Town of Orangetown Architecture and Community Appearance Board of Review Meeting of July 25, 2019

MEMBERS PRESENT:

Andrew Andrews, Chairman Christopher Dunnigan John McCullough

Shirley Goebel Christie Katie Beckmann Brian Aitcheson

MEMBER ABSENT: Deborah Stuhlweissenburg

ALSO PRESENT: Denise Sullivan, 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.

Continued from July 11, 2019 Meeting:

CVS Decal Sign Plan

ACABOR #19-30

Review of Decal Sign Plan 1-45 Orangetown Shopping Center, Orangeburg 74.10/1/67; CS zoning district

Approved Subject to a Condition

New Items:

Prel Plaza Façade Plan

ACABOR #19-33

Review of Façade Improvement Plan 60 Dutch Hill Road, Orangeburg 74.10/1/70; CO zoning district

Approved Subject to Conditions

Prel Plaza Sign Plans

ACABOR #19-34

ACABOR #19-35

Review of Sign Plans 60 Dutch Hill Road, Orangeburg 74.10/1/70; CO zoning district

Approved as Presented

Anda Realty Plan Amendment to ACABOR #11-08

Approved as Presented

153 Central Avenue, Pearl River 68.16/6/39; CS zoning district

Fleck Plans- Critical Environmental Area Third floor Addition Plan

ACABOR #19-36

31 Shadyside Avenue, Upper Grandview 71.05/1/36; R-15 zoning district

Approved as Presented

Elite Auto and Collision Sign Plans

Review of Sign Plans

1159 Route 9W, Upper Grandview 66.17/2/18; RG zoning district

ACABOR #19-37 Approved Subject to a Condition

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 9:10 p.m. 301430 S.X83 10 NMOL

Dated: July 25, 2019 Cheryl Coopersmith

Chief Clerk Boards and Commissions

Permit #48587 ACABOR #19-30: CVS Sign Plan Approved Subject to a Condition - Sign Plan **Town of Orangetown** Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 1 of 2

Bill Hellmann, 319 Elaines Court, Dodgeville, Wisconsin 53533 TO: Architecture and Community Appearance Board of Review FROM:

CVS Decal Sign Plan: The application of Bill Hellmann, applicant, for UB Orangeburg, owner, for review of Decal Sign Plans, at a site known as "CVS Decal 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 1-45 Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held Thursday, July 11 and 25, 2019 at which time the Board made the following determinations:

July 11, 2019

Riccardo Cervini appeared and testified. The Board received the following items: A. Material Specification Sheet.

B. Sign Plans prepared by Pratt Visual Solutions, dated October 2, 2018:

- Sheet 1: North and West Elevations
- · Sheet 2: Existing Conditions
- Sheet 3: North Elevation; Windows 1-5
- Sheet 4: West Elevation; Windows 6-11
- C. Copy of the Site Plan.
- D. Copy of the Building Permit Referral dated February 22, 2019 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

- 1. The Board found that the application appeared at the Zoning Board of Appeals on July 10, 2019 and obtained the needed zoning variances.
- 2. The Board found that the look of the vinyl decals are too busy and requested that the colors be reversed or a different design be presented to the Board.

The hearing was then opened to the Public. The applicant requested a CONTINUATION.

July 25, 2019

Edwin Bissell appeared and testified. The Board received the following items: A. Sign Plans (to be known as Option #2 – Red background with white outlined heart shapes) prepared by Pratt Visual Solutions, dated October 2, 2018:

- Sheet 1: North and West Elevations
- Sheet 2: Existing Conditions Proposed Option 2
- Sheet 3: North Elevation Option 2; Windows 1-5
- Sheet 4: West Elevation Option 2; Windows 6-11

B. Sign Plans (to be known as Option #3 - White background with grey outlined heart shapes) prepared by Pratt Visual Solutions, dated October 2, 2018:

- Sheet 1: North and West Elevations 3. NAO1
- Sheet 2: Existing Conditions Proposed Option 3
 Sheet 3: North Elevation Option 3; Windows 1-5
- Sheet 4: West Elevation Option 3 1/4/10000 50 NMOL

Permit #48587 ACABOR #19-30: CVS Sign Plan Approved Subject to a Condition - Sign Plan Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 2 of 2

FINDINGS OF FACT:

1. The Board preferred the Option #3 design, noting that it was a more pleasant design.

The meeting was open 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 Subject to the following Condition:

1. The applicant shall use Option #3, white background with grey outlined heart shapes, as the Decal Sign Plan for all elevations wherever sign decals are proposed.

