

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 18, 2019**

MEMBERS PRESENT:

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

MEMBER ABSENT: None

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.

Victoria's Nail Salon Sign Plan		ACABOR #19-17
Review of Sign Plan	Approved as	
500 Route 303, Orangeburg	Presented	
74.07/1/6; CC zoning		

Palisades Veterinary Sign Plan		ACABOR #19-18
Review of Sign Plan	Approved	
37 Hunt Road, Orangeburg	with an	
73.15/1/11; R-80 zoning	Option	

Diversified Glass & Storefront Plan		ACABOR #19-19
Review New Windows & Vestibule Plans	Approved as	
8 Olympic Drive, Orangeburg	Presented	
73.15/1/16; LIO zoning		

No. #1 Sushi Plans		ACABOR #19-20
Review of Sign/Façade Improvement Plans	Approved as	
79 North Middletown Road, Pearl River	Presented	
69.13/1/23; CC zoning		

Noodle Hub Sign Plan		ACABOR #19-21
Review of Sign Plan	Approved as	
Stateline Plaza	Presented	
121-125 Oak Tree Road, Tappan		
77.15/1/23; CS zoning		

Subaru Distribution Plan		ACABOR #19-22
Review of Site/Structure Plans	Approved as	
6 Ramland Road, Orangeburg	Presented	
73.20/1/23 & 25; LIO zoning		

A motion was made to adjourn the meeting by Katie Beckmann and second 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. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:30 p.m.

Dated: April 18, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Amanda Zorrilla, 21 Summit Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Victoria's Nail Salon Sign Plan: The application of Amanda Zorrilla, applicant for John Azarian, owner, for the review of a sign plan at a site to be known as "**Victoria's Nail Salon 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 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 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 18, 2019**, at which time the Board made the following determinations:

Amanda Zorrilla appeared and testified. The Board received the following items:

- A.** Photographs of the proposed sign location on the structure.
- B.** Sign plans prepared by Signarama, dated March 26, 2019.
- C.** Project Narrative and Material Specification Sheet.
- D.** Copy of the Building Permit Referral dated February 27, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

- 1.** The Board found that the sign is a replacement of an existing storefront sign insert. It would be placed above the entry doorway, measuring 120" by 30" in acrylic material. The main field would be white with red letters.
- 2.** The Board found that the shopping center had a monument sign in which all stores have a smaller inserted sign. The monument sign for Victoria's Nail Salon would have a white background with red letters, to match the font of the storefront sign.

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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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 Katie Beckmann and second by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #19-18: Palisades Veterinary Sign Plan
Approved with an Option

Permit #48675

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Architecture and Community Appearance Board of Review Decision
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TO: Ean Bauer, 2 Royln Hill Drive, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: **Palisades Veterinary Sign Plan:** The application of Kazzie Girl LLC, owner, for the review of a Sign Plan, at a site known as "**Palisades Veterinary 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 Hunt Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 11 in the R-80 zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, April 18, 2019** at which time the Board made the following determinations:

Robin Foley and Ean Bauer appeared and testified. The Board received the following items:

- A. Material Specification Sheet submitted by Foley Sign Shop.
- B. Sign Plans prepared by Foley Sign Shop, dated March 18, 2019.
- C. Copy of the Building Permit Referral dated March 19, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign would be a double sided, in acrylic face with full color graphic. The post and panel sign would measure 30" height by 96" width and 7.5" deep. It would be internally illuminate with LED lighting. The letters would be in blue with a silhouette of a kitten on one side and a puppy on the other.
2. The Board found that an alternate design of the kitten and puppy was offered by a Board Member. The Board gave the applicant the option of selecting either design for the sign.

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 with an Option:**

1. The applicant has the option of selecting the alternate design discussed at the Board meeting of April 18, 2019. If selected, the plan shall be presented to the ACABOR office for stamping.

The foregoing resolution was presented and moved by John McCullough and seconded by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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CLERK'S OFFICE
APR 24 2019

**ACABOR #19-19: Diversified Glass
and Storefront Plans
Approved as Presented**

Permit #48655

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**TO: Patrick Benn, 225 Broadway, Suite 1200, New York, New York
10007**

FROM: Architecture and Community Appearance Board of Review

RE: Diversified Glass and Storefront Plans: The application of Patrick Benn, applicant, for Diversified Glass and Storefront, owner, for the review of Building Plans, at a site known as “**Diversified Glass and Storefront 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 8 Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 16 in the LIO zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, April 18, 2019** at which time the Board made the following determinations:

Patrick Penn and John Quinn appeared and testified. The Board received the following items:

- A.** Material Specification Sheet and Project Narrative.
- B.** Plans prepared by Michael Saverese Associates architects, dated January 18, 2019, last revised March 5, 2019:
 - A-102.00: Roof Plan & Elevations/ Details
 - A-109.00: Mezzanine Plans, Sections & Details
 - Color renderings of proposed improvements to the structure
- C.** Copy of a site plan noting location of building on lot.
- D.** Copy of the Building Permit Referral dated March 12, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the project consisted of the replacement of the existing windows and vestibule area.
2. The Board found that the windows would be replaced with Larson Alucoil Aluminum Composite Panels, which would be silver grey color and YCW 750 Glass Curtain Wall, or equal, and as noted on the submitted plans.

