

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 21, 2019**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Christopher Dunnigan      Katie Beckmann      Brian Aitcheson  
John McCullough      Deborah Stuhlweissenburg

**MEMBER ABSENT:** Shirley Goebel Christie

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Andrew Andrews, Chairman, called the meeting to order at 7:30 p.m.  
Mr. Andrews read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

**Island Breeze Grill and Café Sign**

**ACABOR #19-12**

Review of Sign Plan and Building Color  
326 Convent Road, Blauvelt  
69.20/2/33; CS zoning

**Approved  
Subject to  
a Condition**

**Other Business:**

**1. Helmke Site Plan 69.18-1-26; 491 Orangeburg Road, Pearl River:** The Board reviewed and approved the removal of the 2 trees noted on the submitted plan and required that the applicant plant at least two new trees at the site. The Board recommended that a cluster of Birch trees be planted or any other type of deciduous tree be selected as the 2 new trees.

**2. Discussion on Signs**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Katie Beckmann 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. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:45 p.m.

**Dated: March 21, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2019 MAR 25 P 2:01  
TOWN CLERK'S OFFICE

**Town of Orangetown**  
**Architecture and Community Appearance Board of Review Decision**

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**TO: Sean Nicholson, 40 Meriweather Trail, Congers, New York**  
**10920**

**FROM: Architecture and Community Appearance Board of Review**

**RE: Island Breeze Grill and Café Plans:** The application of Sean Nicholson, applicant, for Frank Rinaldi, owner for the review of Structure Color and Sign Plans at a site known as “**Island Breeze Grill and Café 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 326 Convent Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.20, Block 2, Lot 33 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 21, 2019** at which time the Board made the following determinations:

Sean Nicholson appeared and testified. The Board received the following items:

- A.** A Narrative and Specification sheet submitted by the applicant.
- B.** Sign Plan prepared by Hudson Valley Sign Studio dated January 18, 2019.
- C.** Copy of the Building Permit Referral, dated January 30, 2019 prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed two signs consisting of a new face covering over an existing internally illuminated wall sign box and a new face covering on an existing pole sign. The pole sign would be shared with an adjacent business; Tua Cocina Mexicana.
2. The Board found that the proposed refaced sign on the building would be 24 inches by 170 inches; white background, black lettering and a logo in black and gold/tan color. Island Breeze Grill and Café colors of the sign would have a white background with black and gold/tan logo. The Tua Cocina Mexicana section of the sign would have a white background with black and red lettering with gold, green, red and gold/tan logo. The pole sign would measure 40 inches by 72 inches, as noted on the submitted plans.
3. The Board found that the pole and sign frame needed to be repainted either black or brown.
4. The Board found that the building color, Caribbean Blue is acceptable.

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

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

PB #19-12: Island Breeze Grill and Café Sign  
Approved Subject to a Condition

Permit #48519

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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved Subject to a Condition:**

1. The pole sign frame and pole shall be repainted either black or brown.

The foregoing resolution was presented and moved by Katie Beckmann and second by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; John McCullough, aye and Brian Aitcheson, 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: March 21, 2019

Cheryl Coopersmith Chief Clerk Boards and Commissions

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TOWN CLERK'S OFFICE