

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 9, 2025**

MEMBERS PRESENT: Shirley Goebel Christie-Chairwomen, Deborah Stuhlweissenburg, Michael Sandhage, Sharon Burke, Brian Aitcheson, Barbara Carroll and Matthew Carey

MEMBER ABSENT: Michael Sandhage and Sharon Burke

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

Shirley Goebel Christie-Chairwomen called the meeting to order at 7:30 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:

MK Cole Sign Plan Review **ACABOR # 25-01**
Review of Sign Plans
15 E. Washington Ave, Pearl River **APPROVED AS PRESENTED**
68.16-4-35; CS Zoning District

Lidl - Tappan Plaza Sign Plan Review **ACABOR # 25-02**
Review of Sign Plans
37 Route 303, Tappan **APPROVED WITH OPTION**
77.15-1-33-37 & 41; CS Zoning District

Otoki Sign Plan **ACABOR # 25-03**
Review of Sign Plans
29 Corporate Drive, Orangeburg **POSTPONED**
71.19-1-8; LIO Zoning District

A motion was made to adjourn the meeting by Matthew Carey 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 8:04 p.m.

Dated: January 9, 2025
Gerard Chesterman, Town of Orangetown

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TO: Ron Troiano, 20-H Mountainview AVE, Orangeburg,
New York 10962

FROM: Architecture and Community Appearance Board of
Review

RE: **MK Cole Sign Plans:** The application of Foley Signs Inc., applicant, for ACK Realty, owner at a site known as “**MK Cole Sign 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 15 E. Washington Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 4, Lot 35; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 9, 2025** at which time the Board made the following determinations:

Robin Foley, from Foley Sign Shop testified before the Board. The Board received the following items:

- Sign Plans, prepared by Foley Sign Shop.;
- Material sheet.
- Building Department Referral dated December 11, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant is seeking to place a new sign to represent the new tenant’s business
2. The Board found that the applicant plans to leave the existing panel in place and will use the existing light fixture.
3. The Board found that the sign would;
 - Have an aluminum panel material;
 - Be 120” IN in length and 48” IN in height;
 - Have a black background with curved edges and a thin white outline;
 - Contain the business logo in the center which would display an interlocking tweezer and spoolie brush displayed in white color;
 - Have the letters “MK” displayed in all capital letters, large text and white font and be above the logo;
 - Have the word “COLE” be displayed below the logo in large all capital letters and white text;

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- Have the word “Lash” be displayed to the left of the logo in script text and be white in color and;
- Have the word “Wax” be displayed to the right of the logo in script text and be white in color.

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 Barbara Carroll and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, absent; Matthew Carey, aye; Sharon Burke, absent; and Barbara Carroll, 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: January 9, 2025

Gerard Chesterman, Town of Orangetown



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TO: Martin Ciaurro, 553 Monmouth Avenue, Belford, New Jersey 07718

FROM: Architecture and Community Appearance Board of Review

RE: **LIDL – Tappan Plaza Sign Plan:** The application of Martin Ciaurro., applicant, for George Ackerman, owner at a site known as “**LIDL – Tappan Plaza 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 37 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 35; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 9, 2025** at which time the Board made the following determinations:

Martin Ciaurro testified before the Board. The Board received the following items:

- Sign plans prepared by Creative Design Unlimited and signed off by Murdoch Engineering. Page 1: Existing Sign and Removal. last revised February 5, 2021.
- Sign plans prepared by Creative Design Unlimited and signed off by Murdoch Engineering. Page 1: Proposed. last revised December 9, 2022.
- Notes prepared by Creative Design Unlimited and signed off by Murdoch Engineering. Page S.1. last revised November 6, 2024.
- Material sheet.
- Building Department Referral dated September 20, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant plans to replace the existing outdated pylon sign.
2. The Board found that the new pylon sign would be 27 FT on height, be 150 IN in length and have a width of 22” IN.
3. The Board found that the ground portion of the sign would consist of a composite Stone Veneer.
4. The Board found that when facing southwest, the left-hand side of the structure that connects the Composite Stone Veneer to the signage would be an 18”IN by 55” IN and be a column cover.

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5. The Board found that when facing southwest, the right-hand side of the structure that connects the Composite Stone Veneer to the signage would be made up of 6" IN Decking Board Western Red Cedar KED 150-5650, manufactured by Creative Design Unlimited, or equal. The aforementioned structure would extend up the entire right-hand side paralleling the signage.
6. The Board found that the left-hand side of the structure when facing southwest would be dedicated to signage.
 - The top sign will be a 70" IN by 104" IN pylon sign with a white background, and contain the Lidl Food Market sign that is consistent with the corporate command and is 51" IN by 51" IN.
 - The color schemes for the Lidl sign would be:
 - Patriot Blue for the background and the letters "L", "D" and "I", manufactured by Creative Design, or equal;
 - Poppy Red for the outline of the circle in the middle of the sign, the letter "I" and the word "FOOD MARKET" in all capital letters, manufactured by Creative Design, or equal;
 - Oracal Yellow for the circle background of the portion of the sign surrounding the word Lidl, manufactured by Creative Design, or equal.
 - The bottom 9 signs would be dedicated to the other tenants and be 104" IN in length and be 12.50" IN in height.
7. The Board found that the top of the sign would be dedicated to displaying the words "TAPPAN PLAZA" with a 172" IN black trim at the top and a 163" IN Black trim at the bottom. The lettering 16" IN in height by 151" IN in length and have an option for the sign display.

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.

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ACABOR #25-02
Lidl - Tappan Plaza Sign Plan Review
Approved with Option

Permit #: SIGN-4818-24

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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the following Option:**

- That the Tappan Plaza sign at the top of the structure be back lit behind floating letters, or it would be perforated vinyl with black text displayed during the daylight and white text displayed during the night.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Shirley Goebel Christie-Chairwomen and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, absent; Matthew Carey, aye; Sharon Burke, absent; and Barbara Carroll, 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: January 9, 2025

Gerard Chesterman, Town of Orangetown



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