

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 25, 2024**

MEMBERS PRESENT: Shirley Goebel Christie, Deborah Stuhlweissenburg, Michael Sandhage, Sharon Burke, Brian Aitcheson, Joseph Milillo, and 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 7:31 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 Items:

Orangetown Quick Stop Amendment

ACABOR #24-28

Review of Amendment to
ACABOR # 20-46, dated October 1, 2020
299 Route 303, Orangeburg
Section 74.11, Block 2, Lot 48;
CC zoning district

**APPROVED AS
PRESENTED**

92 Clinton Avenue Plans

ACABOR #24-29

Review of Site & Architectural Plans and
Critical Environmental Area
92 Clinton Avenue, South Nyack
Section 66.54, Block 1, Lot 34.1;
RG-6 zoning district

CONTINUED

Sunoco Signs Nanuet Auto Repair

ACABOR #24-30


Review of Sign and Canopy Plans
370 South Middletown Road, Nanuet
Section 64.17, Block 1, Lot 1;
CO zoning district

**APPROVED AS
PRESENTED**

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 8:52 p.m.

Dated: July 25, 2024

Gerard Chesterman, Town of Orangetown



TOWN CLERK'S OFFICE
2024 AUG 13 P 2:59
TOWN OF ORANGETOWN

ACABOR #24-28
Orangetown Quick Stop Amendment
to ACABOR # 20-46
Approved as Presented

Permit #: BLDC-48356

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 25, 2024
Page 1 of 2

TO: Francesco Tucci, 28 Laurel Road, New City, New York
10956

FROM: Architecture and Community Appearance Board of
Review

RE: Orangetown Quick Stop Amendment to ACABOR #20-46: The application of Francesco Tucci, applicant and owner of Orangetown Quick Stop for an amendment to #20-46, dated October 1, 2020, at a site known as “Orangetown Quick Stop” 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 299 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 48; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 25, 2024** at which time the Board made the following determinations:

Francesco Tucci, owner, testified before the Board. The Board received the following items:

- Exterior Renovation Works at 299 NYS Route 303, Orangeburg, New York, Prepared by Bart M. Rodi – Engineer, last revised April 30, 2024:
 - Sheet: A-1.0 - Proposed Renovation: Exterior Renovation Removal Plan & Elevations
 - Sheet: A-1.0 - Proposed Renovation: Proposed Roof & Exterior Renovations
- Material sheet.
- Building Department Referral dated March 4, 2024, signed by Rick Oliver, Chief Building Inspector.

TOWN CLERK'S OFFICE
2024 AUG 13 P 2:56
TOWN OF ORANGETOWN

**ACABOR #24-28
Orangetown Quick Stop Amendment
to ACABOR # 20-46
Approved as Presented**

Permit #: BLDC-48356

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 25, 2024
Page 2 of 2**

FINDINGS OF FACT:

1. The Board found that the applicant is seeking to replace the roof with metal shingles that are charcoal gray in color and manufactured by Union Corrugating, or equal.
2. The Board found that the applicant is seeking to replace the siding with WPC Vinyl wall siding panel, or equal, that is light gray in color.
3. The Board found that the window trims would be replaced with black window trims.
4. The Board found that the windows would be replaced with Anderson white windows, or equal.
5. The Board found that the applicant would place the split air conditioning units in the back of the site and not be visible from the road.

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 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; 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 25, 2024

Gerard Chesterman, Town of Orangetown



TOWN CLERK'S OFFICE
2024 AUG 13 P 2:56
TOWN OF ORANGETOWN

ACABOR #24-30
Sunoco Signs Nanuet Auto Repair
Approved as Presented

Permit #: SIGN-5102-24

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 25, 2024
Page 1 of 3

TO: Deborah Guarasce, 1320 Route 9, Castleton, New York
12033

FROM: Architecture and Community Appearance Board of
Review

RE: **Sunoco Signs Nanuet Auto Repair:** The application of
Deborah Guarasce, applicant and installer from Saxton Sign Corp., on behalf of
the owner Ayman Jallad, at a site known as "**Sunoco Signs Nanuet Auto
Repair**" 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
370 South Middletown Road, Nanuet, Town of Orangetown, Rockland County,
New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1,
Lot 1; CO Zoning District

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, July 25, 2024** at which time
the Board made the following determinations:

James Callahan, of Saxton Sign Corp., and Ayman Jallad, owner, testified
before the Board. The Board received the following items:

- Sign Plans prepared by Total Imaging
 - Last Revised: October 31, 2023
 - Page 1: 370 South Middletown Road Nanuet, NY 10956
 - Page 6: Dispenser Imaging
 - Last Revised: November 11, 2023
 - Page 3: Ultra Image Gas Canopy
 - Page 4: Under Canopy Imaging
 - Last Revised: November 21, 2023
 - Page 5: Dispenser Imaging
 - Page 7: Dispenser Imaging
 - Last Revised: March 12, 2024
 - Page 8: C-Store Imaging
 - Last Revised: March 15, 2024
 - Page 2: Main ID Sign

TOWN OF ORANGETOWN
2024 AUG 13 P 2:59
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 25, 2024
Page 2 of 3

- Material sheet.
- Building Department Referral dated April 23, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

- A. The Board found that the proposed changes are part of a rebranding which consists of the following:
1. The Board found that below the stand-alone logo sign adjacent to the street, the applicant is proposing to place two double sided signs that are 43.375" by 56" inches. The sign closest to the road will display the digital pricing of the signs. While the sign furthest from the road will display the words "Food Mart". The signs will be LED illuminated, appear dark blue in color during the day and appear black in color at night. The material would be Polycarbonate Lexan Faces, or equal, manufactured by Everbrite.
 2. The Board found that the canopy covering the gas dispensers would be a Polycarbonate Lexan Faces material, or equal, and be manufactured by Pro Signs, and be rebranded as follows:
 - The front elevation will be blue in color and display the words "SUNOCO" in white font and all capital letters. The front elevation will also have a yellow arrow like logo pointing away from the text outlined by a lighter shade of blue.
 - The rear elevation will be dark blue in color with a lighter blue color along the bottom of the sign
 - The left and right elevation signs will be dark blue in color with lighter shades of blue towards the center. At the center of the sign will be the Sunoco logo.
 3. The Board found that the dispensers would be a Polycarbonate Lexan Faces material, or equal, and be manufactured by Pro Signs, and be rebranded as follows:
 - The Sunoco Logo at the top of them surrounded by a dark blue backed sign.
 - The bottom of the dispensers will display the words "SUNOCO" in all capital letters and white text. It will be backed by a blue background.
 - The side facing top of the dispensers will display the words "SUNOCO" in all capital letters and white text. It will be backed by a blue background.

TOWN CLERK'S OFFICE
2024 AUG 13 P 2:59
TOWN OF ORANGETOWN

ACABOR #24-30
Sunoco Signs Nanuet Auto Repair
Approved as Presented

Permit #: SIGN-5102-24

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 25, 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 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; 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 25, 2024
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN
2024 AUG 13 P 2:59
TOWN CLERK'S OFFICE