The foregoing resolution was presented and moved by Christopher Dunnigan and seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, ave; Shirley Goebel Christie, ave; Deborah Stuhlweissenburg, absent; 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.

Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE TOWN OF ORANGETOWN ACABOR #19-33: Prel Plaza Façade Improvement Plan Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 1 of 2

TO:

Kim Thomas Sippel, R.A., 24 Jolliffe Lane, Congers, New York

10920

FROM:

Architecture and Community Appearance Board of Review

RE: Prel Plaza Façade Improvement Plan: The application of Ulster Heights Properties, owner, for review of a Façade Improvement Plan, at a site known as "Prel Plaza 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 60 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 70 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Thursday, July 25, 2019 at which time the Board made the following determinations:

Kim Thomas Sippel appeared and testified. The Board received the following items:

A. Material Specification Sheet.

B. Plans prepared by Kim Thomas Sippel, R.A.:

- Proposed East (Front) Elevation
- Right Side Elevation
- Left Side Elevation
- Rear Elevation
- C. Copy of a site plan of Prel Plaza.
- **D.** Copy of the Building Permit Referral dated March 8, 2019 prepared by Rick Oliver, Building Inspector.
- E. A letter from Kim Thomas Sippel, dated May 1, 2019.

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to clad the existing worn exterior panels with new duranodie aluminum panels, or equal, with a new silver and white color scheme. The existing windows and frames and entry doors are all remaining. The existing columns on the east façade are proposed to be clad with new silver covers with low level LED light accents encircling each freestanding column. The Board discussed the lighting of the 6 interior columns and segmentation of the columns.
- 2. The Board found that 6 of the interior columns shall be redesigned to have three segments, rather than 4 as originally proposed. The shopping center logo shall be removed from the top segment and placed on the 2nd segment, and shall be lit with low level charcoal LED lighting. Two reveals of the redesigned columns shall glow with LED lighting as well. The remaining columns will be clad in aluminum panels, or equal.

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

Permit #48645

ACABOR #19-33: Prel Plaza Façade Improvement Plan Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 2 of 2

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

- 1. The structure will be renovated to have a new façade of duranodie aluminum panels, or equal, with a new silver and white color scheme. The existing windows and frames and entry doors are all remaining.
- 2. The existing columns on the east façade are proposed to be clad with new silver covers with low level LED light accents encircling each freestanding column. Six of the interior columns shall be redesigned to have three segments, rather than 4 as originally proposed. The shopping center logo shall be removed from the top segment and placed on the 2nd segment, and shall be lit with low level charcoal LED lighting. Two reveals of the redesigned columns shall glow with LED lighting as well. The remaining columns will be will be clad in aluminum panels, or equal. The plans shall be revised.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Andrew Andrews and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, nay; Brian Aitcheson, aye and John McCullough, nay.

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: July 25, 2019
Cheryl Coopersmith, Chief Clerk Boards and Commissions

LOMN CLERK'S OFFICE 7018 VAC - 5 15: #8 TOWN OF ORANGETOWN

ACABOR #19-34: Prel Plaza Sign Plans Approved as Presented

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 1 of 2

TO:

Kim Thomas Sippel, R.A., 24 Jolliffe Lane, Congers, New York

10920

FROM:

Architecture and Community Appearance Board of Review

RE: Prel Plaza Sign Plans: The application of Ulster Heights
Properties, owner, for review of Sign Plans, at a site known as "Prel Plaza Sign
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 60
Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New
York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot
70 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Thursday, July 25, 2019 at which time the Board made the following determinations:

Kim Thomas Sippel appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Plans prepared by Kim Thomas Sippel, R.A., dated April 12, 2019:
 - Existing East (Front) Elevation with signs
 - Existing North Elevation
 - · Existing South Elevation
 - Proposed East (Front) Elevation
 - Right Side Elevation
 - Left Side Elevation
 - Rear Elevation
- C. Proposed Signage prepared by Airmont Signs, dated April 17, 2019:
 - Proposed signs
- D. Copy of a site plan of Prel Plaza.
- **E.** Copy of the Building Permit Referral dated April 15, 2019 prepared by Rick Oliver, Building Inspector.
- F. A letter from Kim Thomas Sippel, dated April 12, 2019.

