

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of July 11, 2024**

**MEMBERS PRESENT:** Shirley Goebel Christie, Deborah Stuhlweissenburg, Michael Sandhage, Sharon Burke, Brian Aitcheson, Joseph Milillo, Matthew Miller

**MEMBER ABSENT:** none

**ALSO, PRESENT:** Brittany Cordero, Deputy Town Attorney, and Gerard Chesterman, Planning Assistant

Shirley Goebel Christie called the meeting to order at 7:32 p.m. Ms. Goebel Christie read the agenda. Hearings as listed on this meeting's agenda, which are made a part of these minutes, were held as noted below.

**New Item:**

**Amazon Delivery Center Plans**  
Review of Parking Area Upgrades  
200 & 400 Oritani Drive, Blauvelt  
Section 65.18, Block 1, Lot 1 & 22  
Section 70.06, Block 1 Lot 1.12;  
LO zoning district

**ACABOR #24-26**

**APPROVED AS  
PRESENTED**

**Residence Inn Signage Plans**  
Review of Signage  
3 Stephens Way, Orangeburg  
Section 74.15, Block 1, Lot 21.5;  
CO and CC zoning district

**ACABOR #24-27**

**APPROVED AS  
PRESENTED**

**Noonan's Outdoor Dining**  
Review of Backyard Dining Area  
16 East Central Avenue, Pearl River  
Section 68.20, Block 1, Lot 13 & 14;  
CS zoning district

**ACABOR #24-28**

**WITHDRAWN**

A motion was made to adjourn the meeting by Sharon Burke and second by Deborah Stuhlweissenburg 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. As there was no further business before the Board, the meeting was adjourned at 7:38 p.m.

**Dated: July 11, 2024**

Gerard Chesterman, Town of Orangetown



TOWN CLERK'S OFFICE

2024 AUG - 2 A 11:11

TOWN OF ORANGETOWN

**Amazon Delivery Center Plans  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 11, 2024  
Page 1 of 2**

**TO: Daniel Patrick, 445 Hamilton Avenue, Floor 14,  
White Plains, New York 10601**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Amazon Delivery Center Plans:** The application of Amazon, applicant, for Owner RLIF Oritani SPE, LLC., for the review of Delivery Center Plans at a site known as “**Amazon Delivery Center 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 200 and 400 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lots 1 and 22; and Section 70.06, Block 1 and Lot 1.12; LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 11, 2024** at which time the Board made the following determinations:

Daniel Patrick, attorney from Cuddy and Feder LLP testified before the Board. The Board received the following items:

- Delivery Station Expansion Plans: Exterior Improvements, prepared by CESO., last revised March 28, 2024;
  - Design NO. AS1.10: Architectural Site Plan
  - Design NO. AS1.11: Striping and Site Plan – Phase 0
  - Design NO. AS1.13: Signage and Construction Details Sheet
  - Design NO. AS1.14: Signage and Construction Details Sheet
- Material sheet.
- Building Department Referral dated February 23, 2023, prepared by Rick Oliver, Chief Building Inspector.

TOWN CLERK'S OFFICE  
2024 AUG - 2 A 11:11  
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 11, 2024  
Page 2 of 2

**FINDINGS OF FACT:**

1. The Board found that the applicant is seeking to expand the parking lot of the Amazon facility.
2. The Board found that the applicant proposed the following:
  - restripe the parking area;
  - replace removed pavement in kind;
  - add 100 new EV charging stations;
  - design a new wayfinding signage system

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 Joseph Milillo and second by Brian Aitcheson and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke, aye; Sharon Burke aye; and Joseph Milillo, aye.

