

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 4, 2024**

MEMBERS PRESENT: Shirley Goebel Christie
Deborah Stuhlweissenburg
Joseph Milillo
Matt Miller
Sharon Burke
Brian Aitcheson

MEMBERS ABSENT: none

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney,
Elizabeth Decort, Secretarial Assistant II, and Gerard Chesterman, Planning
Assistant

Shirley Goebel Christie called the meeting to order at 7:33 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:

I Lash & Brow Bar Sign Plan		ACABOR #24-13
Review of Sign Plan	Approved as	
Westshore Shopping Center, Blauvelt	Presented	
70.14/4/13; CC zoning district		

Sparkill Dental Sign Plans		ACABOR #24-14
Review of Sign Plan	Approved as	
609 Main Street, Sparkill	Presented	
Section 77.08, Block 5, Lot 39		
CS zoning district		

A motion was made to adjourn the meeting by Shirley Goebel Christie and seconded by Sharon Burke 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 7:42 p.m.

Dated: April 4, 2024
Gerard Chesterman, Town of Orangetown



TOWN CLERK'S OFFICE
2024 APR 18 P 12:03
TOWN OF ORANGETOWN

**ACABOR #24-13
I Lash & Brow Sign Plan
Approved as Presented**

Permit # Sign-4743-24

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 4, 2024
Page 1 of 2**

TO: Louis Rakoszynski, 6 Crabapple Court, Monsey, New York 10952

FROM: Architecture and Community Appearance Board of Review

RE: I Lash & Brow Sign Plan: The application of Louis Rakoszynski, of Westshore Plaza, owner, for the review of a Sign Plan at a site to be known as “I Lash & Brow 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 Westshore Shopping Center, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 70.14, Block 4, Lot 13 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 4, 2024** at which time the Board made the following determinations:

Louis Rakoszynski, the owner of Westshore Plaza, appeared and testified. The Board received the following items:

- A.** Sign Plans and photographs submitted by the Applicant.
- B.** Material sheet.
- C.** Building Department Referral Dated February 26, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

- 1.** The Board found that there is an existing light box and a new acrylic sign would be placed in the sign box. All the dimensions and appearance would remain the same. The sign would be channel letters with a black cabinet, and would be internally illuminated, as noted on the submitted plans.
- 2.** The Board found that the applicant also submitted a sign graphic with black letters on white acrylic to be exchanged on the pylon sign when the existing store’s pylon sign is removed.

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.

TOWN OF ORANGETOWN
APR 18 10 03 AM
TOWN CLERK'S OFFICE

ACABOR #24-13
I Lash & Brow Sign Plan
Approved as Presented

Permit # Sign-4743-24

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 4, 2024
Page 2 of 2

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 Sharon Burke and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, 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: April 4, 2024
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN
2024 APR 18 P 12:03
TOWN CLERK'S OFFICE

**ACABOR #24-14
Sparkill Dental Sign Plans
Approved as Presented**

Permit # Sign-4761-24

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 4, 2024
Page 1 of 2**

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

FROM: Architecture and Community Appearance Board of Review

RE: PB #24-14: Sparkill Dental Sign Plan: The application of Foley Signs, applicant for Thomas Williams, owner, for the review of a Sign Plan at a site to be known as “**Sparkill Dental 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 609 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 39; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 4, 2024** at which time the Board made the following determinations:

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

- A.** Sign Plans and photographs prepared by Foley Signs, dated January 29, 2023.
- B.** Material sheet.
- C.** Building Department Referral dated March 1, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the proposed sign would contain a double post and double-sided sign that would be carved, the word “Sparkill” would be navy blue in color with the word “Dental” below it in a dark gold color and have a white main field. The posts would be navy blue in color. The dimensions of this sign would be 48” x 26” x 2”. Hanging from the main sign would be a navy blue sign with 32” x 5” dimensions with white text that would read “Fanny Shaulov Vainer, DMD”. The new signage would be placed in the center of the lawn with the proper set back between two trees. The existing single post sign would be removed.

TOWN OF ORANGETOWN
2024 APR 18 P 12:03
TOWN CLERK'S OFFICE

ACABOR #24-14
Sparkill Dental Sign Plans
Approved as Presented

Permit # Sign-4761-24

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 4, 2024
Page 2 of 2

The hearing was then opened to the Public.

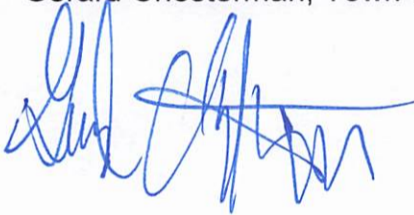
There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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

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: April 4, 2024
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN
2024 APR 18 12:03
TOWN CLERK'S OFFICE