FINDINGS OF FACT:

- 1. The Board found that the proposed signs will replace all of the existing signage for the Prel Plaza Building, with the exception of Chase Bank.
- 2. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on July 24, 2019 and was granted the needed variances.

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ACABOR #19-34: Prel Plaza Sign Plans Approved as Presented

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 2 of 2

- 3. The Board found that the applicant is proposing to replace the existing illuminated box signs with new signage that features a unified color scheme that is proposed along the frieze panel at the first floor level only. The signs will have a white background with a gray wave print background and feature black face letters on a translucent white acrylic base that allows the letters to be back lit.
- 4. The Board found that the new back lit sign panels with the new building logo are proposed from the north and south façade panels.
- 5. The Board found that the sizes of each sign are noted in the submitted plans.
- 6. The Board found that all future sign proposals in the shopping center would need to be in conformity with the design standards, as well as appear at ACABOR for review.

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 John McCullough and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: July 25, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

LOWN CLERK'S OFFICE 2019 AUG -2 P 12: 48 томи ог окансетоми

ACABOR #19-35: Anda Realty Plan Approved as Presented

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 1 of 2

TO:

JAY Greenwell PLS

ccc 8/2/19

FROM:

85 Lafayette Ave, Suffern, NY 10901
Architecture and Community Appearance Board of Review

RE: Anda Realty Plan: The application of Anda Realty LLC, owner, for an amendment to ACABOR #11-08, dated May 5, 2011, for the Review of Site/Structure Plans, at a site known as "Anda Realty Plan", 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 153 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 39 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, July 25, 2019 at which time the Board made the following determinations:

Aidan McCormack appeared and testified. The Board received the following items:

- **A.** Amended Final Site Plan prepared by Jay Greenwell, PLS, dated October 26, 2018, last revision date of April 25, 2019.
- B. A letter from Jay Greenwell, PLS, dated June 14, 2019.
- **C.** Copies of the following Board Decisions: ACABOR #11-08, Approved with Conditions, dated May 5, 2011, ZBA #19-53, Side Yard, Total Side Yard approved as amended from ZBA #10-64 and PB #17-62, Preliminary Site Plan Approval Subject to Conditions; Neg. Dec., dated April 10, 2019.
- D. Copy of the Building Permit Referral dated July 27, 2010.

FINDINGS OF FACT:

- 1. The Board found that the applicant received approvals in 2010 and constructed the garage with the setbacks reversed. The applicant also installed a sidewalk that was not on the approved plans. The applicant is reappearing in front of the Boards to approve the revised site plan and building colors.
- 2. The applicant obtained Preliminary Reapproval from the Planning Board on April 10, 2019 as PB# 17-62 and Approval from the Zoning Board of Appeals as ZBA #19-53, Side Yard, Total Side Yard approved as amended from ZBA #10-64.
- 3. The Board found that the prior plans depicted the garage to be yellow; however, the house was painted blue.

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TOWN OF ORANGETOWN

ACABOR #19-35: Anda Realty Plan Approved as Presented

Town of Orangetown Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 2 of 2

- 4. The Board found that the applicant and the abutting property owner are in agreement to eliminate the existing pine trees along the common property line and install a new stockade fence along said line, together with some additional deciduous trees. In addition, the applicant will install arborvitae along the east and north property lines, as noted on the submitted plans and as required in the Zoning Board of Appeals Decision ZBA #10-64.
- 5. The Board found that the Street Address of the project site should be placed on the site plan; 153 East Central Avenue, Pearl River.

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 Brian Aitcheson and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: July 25, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

LOMN CLERK'S OFFICE 2019 AUG -2 P 12: 48 TOWN OF ORANGETOWN ACABOR #19-36: Fleck Plans
Critical Environmental Area
Structure/Site and Landscaping Plans
Approved as Presented

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

July 25, 2019 Page 1 of 2

TO:

Kier Levesque, R.A., 49 Third Avenue, Nyack

New York, 10960

FROM:

Architecture and Community Appearance

Board of Review

RE: Fleck Plans: The application of Kier Levesque, applicant, for Allison and William Fleck, owners, for the review of an addition to an existing structure at a site to be known as "Fleck Plans – Third Floor Addition", located in the Critical Environmental Area, 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 31 Shadyside Avenue, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.05, Block 1, Lot 36 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday**, **July 25**, **2019**, at which time the Board made the following determinations:

