D. Project Narrative prepared by Colgan Perry Lawler Aurell Architects.
- E. A copy of PB#20-38, Preliminary Site Plan Subject to Conditions, dated September 9, 2020.
- F. A copy of the Building Permit Referral dated May 26, 2020 prepared by Rick Oliver, Deputy Building Inspector.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
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FINDINGS OF FACT:

1. The Board found that the Town of Orangetown Historic Areas Board of Review at the October 13, 2020 reviewed and approved the proposed house.
2. The Board found that the landscape plan consisted of a mix of deciduous trees, existing and wetland plants. A new bluestone paving area would be added as well as a small pool, lawn area, and court yard are proposed. The Board commented that the site was in a beautiful area.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED as Presented.**

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

ACABOR #20-54
Main Stage Consignment & Comedy Sign Plan
Approved as Presented

Permit #50543

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 15, 2020
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TO: Bonnie Harris, 43 Westmoreland Avenue, Montvale, New Jersey 07645
FROM: Architecture and Community Appearance Board of Review

RE: **Main Stage Consignment & Comedy Sign Plan:** The application of Bonnie Harris, applicant, for The Ride Holding Company, owner, for the review of a sign plan at a site to be known as “**Main Stage Consignment & Comedy Sign Plan**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 48 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 42 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown heard at a virtual meeting held **Thursday, October 15, 2020**, at which time the Board made the following determinations:

Bonnie Harris appeared and testified. The Board received the following items:

- A. Sign plans prepared by Sign-A-Rama, dated September 4, 2020.
- B. Material Specification Sheet.
- C. Copy of the Building Permit Referral dated September 10, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval of a new face plate on an existing light box with translucent vinyl applied acrylic. The new sign would have a main field of red with a large yellow star with black lettering over the star, an outline of a woman on the right side and lettering on the bottom of the sign. The Board discussed the red main color of the sign and compared the colors of other commercial signs along Main Street.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

ACABOR #20-54
Main Stage Consignment & Comedy Sign Plan
Approved as Presented

Permit #50543

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 15, 2020
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The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

ACABOR #20-55
Stop & Shop Online Pick-Up Sign Plan
Approved as Presented

Permit #50416

Town of Orangetown – Architecture and Community Appearance
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October 15, 2020
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TO: Christian Moreau, Agnoli Signs, 722 Worthington Street,
P.O. Box 1055 Springfield, MA 01101-055
FROM: Architecture and Community Appearance Board of
Review

RE: **Stop & Shop Online Pick-Up Sign Plan:** The application of
Agnoli Signs, applicant, for FB Orangetown Retail, owner for the review of a
sign plan at a site known as “**Stop and Shop Online Pick-Up Sign Plan**”, in
accordance with Article 16 of the Town Law of the State of New York and
Chapter 2 of the Code of the Town of Orangetown. The site is located at 1
Stevens Way, Orangeburg, Town of Orangetown, Rockland County, New York,
and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 21.1
in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a virtual meeting held **Thursday, October 15, 2020**, at
which time the Board made the following determinations:

Christian Moreau and Kenneth Staffier appeared and testified. The Board
received the following items:

- A. Sign plan prepared by VHB Engineering, Surveying & Landscaping, dated
July 13, 2020; C-1: Site Aerial Exhibit- Delivery & Pickup.; Signs 1-8, Single
Faced.
- B. Project Narrative, dated July 9, 2020, signed by Richard Birdoff, Manager and
guy Stutz, Vice President of Real Estate, Stop and Shop Supermarket Company.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated August 12, 2020 prepared by
Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the signs would be mounted in existing landscaped
areas. The signs are needed to inform their online customers directions
when they pull up into the parking area.
2. The Board found that the signs would measure 18” by 24”, the colors
would be green and white and match the colors and logo of Stop and
Shop.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE

ACABOR #20-55
Stop & Shop Online Pick-Up Sign Plan
Approved as Presented

Permit #50416

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
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The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented.**

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 15, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:33
TOWN CLERK'S OFFICE