

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 6, 2025**

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

MEMBERS ABSENT: Matthew Carey,

ALSO, PRESENT: Britney Cordero, Deputy Town Attorney and Elizabeth Decort, Secretarial Assistant II.

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.

LIDL Elevations Amendment Review of Elevation Changes 3-58 NYS Route 303, Tappan 77.15/1/33, 34, 35, 36, 37 & 41 CS Zoning District	Approved as Presented	ACABOR # 25-05
Artar Sign Plan Review of Sign Plan 564 Route 303, Blauvelt 70.14/4/21, LO Zoning District	Approved as Presented	ACABOR #25-09
RRIS Building/Landscaping Plan Review of Façade/Landscaping, 854 Bradley Parkway, Blauvelt 1 Route 340, Orangeburg 74.11/2/26; CC Zoning District	Approved with Conditions	ACABOR # 25-10
Project Sycamore Phase II Review of Building Addition/ Landscape Plans 65 Third Ave., Orangeburg 73.08/1/1; RPC-OP Zoning District	Approved as Presented	ACABOR # 25-11

A motion was made to adjourn the meeting by Shirley Goebel Christie-Chairwomen and second by 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 8:30 PM

Dated: March 6, 2025
Jane Slavin, Director



TOWN OF ORANGETOWN
2025 MAR 13 P 9:28
TOWN CLERK'S OFFICE

ACABOR #25-05: Permit #0740-25
LILD Elevation Amendment
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

March 6, 2025
Approved as Presented
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TO: Terri Douglas 150 West Jefferson Suite, Detroit, MI 48226
FROM: Architecture and Community Appearance Board of Review

RE: LIDL Amendment: The application of Terri Douglas, applicant for George Ackerman, owner, at a site known as “**LIDL Elevations Amendment**”, 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 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lots 33, 34, 35, 36, 37 & 41, in the CS Zoning District

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, February 6 and March 6, 2025**, at which time the Board made the following determinations:

February 6, 2025

Robert Jiminez appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Project material sheet
- C. Elevation prepared by NORR, dated October 16, 2024.

FINDING OF FACTS:

1. The Board found that the applicant had a previous approval (ACABOR #21-01) and requested an amendment to the plans. The changes requested a shortening of the canopy, and a simplified version of stone and wood paneling and brick. The texture of the back is slightly different. The applicant noted that there would be no changes to the lighting.
2. The Board found that the façade amendment should include some changes to the front façade and simplify the use of materials.

The applicant requested a CONTINUATION TO THE MARCH 6, 2025 MEETING.

TOWN OF ORANGETOWN
2025 MAR 13 P 9:28
TOWN CLERK'S OFFICE

ACABOR #25-05: Permit #0740-25
LILD Elevation Amendment
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

March 6, 2025
Approved as Presented
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March 6, 2025

Robert Jiminez and Donald Brenner appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Project material sheet
- C. Elevation prepared by NORR, dated February 10, 2025.

FINDING OF FACTS:

1. The Board found that the revised plans presented a simplified use of materials on the front elevation. The applicant modified the elevations to break up the façade at the two large areas of all white brick with additional bands of black brick. The new proposed look for the long side of the building did not accomplish a lightening with glass panels mounted on top of the building. Lidl's preferred to use more black which only weighed down the long side making it look even heavier. Therefore, after with a discussion with the architect and lawyer, the decision was made to return to the first design presented and to **void the new suggestion given on March 6th.**

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 at the February 6, 2025 Meeting.**

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Sharon Burke and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, absent, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Director 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: March 6, 2025
Jane Slavin, Director



TOWN OF ORANGETOWN
2025 MAR 13 P 9:28
TOWN CLERK'S OFFICE

ACABOR #25-09 Artar Sign Plan **Permit #0733-25**
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

March 6, 2025
Approved as Presented
Page 1 of 1

TO: Rosette Kalayjian, 10 Sioux Court, Palisades, NY
FROM: Architecture and Community Appearance Board of Review

RE: Artar Sign Plan: The application of Rosette Kalayjian, applicant for 564 Route 303, owner, for the review of a sign at a site to be known as “**Artar 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 564 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 21 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 6, 2025**, at which time the Board made the following determinations:

Rosette Kalayjian appeared and testified. The Board received the following items:

- A.** Project Narrative, prepared by applicant.
- B.** Sign Plan prepared by Foley Sign Shop.

FINDING OF FACTS:

1. The Board found that the applicant proposed a 48” by 84” Acrylic Sign. The faces would be vinyl graphic logo – double sided. The sign would be installed in an existing sign cabinet. The main field would be white with red and blue lettering.
2. The Board found that the sign is backlit and that the sign would be placed on a timer. The Board suggested turning the sign off at 9:00 p.m.