The Assistant Planner 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: July 11, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
2024 AUG -2 A 11:11  
TOWN CLERK'S OFFICE

**ACABOR #24-27  
Residence Inn Signage Plans  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 11, 2024  
Page 1 of 3**

**TO: Mario Rotundo, 51 Montgomery Street, Middletown,  
New York 10940**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Residence Inn Signage:** The application of Mario Rotundo of Lite Brite Signs, applicant, for Owner FB Orangetown Hotel LLC., for the Review of Signage Area Upgrades at a site known as “Residence Inn Signage” 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 3 Stephens Way, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 21.5; CO and CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 11, 2024** at which time the Board made the following determinations:

Mario Rotundo, from Lite Bright Signs testified before the Board. The Board received the following items:

- Sign plans prepared by Philadelphia Sign, dated March 4, 2024
  - SHEET: 1 – Site layout noting sign location plan
  - SHEET: 2 – Site layout noting sign location plan
  - SHEET: 3 – Proposed / existing building sign plan
  - SHEET: 4 – Proposed / existing monument sign plan
  - SHEET: 5 – Proposed / existing monument sign plan
- Sign plans prepared by Philadelphia Sign, dated November 14, 2022
  - SHEET: 1 of 6 – Channel letters mounted. Front elevations
  - SHEET: 2 of 6 – Vertical section plan
  - SHEET: 3 of 6 – Double sided illuminated monument sign plan
  - SHEET: 4 of 6 – Front elevation illuminated monument sign plan
  - SHEET: 5 of 6 – Section view plan
  - SHEET: 6 of 6 – Double sided illuminated pylon reface plan
- Material sheet.
- Building Department Referral dated February 9, 2024, prepared by Rick Oliver, Chief Building Inspector.

TOWN OF ORANGETOWN  
2024 AUG - 2 A 11:12  
TOWN CLERK'S OFFICE

**ACABOR #24-27  
Residence Inn Signage Plans  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 11, 2024  
Page 2 of 3**

**FINDINGS OF FACT:**

1. The Board found that the proposed signage is consistent with a nationwide corporate rebranding. The applicant proposed to replace the existing signage with new signs in the same locations.
2. The Board found that there will be an eastern facing illuminated white signage. The top of the signage stating "Residence INN". The bottom portion of the signage stating "BY MARRIOTT". The text font will be vinyl copy text, manufacturer is Philadelphia Signs, or equal. The overall dimensions of the signage being 1' 7-3/8" w x 2' 6-7/8" with a total sign square footage of 35.6 SF.
3. The Board found that there will be a stand-alone illuminated monument double sided sign in line with the north end of the hotel building on the opposite side of the driveway facing northeast and southwest. The top part of the sign will state "Residence INN BY MARROIT", be set in Vinyl Copy text, be white in color and be set on a brown, sign that is 2'6" in height and 7'3-11/16" in length. Just below that will be a set back stripe that is dark gray in color. Below and set in front of the stripe will be a light gray, sign with no writing on it and set to the same dimensions of the above brown portion of the sign. The total square footage of the sign will be 18.1 SF. Sign manufacturer is Philadelphia Sign, or equal.
4. The Board found that there will be a stand-alone illuminated monument sign in right next to the south side of the lobby entrance and facing east. The top part of the sign will state "Residence INN BY MARROIT", be in vinyl copy text, be white in color and be set on a brown sign that is 1'9" in height and 5' 10-3/4" in length. Just below that will be a setback stripe that is dark gray in color. Below and set in front of the stripe will be a light gray, sign with no writing on it and set to the same dimensions of the above brown portion of the sign. The total square footage of the sign will be 10.2 SF. Sign manufacturer is Philadelphia Sign, or equal.
5. The Board found that the Residence Inn portion of the double-sided illuminated pylon reface of the Orangeburg Commons signage along Route 303 with signage stating "Residence INN BY MARRIOT" with vinyl copy text. The sign face would be acrylic and the sign face would be white with black lettering. The sign would be manufactured by Philadelphia Sign, or equal.

TOWN CLERK'S OFFICE  
2024 AUG - 2 A 11:12  
TOWN OF ORANGETOWN

**ACABOR #24-27  
Residence Inn Signage Plans  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 11, 2024  
Page 3 of 3**

The hearing was then opened to the Public.

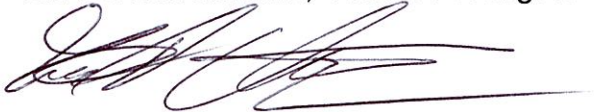
There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**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 Shirley Goebel Christie and second by Joseph Milillo and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke, aye; Sharon Burke aye; and Joseph Milillo, aye.

The Assistant Planner 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: July 11, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
2024 AUG - 2 A 11: 12  
TOWN CLERK'S OFFICE