

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 4, 2019**

MEMBERS PRESENT:

Andrew Andrews, Chairman Shirley Goebel Christie
Christopher Dunnigan Katie Beckmann
John McCullough

MEMBER ABSENT: Brian Aitcheson and Deborah Stuhlweissenburg

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.

The Plaza Sign Plan **ACABOR #19-13**
Review of Sign Plan **Approved**
580 Route 303, Westshore **with a Condition**
Plaza Shopping Center, Blauvelt
70.14/4/13; CC zoning

Allstate Sign Plan **ACABOR #19-14**
Review of Sign Plan **Approved**
94-100 N. Middletown Road, Pearl River **as Presented**
69.13/1/3; CC zoning

Wells Fargo Sign Plan **ACABOR #19-15**
Review of Sign Plans **Approved**
26 North Middletown Road, Pearl River **as Presented**
69.13/1/9; CC zoning

Johnson Kirchner Façade Improvement Plan **ACABOR #19-16**
Review of Façade Improvement Plan **Approved**
315-331 Route 303, Orangeburg **as Presented**
74.11/2/50; CC zoning

A motion was made to adjourn the meeting by Katie Beckmann and second John McCullough 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 8:00 p.m.

Dated: April 4, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TOWN CLERK'S OFFICE

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**TO: Louis Rakuzynski, 6 Crabapple Court, Monsey, New York
10913**
FROM: Architecture and Community Appearance Board of Review

RE: The Plaza Sign Plan: The application of Westshore Plaza, LLC, owner, for review of a sign plan at a site to be known as “**The Plaza 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 Plaza Shopping Center, 580 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 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, 2019**, at which time the Board made the following determinations:

Louis Rakuzynski appeared and testified. The Board received the following items:

A. Photographs of the proposed sign location on the structure with plans prepared by Signarama, dated March 14, 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 120” by 119.75” in acrylic material. The main field would be white with black letters and a red, blue, white and black logo.
2. The Board found that the shopping center had a monument sign in which all stores have a smaller inserted sign. In regard to the monument sign, the Board gave the applicant the option of matching the font of the storefront sign or block letters, to match the other store names in the monument 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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Approved with a Condition
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the following Condition:**

1. The applicant has the option of matching the font of the storefront sign or block letters, to match the other store names in the monument sign.

The foregoing resolution was presented and moved by Katie Beckmann and second by Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 4, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Ronald Triano, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: **Allstate Insurance Sign Plan:** The application of Frank Perri, applicant, for Pearl River Center Associates, L.P., owner, for the review of a Sign Plan, at a site known as "**Allstate Insurance 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 100 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 3 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, 2019** at which time the Board made the following determinations:

Robin Foley 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 8, 2019.
C. Copy of the Building Permit Referral dated January 28, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign measures 2' 4" by 10" 11.75" and consisted of channel letters and would be LED internally illuminated flush mounted. The letters would have acrylic faces in blue and the returns are painted duranodic bronze, or equal, as noted on the submitted plan.

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 Andrew Andrews and seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 4, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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ACABOR #19-15: Wells Fargo Sign Plan
Approved as Presented
Sign Plan

Permit #58513

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TO: Nick Pagnozzi, 404 Willett Avenue, Port Chester, New York 10573
FROM: Architecture and Community Appearance Board of Review

RE: **Wells Fargo Sign Plan:** The application of Sign Design & JC Awing, applicant, for GBR Middletown Road, owner, for the review of a Sign Plan, at a site known as “**Wells Fargo 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 26 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 9 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, 2019**, at which time the Board made the following determinations:

Jaime Orozco appeared and testified. The Board received the following items:

- A. Photographs of the proposed sign location on the structure with plans prepared by American/ Interstate Signcrafters dated June 27, 2018, revised July 30, 2018.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign would be placed on the building façade, measuring 1' 11" by 7' 4/16". The sign would have channel letters with a sign cabinet. The main field would be red with yellow and white letters. The materials of the sign are acrylic and aluminum. The applicant noted that the proposed sign is smaller than the current sign that is on the building.

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 #19-15: Wells Fargo Sign Plan
Approved as Presented
Sign Plan

Permit #58513

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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 Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 4, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Kier Levesque, 49 3rd Avenue, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review

RE: **Johnson Kirchner Façade Improvement Plan:** The application of Kier Levesque, applicant, for Johnson Kirchner Holding LLC, owner, for the review of a Façade Improvement Plan, at a site known as “**Johnson Kirchner Façade Improvement 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 315-331 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 50 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, 2019** at which time the Board made the following determinations:

Kier Levesque and Howard Hellman appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Plans prepared by Kier Levesque, R.A., dated January 8, 2019.
- C. Copy of the Building Permit Referral dated January 9, 2019 prepared by Rick Oliver, Building Inspector.
- D. A letter from the Rockland County Sewer District No.1, dated March 27, 2019, signed by Joseph LaFiandra, Engineer II.

FINDINGS OF FACT:

1. The Board found that the project consisted of an exterior renovation of an existing brick commercial strip building. The application proposed covering over the brick on the front and partially on the sides with stucco and EFIS panels, or equal. Gooseneck lamp fixtures would be installed after the façade is completed.
2. The Board found that the stucco covering the brick would be STO Powerflex system, or equal. The clear anodized aluminum windows and door frames would remain. There would be no change in the storefront entry doors or window layouts. The existing windows and slate roof are to remain.

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 #19-16: Johnson Kirchner Façade
Improvement Plan
Approved as Presented

Permit #48472

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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 John McCullough and seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 4, 2019


Cheryl Coopersmith, Chief Clerk Boards and Commissions

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