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 #19-19: Diversified Glass
and Storefront Plans
Approved as Presented

Permit #48655

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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 Shirley Goebel Christie and seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #19-20: No. #1 Sushi Sign
and Façade Improvement Plans
Approved as Presented

Permit #47552
Permit #47494

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TO: Mike Chen, 15 Sgt. Ingram Court, Pearl River, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **No. #1 Sushi Sign and Façade Improvement Plans:** The application of Sign Design & JC Awing, applicant, for GBR Middletown Road, owner, for the review of a Sign Plan and a Façade Improvement Plan, at a site known as “**No. #1 Sushi Sign and Façade Improvement 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 79 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 23 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 18, 2019**, at which time the Board made the following determinations:

Bin Chen appeared and testified. The Board received the following items:

- A. Photographs of the proposed sign location on the structure with plans prepared by Creative Sign Design dated March 25, 2019.
- B. Face Improvement Plans prepared by Mileto Architectural Associates, dated October 20, 2017.
- C. Project Narrative.
- D. Material Specification Sheet.
- E. Copy of the Building Permit Referral dated April 4, 2019, prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign would be placed on the building façade on a raceway, painted green to match the building façade. The face of the sign would be red acrylic with black trim, in front lit LED Channel letters. The logo would be a separate sign, measuring 36” by 48”. The lettering would be 30” by 168”, as noted on the submitted plan.

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ACABOR #19-20: No. #1 Sushi Sign
and Façade Improvement Plans
Approved as Presented

Permit #47552
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2. The Board found that the applicant had improved the façade prior to appearing in front of the Board and noted that any future improvements to the site required Board approval. The improved storefront included new aluminum, wood and tempered glass storefront windows and new brick wall and new aluminum and glass doors.

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 and second by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Robert Troiano, Foley Sign Shop, 20 H Mountainview Avenue,
Orangeburg, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Noodle Hub Sign Plan**: The application of Foley Sign Shop, applicant, for Tappan Shopping Center, owner, for review of a sign plan at a site to be known as “**Noodle Hub 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 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 4, Lot 23 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, April 18, 2019**, at which time the Board made the following determinations:

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

- A. Photographs of the proposed sign location on the structure with plans prepared by Foley Sign Shop dated April 4, 2019.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated March 6, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign is a replacement of an existing storefront sign insert. It would be placed above the entry doorway, measuring 180” by 24” in acrylic material. The main field would be white with red letters and black logo. A portion the sign would have a black field with white letters, as noted on the submitted plans.

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 Katie Beckmann and second by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Cheryl Coopersmith

Coopersmith

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Subaru Distribution Plans:** The application of Subaru Distributors Corp., owner, for the review of Site/ Structure Plans at a site to be known as “**Subaru Distribution 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 6 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 18, 2019** at which time the Board made the following determinations:

Donald Brenner, David Bilow and Diego Villareale appeared and testified. The Board received the following items:

The Board received the following items:

A. Site Plan prepared by JMC Site Development Consultants, LLC, dated November 1, 2018, last revision date of January 15, 2019, unless noted:

- SP-1: Cover Sheet
- SP-2: Existing Conditions Map (Phase 2)
- SP-3: Site Demolition Plan (Phase 2)
- SP-4: Site Layout Plan (Phase 2)
- SP-5: Site Grading Plan & Utilities Plan (Phase 2), last revised January 22, 2019
- SP-6: Site Erosion & Sediment Control Plan (Phase 2)
- SP-7: Site Landscaping Plan (Phase 2)
- SP-8: Site Lighting Plan (Phase 2)
- SP-9: Site Details (Phase 2)
- SP-10: Site Details (Phase 2)
- SP-11: Site Details (Phase 2)

B. Architectural Plans prepared by Bilow Garrett Group:

- SK-A-100: First Floor Sketches, dated July 18, 2018, last revised January 30, 2019
- SK-A-101: Second Floor Sketches, dated July 18, 2018, last revised January 30, 2019
- A-200: Building Elevations, dated October 15, 2018

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- C. Project Narrative, prepared by the applicant.
- D. Copy of the Building Permit Referral signed by Building Inspector Rick Oliver dated November 26, 2018.
- E. Copies of PB #19-16, Final Site Plan Approval Subject to Conditions, dated March 13, 2019 and ACABOR #17-35, approved Subject to Conditions, dated September 7, 2017.
- F. Material Specification Sheet.
- G. Submitted at the meeting, a color rendering of the proposed façade.

FINDINGS OF FACT:

1. The Board found that the project consisted of the renovation and improvement of the entire front façade on the south side of an existing structure, improving the existing parking, curbs, pavement, walkways and landscaping. The materials consisted of a curtain wall system in black, black brick, black aluminum and light grey glass, as noted on the submitted rendering.
2. The Board found that the applicant would need to return to ACABOR for review of a new sign.

The hearing was then opened to the Public.

Public Comment:

Patrick Mcillmurry, 138 Penn Court, Orangeburg, requested information regarding the location of the training bays for employees.

Steve DelSavio, 262 Trenton Place, Orangeburg, wanted clarification regarding the status of the existing overhead doors; will they be removed or replaced.

There being no one else 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 Andrew Andrews and second by; Brian Aitcheson and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, 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 18, 2019

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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