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 Michael Sandhage and seconded by Barbara Carroll and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, absent, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Director 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: March 6, 2025
Jane Slavin, Director



TOWN CLERK'S OFFICE
2025 MAR 13 P 9:28
TOWN OF ORANGETOWN

ACABOR #25-10:

Permit #BLDC-0734-25

**RRIS Building/Landscaping Plan Street
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

February 20, 2025

Approved with Conditions

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TO: Donald Brenner, 4 Independence Ave. Tappan, NY
FROM: Architecture and Community Appearance Board of Review

RE: RRIS Building/Landscaping Plan Street: The application of Paul Adler, owner for Review of Building and Landscaping Plan at a site to be known as “**RRIS Building/ Landscaping 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 1 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 26 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, March 6, 2025**, at which time the Board made the following determinations:

Donald Brenner and Jesse Cokeley appeared and testified. The Board received the following items:

- A. Descriptive Narrative prepared by applicant.
- B. Copy of Building Permit, dated November 8, 2024.
- C. Copies of prior Board Decisions: ZBA #24-34, dated July 17, 2024 and PB #25-05, Reapproval of Final Site Plan Approval, dated April 24, 2024.
- D. Building Elevations prepared by BILD Architecture, dated June 30, 2022.
- E. Site Plans prepared by Colliers Engineering & Design, dated August 31, 2017, last revised February 28, 2024.

FINDING OF FACTS:

1. The Board found that the applicant proposed a building façade with Steel Siding in grey, manufactured by Alucobond, or equal. Split face Stonework will be placed on the façade as noted on the submitted plans in Westbricks Metropolis, or equal. The color scheme of the building would be grays and blacks.
2. The Board found that the building would be a small commercial operation, with site parking. Lighting on the site would be down lights on overhead doors and one pole mounted light in the parking lot.
3. The Board found that the applicant needed to make a separate application to ACABOR for the signs.
4. The Board found that the Air Conditioning Units would be screened by 4’6” boxwoods or evergreen plantings. The plants must be similar or the same height as the machinery.

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 CLERK'S OFFICE
2025 MAR 13 P 9:28
TOWN OF ORANGETOWN

ACABOR #25-10:

Permit #BLDC-0734-25

RRIS Building/Landscaping Plan Street

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

March 6, 2025

Approved with Conditions

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Decision: On view of the foregoing and testimony before the Board, the application was Approved with the following Conditions:

1. The overhead to the garage doors shall be coordinated in paint color, close to the black color. The doors on the back of the building shall be grey to match the paint on the rear of the building. Black frames are to be placed around the garage doors.
2. The Air Conditioning Units shall be screened by 4'6" boxwoods or evergreen plantings. The plants shall be similar or the same height as the machinery.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie, Chairperson and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, absent, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Director 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: March 6, 2025
Jane Slavin, Director



TOWN OF ORANGETOWN
2025 MAR 13 P 9: 28
TOWN CLERK'S OFFICE

ACABOR #25-11:
Project Sycamore Phase III
Building/Site Plan
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

Permit #BLDC-0737-25

February 20, 2025
Approved as Presented
Page 1 of 2

TO: Robert Foley, 322 8th Avenue, 5th Floor, New York, NY
FROM: Architecture and Community Appearance Board of Review

RE: **Project Sycamore Phase:** The application of JPMorgan Chase Bank N.A., owner for the review of a site known as “**Project Sycamore Phase III**”, 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 65 Third Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1 in the RPC-OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 6, 2025**, at which time the Board made the following determinations:

Robert Foley, William Devlin and David Smider appeared and testified. The Board received the following items:

- A. A letter from Sam Schwartz, applicant, dated January 28, 2025.
- B. Material Specification Sheet.
- C. Site Plans prepared by H.F.Lenz Company and Omni Associates, dated August 14, 2024, last revised December 11, 2024.
- D. Lighting Plans prepared by H.F.Lenz Company and Omni Associates, dated October 15.

FINDING OF FACTS:

1. The Board found that the applicant proposed to only construct a two-story building, for a total of 214,073 square feet. There is no change to the existing site lighting. The colors and materials will match the existing building. The materials consist of precast concrete panel with an accent bank in an iron ore color.
2. The Board found that all roof equipment shall be screened, similar to the existing structure.

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
2025 MAR 13 P 9:28
TOWN CLERK'S OFFICE

ACABOR #25-11:

Project Sycamore Phase III

Building/Site Plan

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

Permit #BLDC-0737-25

February 20, 2025

Approved as Presented

Page 2 of 2

Decision: On view of the foregoing and testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented by Barbara Carroll and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, absent, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Director 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: March 6, 2025
Jane Slavin, Director



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2025 MAR 13 P 9:28
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