

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of November 14, 2024**

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

MEMBER ABSENT: Deborah Stuhlweissenburg

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

Shirley Goebel Christie-Chairwomen 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 Items

Debillis and Associates Certified Public Accountants Sign Plan **ACABOR #24-38**

Sign Plan Review **APPROVED AS PRESENTED**
20 North Main Street, Pearl River
Section 68.16, Block 6, Lot 68;
CS zoning district

SOD Thai Kitchen Sign Plans **ACABOR #24-34**

Sign Plan Review **APPROVED AS PRESENTED**
500 Route 303, Orangeburg
Section 74.07, Block 1, Lot 6;
CC zoning district

Sage Bar and Grille Sign Plans **ACABOR #24-35**

Sign Plan Review **APPROVED AS PRESENTED**
135 E. Erie Street, Blauvelt
Section 70.14, Block 4, Lot 34:
CS Zoning District

My Office Accounting Services Awning Plan **ACABOR #24-36**

Awning Plan Review **APPROVED AS PRESENTED**
121-125 Oak Tree Road, Tappan
Section 77.15, Block 1, Lot 23:
CC Zoning District

Go Ba Woo Korean BBQ Roof Alterations **ACABOR #24-37**

Roof Alterations Plan Review **APPROVED AS PRESENTED**
4 Route 303, Tappan
Section 77.15, Block 1, Lot 46:
CS Zoning District

A motion was made to adjourn the meeting by Sharon Burke and second Brian Aitcheson 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 8:02 p.m.

Dated: November 14, 2024

Gerard Chesterman, Town of Orangetown

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ACABOR #24-38
Debillis and Associates Certified
Public Accountants Sign Plan
Approved as Presented

Permit #: SIGN-5198-24

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TO: George Reilly-Hudson Valley Sign Studio INC., PO BOX
903, New City, New York, 10956

FROM: Architecture and Community Appearance Board of
Review

RE: **Debillis and Associates Certified Public Accountants:**
The application of George Reilly, applicant, for Debillis Holdings 2 LLC, owner at a site known as “**Debillis and Associates Certified Public Accountants**” 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 20 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 68; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, November 14, 2024** at which time the Board made the following determinations:

Ronald Debillis of Debillis and Associates Certified Public Accountants testified before the Board. The Board received the following items:

1. Sign plans prepared and Hudson Valley Sign Studio INC., dated March 20, 2024.
2. Material sheet.
3. Building Department Referral dated May 8, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant plans to place a double sided, double posted sign that would be installed in the ground on painted wooded posts.
2. The Board found that the sign would be a carbon fiber and carved high density urethane material, manufactured by Hudson Valley Sign Studio INC., or equal
3. The Board found that the sign would contain a black background, manufactured by Hudson Valley Sign Studio INC., or equal
4. The Board found that the sign would contain a metallic brass text, manufactured by Hudson Valley Sign Studio INC., or equal. The text would:

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- Read the words “DEBELLIS & Associates” in large all capital letters at the top of the sign
 - Read the words “CERTIFIED PUBLIC ACCOUNTANTS” in small all capital letters in the middle part of the sign.
 - Read the number “20” at the bottom of the sign in large text
 - Under the “20”, it would read the text would read “North Main ST.” in small text
5. The board found that the size of the sign would be 40 ½ IN in height and 40 IN in length.
6. The Board found that the lighting would be lit from dusk to dawn.

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 Barbara Carroll and second by Sharon Burke and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, 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: November 14, 2024
Gerard Chesterman, Town of Orangetown



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TO: SOD Thai Kitchen, Town Plaza Orangeburg, New York,
10962

FROM: Architecture and Community Appearance Board of
Review

RE: **SOD Thai Kitchen Sign Plans:** The application of SOD Thai Kitchen, applicant, for Town Plaza II, LLC, owner at a site known as “**SOD Thai Kitchen 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 500. Route 303 Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 6; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, November 14, 2024** at which time the Board made the following determinations:

Greg Tkacz of 99 Signs testified before the Board. The Board received the following items:

1. Sign Plans prepared by 99 signs,.
2. Material sheet.
3. Building Department Referral dated October 10, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant plans to place a 30 IN by 120 IN acrylic light box sign with a white background on the storefront.
2. The Board found that the left-hand side of the storefront sign would have the restaurant logo depicting Asian lettering in maroon color.
3. The Board found that to the right of the Asian Logo on the storefront sign would be the text displaying “SOD THAI” in all capital letters, be maroon in color and be displayed in large text.
4. The Board found that below the “SOD THAI” portion of the storefront sign would be the text displaying “KITCHEN” in all capital letters, be black in color and be displayed in small text.
5. The Board found that the storefront sign would have a black border trim around the perimeter.

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6. The Board found that the applicant plans to place a pylon sign with the other existing signs in the Town Plaza II pylon set at the front of the property.
7. The Board found that the pylon sign would have a white background.
8. The Board found that the pylon sign would have a black border trim around the perimeter.
9. The Board found that the pylon sign would contain the text displaying “SOD THAI” in all capital letters, be maroon in color and be displayed in large text taking up majority of the sign.
10. The Board found that light box for both the storefront and pylon signs would go off at 9 pm.