Kier Levesque appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Kier Levesque, R.A., dated March 13, 2019, last revision date of June 19, 2019:

- A-1: Floor Plans
- A-2: Elevations
- **B.** Site Plan prepared by Paul Gdanski, P.E., dated April 9, 2019, last revision date of May 23, 2019.
- **C.** Specification Sheet and Project Narrative prepared by Kier Levesque, dated June 19, 2019.
- **D.** A copy of the Building Permit Referral dated March 14, 2019 prepared by Rick Oliver, Building Inspector.
- **E.** Copy of PB#19-30, Final Site Plan Approval Subject to Conditions, dated May 22, 2019.

TOWN CLERK'S OFFICE

TOWN OF ORANGETOWN

ACABOR #19-36: Fleck Plans Critical Environmental Area Structure/Site and Landscaping Plans Approved as Presented

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

July 25, 2019 Page 2 of 2

FINDINGS OF FACT:

- 1. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on July 24, 2019 and obtained the needed zoning variance.
- 2. The Board found that the applicant proposed to construct a third level to an existing single family dwelling. The color scheme will be gray and white; the entire house will have new Hardi Board siding in dark gray and white Azek trim and white railing, or equal. The garage doors will be grey to match the siding. New wall sconce lighting will be added at the doors, as noted on the submitted plan. The roof would be GAF Slateline in English gray, or equal.
- 3. The Board found that there will be no new landscaping proposed and no new impervious surfaces added.

The hearing was then opened to the Public. 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 Katie Beckmann and seconded by Andrew Andrews and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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.

Cheryl Coopersmith
Chief Clerk Boards and Commissions

LOMN CLERK'S OFFICE 8 T : CI C Z - 90 V 6107 TOWN OF ORANGETOWN ACABOR #19-37: Elite Auto And Collision Site Plan Approved with a Condition Sign Plan

Town of Orangetown – Architecture and Community Appearance Board of Review Decision July 25, 2019 Page 1 of 2

TO:

Vulforano Lazcares Ventua, 1159 Route 9W, Upper

Grandview, New York 10960

FROM:

Architecture and Community Appearance Board of

Review

RE: Elite Auto & Collision Sign Plans: The application of Vuhnano Lazcares Ventua, owner for review of Sign Plans at a site known as "Elite Auto & Collision 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 1159 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 66.17, Block 2, Lot 18 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Thursday, July 25, 2019, at which time the Board made the following determinations:

Vuhnano Lazcares appeared and testified. The Board received the following items:

- A. Proposed sign plans prepared by Hispana Signs, dated April 30, 2019.
- B. Material Specification Sheet.
- C. Copy of a site plan.
- **D.** Copy of the Building Permit Referral prepared by Rick Oliver, Building Inspector, dated June 12, 2019.

FINDINGS OF FACT:

- 1. The Board found that 2 signs are proposed; one on the building and one on an existing pole sign. The building sign is an existing lightbox that measures 10 feet by 2 feet; as noted on the submitted photograph. The lightbox will have a new replacement cover of white acrylic (Plexiglas) and Avery vinyl, or equal. The sign would have navy blue lettering and a car logo. The pole sign consists of a new face replacement on an existing sign box and consists of acrylic panel with white Plexiglas, with navy blue lettering and logo, as noted on the submitted plan.
- 2. The Board found that the pole on which the sign sits needed to be painted.

The hearing was then opened to the Public.

TOWN OF ORANGETOWN
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ACABOR #19-37: Elite Auto And Collision Site Plan Approved with a Condition Sign Plan

Town of Orangetown – Architecture and Community Appearance **Board of Review Decision** Page 2 of 2

Public Comment:

Mark Greenspan, 326 South Broadway, Upper Grandview; held that the site has greatly improvement since this gentleman has taken over the site, it is clean and is a great service to the Town of Orangetown.

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 with a Condition:

1. The pole on which the sign sits shall be painted.

The foregoing resolution was presented and moved by Katie Beckmann and second by John McCullough and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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.

Cheryl Coopersmith
Chief Clerk Boards and Commissions

LOMN CLERK'S OFFICE PH : SI C 2 - 9NY 6107 TOWN OF ORANGETOWN