

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 3, 2019**

MEMBERS PRESENT:

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

Toyota Sign Plan		ACABOR #19 - 01
Review of Sign Plan	Approved as Presented	
618 Route 303, Blauvelt		
65.18/1/7; LI/LIO zoning district		

Bless Enterprises Plan		ACABOR #19 - 02
Review of a Site/Structure Plans	Approved as Presented	
1875 Route 303, Orangeburg		
74.15/1/8; LI zoning district		

Tappan Zee Barber Shop Sign Plan		ACABOR #18 - 55
Review of Sign Plan	Approved as Presented	
Westshore Shopping Center, Blauvelt		
70.14/4/13; CC zoning district		

340 Blauvelt Road Plans		ACABOR #18 - 56
Review of Site/Structure Plans	Approved with Conditions	
340 Blauvelt Road, Pearl River		
69.13/2/18.1; R-15 zoning district		

William Helmke Homes		ACABOR #18 - 60
Review of Site/Structure/ Landscaping Plans	Continued: Revise Plans	
491 Orangeburg Road, Pearl River		
69.18/1/26; R-15 zoning district		

A motion was made to adjourn the meeting by Katie Beckmann and seconded 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 8:40 p.m.

Dated: January 3, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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Architecture and Community Appearance Board of Review Decision**

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TO: Berry Cooke, Infamous Graphics, 1706 Central Avenue,
Albany, New York 12205
FROM: Architecture and Community Appearance Board of Review

RE: **Toyota Sign Plans:** The application of Infamous Graphics, applicant, for Lia Route 303 Realty, owner for the review of Sign Plans at a site known as "**Toyota Sign Plans**", 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 618 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 7 in the LI/LIO zoning districts.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, January 03, 2019** at which time the Board made the following determinations:

Berry Cooke appeared and testified. The Board received the following items:

A. Material Specification Sheet submitted by Infamous Signs & Graphics, signed by JR Cooke.

B. Sign Plans prepared by Pattison Sign Group:

- Site Plan, dated August 10, 2018
- SG1: Sign Item dated August 10, 2018
- SG2: Sign Item dated August 10, 2018
- SG3: Sign Item dated August 10, 2018
- SG4: Sign Item dated August 10, 2018
- Pages 1 through 4: Logo sign dated September 25, 2015

- Service Reception Sign Plans dated October 1, 2015
- Page 1 of 2
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- Architectural Plans by Stuart Romm, R.A., last revision date May 18, 2018:
 - G001: Cover, Project Directory, Sheet Index
 - A400: Exterior Elevations
 - A410: Exterior Axonometrics and Perspectives

- Planimetric Plan prepared by Sparaco & Youngblood, dated April 17, 2018

C. Copy of the Building Permit Referral dated November 11, 2018 prepared by Rick Oliver, Building Inspector.

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FINDINGS OF FACT:

1. The Board found that Toyota is having a new store front upgrade done, with Toyota Brand Guidelines requiring certain signage to be placed on the building and in compliance with company standards. The colors are company logo colors of red and white with grey trim as noted on the submitted plans.
2. The Board found that there are 4 signs proposed: Sign 1 will be LED internally illuminated with a Toyota Logo with Toyota letters below it; Sign 2 will be LED internally illuminated with Toyota logo with Toyota letters below it; Sign 3 will be LED internally illuminated "Service Reception"; and Sign 4 will be LED internally illuminated light box for "Express Maintenance". The sizes of the letters are based on Toyota branding.
3. The Board found that the signs would be constructed of lexan panels and aluminum, 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 Christopher Dunnigan Katie Beckmann 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: January 3, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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**ACABOR #19-02: Bless Enterprises
Auto Shop Plans
Approved as Presented**

Permit #45330

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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983**

FROM: Architecture and Community Appearance Board of Review

RE: Bless Enterprise – Auto Shop Plans: The application of Bless Enterprise, owner for the review of Site/Structure Plans at a site known as “Bless Enterprise – Auto Shop Plans”, 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 187 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 8 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 3, 2019**, at which time the Board made the following determinations:

Donald Brenner Valentine Herrera appeared and testified.

The Board received the following items:

A. Plans prepared by William Truss, P.E., dated April 12, 2014, revised September 24, 2018:

S.2: Site Plan, Details and Zoning Analysis

A.1: Foundation, Floor and Roof Plans

A.2: Elevations and Sections

B. Copies of prior Board Decisions: ZBA #18-55, Variances Approved, dated September 5, 2018 and PB#16-59, Preliminary Site Plan Approval Subject to Conditions, dated September 13, 2017.

C. Building Permit Referral dated April 29, 2016, prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 27’ – 4” by 22’ building addition on the east side of an existing structure. The proposed addition will match the materials and colors of the existing structure. The west and south sides elevations would be red brick and the east and north elevations would be vertical metal batten painted blue. The overhead door for the new Bay will be similar to the existing one.