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 Brian Aitcheson and second by Barbara Carroll and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, 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: November 14, 2024

Gerard Chesterman, Town of Orangetown



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ACABOR #24-35
Sage Bar and Grille Sign Plans
Approved as Presented

Permit #: SIGN-5975-24

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TO: Hispania Signs, 175 US-9W North, Suite 12, Congers,
New York 10920

FROM: Architecture and Community Appearance Board of
Review

RE: **Sage Bar and Grille Sign Plans:** The application of Maite Shinin of Hispania Signs, applicant, for Blauvelt Mini Mall, owner at a site known as “**Sage Bar and Grille 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 135 E. Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 34; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, November 14, 2024** at which time the Board made the following determinations:

Maite Shinin of Hispania Signs testified before the Board. The Board received the following items:

1. Sign Plans prepared by Hispania Signs, dated August 24, 2024, contained three pages;
 - Page 1 of 3: Existing
 - Page 2 of 3: Replace Decal over existing Acrylic Face
 - Page 3 of 3: Proposed
2. Material sheet.
3. Building Department Referral dated September 24, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant plans to replace the existing storefront signage with a single face acrylic sign that is 1.5' FT in height and 16' FT in length.
2. The board found that the material of the sign would be laminated digital printed decal over 3/16 white translucent plexiglass, manufactured by Hispania Signs, or equal.
3. The Board found that the background of the sign would be 246ad blue in color manufactured by Hispania Signs, or equal.

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4. The board found that the left-hand middle part of the sign would be the restaurant logo depicting a FFFFFFF white in color circle background manufactured by Hispania Signs, or equal.
5. The Board found that the logo would contain the words “Sage” across it in large black cursive text.
6. The Board found that behind the aforementioned “Sage” text of the logo would be a sage plant that is 5a8e40 green in color manufactured by Hispania Signs, or equal.
7. The Board found that the text “BAR & GRILLE” will be depicted across the bottom of the logo in black, all capital letters and in a small text.
8. The Board found that the logo would be 15” IN in height and length.
9. The Board found that the center part of the sign would have the words “Sage” in 15” IN large cursive text that is FFFFFFF white in color manufactured by Hispania Signs, or equal.
10. The Board found that the text “BAR & GRILLE” will be depicted on the center right-hand side of the sign. The text will be 3” IN in height depicted in all capital letters and be FFFFFFF white in color manufactured by Hispania Signs, or equal.
11. The Board found that the words “New American Cuisine” will be depicted below where it says “BAR & GRILLE”. It will be 2” IN in height in FFFFFFF white in color manufactured by Hispania Signs, or equal.

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-Chairwomen and second by Michael Sandhage and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, 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: November 14, 2024

Gerard Chesterman, Town of Orangetown



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ACABOR #24-36
My Office Accounting Services Awning Plan
Approved as Presented

Permit #: 5973-24

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TO: Hispania Signs, 175 US-9W North, Suite 12, Congers,
New York 10920

FROM: Architecture and Community Appearance Board of
Review

RE: **My Office Accounting Services Awning Plan:** The application of Hispania Signs, applicant, for State Plaza INC, owner at a site known as “**My Office Accounting Services Awning 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 121-125 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, November 14, 2024** at which time the Board made the following determinations:

Maite Shinin of Hispania Signs testified before the Board. The Board received the following items:

1. Awning Plans prepared by Hispania Signs
 - Dated May 8, 2024
 - Page 1/4: Existing
 - Page 2/4: Proposed
 - Page 3/4
 - Page 4/4
 - Dated September 13, 2024
 - Existing
 - Proposed
 - Measurements
2. Material Sheet
3. Building Department Referral dated September 30, 2024, signed by Rick Oliver, Chief Building Inspector.

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ACABOR #24-36
My Office Accounting Services Awning Plan
Approved as Presented

Permit #: 5973-24

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FINDINGS OF FACT:

1. The Board found that the applicant plans to place an awning on the storefront that:
 - Is Forest Green in color, manufactured by Hispania Signs, or equal.
 - Has materials for structure which consist of welded aluminum tubing and exotic awning fabric, manufactured by Hispania Signs, or equal.
 - Has a front view dimensions that is 7' FT.
 - Has side view dimensions of
 - 2' FT along the bottom portions
 - 10" IN on the outer sides
 - 39" IN on the slanted sky facing sides
 - 24" IN on the inner side

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 Matthew Carey and second by Shirley Goebel Christie-Chairwomen and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, 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: November 14, 2024
Gerard Chesterman, Town of Orangetown



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ACABOR #24-37
Go Ba Woo Korean BBQ Roof Alterations
Approved as Presented

Permit #: BLDC-5970-24

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TO: 303 Daniel LLC., 4 NY Route 303, Tappan, New York
10983

FROM: Architecture and Community Appearance Board of
Review

RE: **Go Ba Woo Korean BBQ Roof Alterations:** The application of Sang M. Han, applicant, for Goung Soo Han, owner at a site known as “**Go Ba Woo Korean BBQ Roof Alterations**” 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 4 NY 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 46; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, November 14, 2024** at which time the Board made the following determinations:

John Yi, Construction Manager, testified before the Board. The Board received the following items:

1. Go Ba Woo Koreana BBQ Roof Plans, prepared by A & D Design Studio, dated September 25, 2024
 - Drawing No. T-1: Code Data, Notes, Vicinity Map and Updated Roof Plan
 - Drawing No. A-1: Proposed Elevations and Section Detail
2. Material Sheet
3. Building Department Referral dated October 11, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant plans to replace the existing roof shingles with Stucco shingles that would have a Sahara finish and be dawn gray #762 in color, manufactured by Senergy by Sika Corp, or equal.
2. The Board found that there would be a flush trim frame metal finish along the proposed awning
3. The Board found that the existing gutter would be eliminated.

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 #24-37
Go Ba Woo Korean BBQ Roof Alterations
Approved as Presented

Permit #: BLDC-5970-24

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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 Matthew Carey and second by Barbara Carroll and carried as follows; Shirley Goebel Christie-Chairwomen, abstain; Deborah Stuhlweissenburg, absent; Brian Aitcheson, nay; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke nay; and Matthew Carey, 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: November 14, 2024
Gerard Chesterman, Town of Orangetown



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TOWN CLERK'S OFFICE