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ACABOR #19-02: Bless Enterprises
Auto Shop Plans
Approved as Presented

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2. The Board found that there is existing lighting on site; located on the south, west and north facades of the building and on a pole on the south of the property.
3. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
4. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site 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 John McCullough and seconded by Andrew Andrews 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: January 3, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #18-55: Tappan Zee Barber Shop Sign Plan Permit # 48039
Approved as Presented - Sign Plan

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TO: Louis Rakoszyski, 6 Crabapple Court, Monsey, New York
10913

FROM: Architecture and Community Appearance Board of Review

RE: Tappan Zee Barber Shop Sign Plan: The application of Westshore Plaza, LLC, owner, for review of a sign plan at a site to be known as "**Tappan Zee Barber Shop 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, 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, January 3, 2019** at which time the Board made the following determinations:

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

- A.** A Material Specification Sheet and Narrative, prepared by the applicant.
- B.** Sign Plan prepared by Westshore Plaza dated October 6, 2018.
- C.** Copy of the Building Permit Referral dated October 12, 2018.

FINDINGS OF FACT:

1. The Board found that the sign lightbox was existing; the applicant intends to swap the plastic insert with the new business sign "Tappan Zee Barber Shop". The main field would be white; lettering would be red and black and the logo 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.

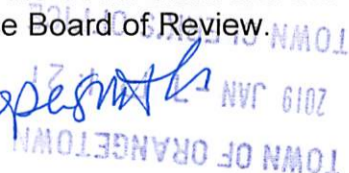
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded 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: January 3, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith



**ACABOR #18-56: 340 Blauvelt Road Plans
House, Landscaping and Site Plans
Approved with Conditions**

Permit #48114

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**TO: Danny Roggensigner, Chalet Suisse Home Improvement, 4
Burgener Lane, Sparkill, New York 10976**
FROM: Architecture and Community Appearance Board of Review

RE: 340 Blauvelt Road Plans: The application of Chalet Suisse Home Improvements, applicant for Dream Home Solutions, owner, for review of Site/Structure plans at a site to be known as “**340 Blauvelt Road 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 340 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 2, Lot 18.1 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, December 6, 2018 and January 3, 2019**, at which time the Board made the following determinations:

December 6, 2018

Danny Roggensigner and Marcos Rojas appeared and testified.

The Board received the following items:

A. Architectural Plan and Site Plan prepared by Robert Hoene, RA, dated March 5, 2013, revised September 9, 2018:

A1.0: Elevations

A3.0: General Notes & Roof Plan

B. Material Specification Sheet dated October 30, 2018

C. Project Narrative signed by Danny Roggensigner, dated October 31, 2018.

D. Building Permit Referral dated September 18, 2018, prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the application consisted of the demolition of an existing house and the construction of a new dwelling. The proposed house would have four sides of white vertical siding in white manufactured by Market Square, or equal. The roof shingles would be black, manufactured by Tamko, or equal. The driveway in the front of the lot would be cobblestone and the rear patio would be pavers. The windows would be black as well as the front door and brick, as noted on the submitted plans. The columns on the house would be white and the proposed fencing would also be white. The Board requested that the applicant provide samples of the proposed materials.

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2. The Board found that the lighting would be located next to the entry doorway, and rear yard, and at locations in accordance with Town of Orangetown Town code.
3. The Board found that the air conditioning unit would be screened with lattice.

The hearing was then opened to the Public.

The applicant requested a **CONTINUATION**.

January 3, 2019

Danny Roggensigner, Marcos Rojas and L. Gelbstein appeared and testified.

The Board received the following items:

- A. A1.0: Elevations; Architectural Plan prepared by Robert Hoene, RA, dated March 5, 2013, last revision date of September 9, 2018.
- B. Landscape Plan prepared by Chalet Suisse Home Improvement dated December 2, 2018.
- C. Color and material selections.

FINDING OF FACT:

1. The Board found that the applicant presented a landscaping plan and photographs of the proposed materials acceptable.
2. The Board found that the privacy style of fencing was not keeping with the style of the housing in the neighborhood and suggested an alternative design. The applicant and Board agreed upon a Picket styled fence in the front yard and a privacy type of fence along the other 3 sides, at the location noted on the submitted Landscaping 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.

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ACABOR #18-56: 340 Blauvelt Road Plans
House, Landscaping and Site Plans
Approved with Conditions

Permit #48114

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

1. A Picket styled fence shall be placed along the front yard and a privacy type of fence along the other 3 sides, at the location noted on the submitted landscaping plan.
2. The proposed house will have four sides of white vertical siding in white manufactured by Market Square, or equal. The roof shingles will be black, manufactured by Tamko, or equal. The driveway in the front of the lot will be cobblestone and the rear patio will be pavers. The windows will be black as well as the front door and brick, as noted on the submitted plans. The columns on the house will be white and the proposed fencing will also be white.
3. The air conditioning unit will be screened with lattice.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan

The foregoing resolution was presented and moved by 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: January 3, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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