

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 5, 2018**

MEMBERS PRESENT:

Andrew Andrews, Chairman
Christopher Dunnigan
Katie Beckmann

Brian Aitcheson
Deborah Stuhlweissenburg

MEMBER ABSENT: Brian Terry and 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.

OISO Restaurant Sign Plan **ACABOR #18-20**
Review of Sign Plan **Approved as Presented**
587 Route 303, Blauvelt
70.10/3/17; CC zoning district

Café Orange Tree Sign Plan **ACABOR #18-21**
Review of Sign Plan **Approved as Presented**
78 Route 303, Tappan
77.15/1/23; CS zoning district

Mickey's Tavern – Facade Plan **ACABOR #18-22**
Review of Facade Plan **Approved with Conditions**
50 East Central Avenue, Pearl River
68.20/2/2; CS zoning district

Mickey's Tavern – Sign Plan **ACABOR #18-23**
Review of Sign Plan **Approved as Presented**
50 East Central Avenue, Pearl River
68.20/2/2; CS zoning district

Gentle Giant Brewing Co. Outdoor Dining Plan **ACABOR #18-24**
Review of Outdoor Dining Plan **Approved with a Condition**
7 North Main Street, Pearl River
68.16/1/16; CS zoning district

Other Business: Postponed to July 5, 2018 Meeting

Ryerson Lot #10; change in façade; Section 77.14, Block 1, Lot 7
10 Ryerson Place, Tappan

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Christopher Dunnigan 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 8:55 p.m.

Dated: July 5, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Brian Lee, 587 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: **OISO Restaurant Sign Plan:** The application of Kee W. Chung, owner, for review of a Sign Plan, at a site to be known as "**OISO Restaurant 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 587 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.10, Block 3, Lot 17 in the CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, July 5, 2018** at which time the Board made the following determinations:

Brian Lee appeared and testified.

The Board received the following items:

- A. A Narrative and Specification sheet submitted by the applicant.
- B. Sign Plan prepared by She Kim Architects, R.A., with a survey noting the location of the sign.
- C. An Email from Raymudo Hernando, an abutting property owner, dated July 5, 2018.
- D. Copy of the Building Permit Referral, dated November 1, 2017, from Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign consisted of a new face covering over an existing sign box, with LED lighting. The sign would have a field of black with white lettering. The words "Seoul • Tokyo" would be in red lettering. The sign measures as noted on the approved plan.

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 Christopher Dunnigan and seconded by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: July 5, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Jinho Kim, 629 Piermont Avenue, Piermont, New York 10968
FROM: Architecture and Community Appearance Board of Review

RE: **Café Orange Tree Sign Plan:** The application of Jinho Kim, applicant for Stateline Plaza, Inc., owner, for review of a Sign Plan, at a site to be known as “**Café Orange Tree 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 78 Route 303, Tappan in the Stateline Plaza Shopping Center, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, 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, July 5, 2018** at which time the Board made the following determinations:

Jinho Kim appeared and testified for the applicant. The Board received the following items:

- A. Sign Plans prepared by Sign Ave LLC.
- B. A copy of the Building Permit Referral signed by Building Inspector Rick Oliver, dated September 8, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to change the sign face on an existing sign frame. The main field of the sign would be black, having white letterings, with the exception of the “O”, which would be the color orange.

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 Christopher Dunnigan and seconded by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: July 5, 2018


Cheryl Coopersmith Chief Clerk Boards and Commissions

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**ACABOR #18-22
Mickey's Tavern – Façade Improvement Plan
Approved with Conditions**

Permit #47784

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**TO: Michael McNally, 493 Gilbert Avenue, Pearl River,
New York, 10965**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Mickey's Tavern Façade Plan: The application of Brian Shields, applicant for Paul Hamil, owner, for review of a Façade Improvement Plan at a site to be known as "**Mickey's Tavern Façade 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 50 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 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 5, 2018** at which time the Board made the following determinations:

Daniel Driscoll, Brian Shields, Paul Douglas Siebenaler and Anthony Pascullo appeared and testified. The Board received the following items:

- A.** Façade Plans prepared by Foley Sign Shop, dated June 20, 2018.
- B.** Façade Alteration Plan prepared by Paul Douglas Siebenaler, R.A., dated July 3, 2018
- C.** Submitted at the meeting by the Applicant, photographs of the existing façade.
- D.** Material Specification Sheet
- E.** A copy of the Building Permit Referral dated June 14, 2018 prepared by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to improve the façade with natural stone, a product of MS International, in dark grey color, or equal, and as noted on the submitted plan. The doors would have silver trim.
2. The Board found that the applicant proposed bathing the façade in lighting. The proposed light color could be changed with different times of the year. The Board requested that the applicant select an alternate type of lighting for the façade, possibly sconces located between the windows and doors or free standing sconce lanterns. The Board allowed the applicant to reappear at ACABOR as "Other Business" to present the style of light sconces to be used on site.

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3. The Board found that the panel doors on the front face, measuring 16 feet wide, may contribute to a crowd control issue. In order to curtail the spill out of people overflowing onto the street beyond the establishment, the doors could remain closed.

The hearing was then opened to the Public.

Public Comment:

Matthew Worgul, 7 North Main Street, Pearl River; supports the proposed new façade on the structure since it helps revitalize Downtown Pearl River.

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 Subject to the following Conditions:**

1. The existing façade will be improved with natural stone, a product of MS International, in dark grey color, or equal, and as noted on the submitted plan. The doors will have silver trim.
2. The applicant shall reappear at ACABOR as "Other Business" to present an alternate type and location of lighting. The Board recommended placing sconces on the façade and/or site.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: July 5, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Michael McNally, 493 Gilbert Avenue, Pearl River,
New York, 10965
FROM: Architecture and Community Appearance Board of
Review

RE: **Mickey's Tavern Sign Plan:** The application of Brian Shields, applicant for Paul Hamil, owner, for review of a Sign Plan at a site to be known as "**Mickey's Tavern 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 50 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 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 5, 2018** at which time the Board made the following determinations:

Daniel Driscoll, Brian Shields, Paul Douglas Siebenaler, Anthony Pascullo and Robin Foley appeared and testified. The Board received the following items:

- A. Sign Plans prepared by Foley Sign Shop, dated June 20, 2018.
- B. Submitted at the meeting by the Applicant, photographs of the existing façade.
- C. Material Specification Sheet
- D. A copy of the Building Permit Referral dated May 23, 2018 prepared by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the proposed sign would have dimensions of 48" x 96" x 8". It would be a light box sign with stencil cut face and push through acrylic letters, internally illuminated with white and green LED letters. A shamrock between the words "Pearl River" would be green, as well as the sign border. The Board requested that the applicant supply a plan, noting how the sign would be attached to the building.

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 Brian Aitcheson and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie; absent, Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: July 5, 2018


Cheryl Coopersmith, Chief Clerk Boards and Commissions

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TO: Matthew Worgul, 7 North Main Street, Pearl River,
New York, 10965

FROM: Architecture and Community Appearance Board of Review

RE: **Gentle Giant Brewing Company Outdoor Dining Plan:** The application of Gentle Giant Brewing Company, applicant for Peach Properties LLC, owner, for review of an Outdoor Dining Plan, at a site known as “**Gentle Giant Brewing Company Outdoor Dining 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 7 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 16 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 5, 2018**, at which time the Board made the following determinations:

Matthew Worgul appeared and testified.

The Board received the following items:

- A. Photographs of the furniture of the proposed outdoor dining area.
- B. Site Plan depicting location of outdoor dining area in relation to existing restaurant and sidewalk.

FINDINGS OF FACT:

1. The Board found that the applicant presented a layout of the outdoor dining area, however, the tables and chairs were too large for the layout. The Board recommended using smaller tables; 3 foot round or 36” x 48” rectangle or square tables. The chairs would be downsized to match the smaller table size. The color of the street furniture would be solid black color in wrought iron or similar material, or equal.
2. The Board found that due to New York State Liquor License requirements, the dining area needed to be a defined area. The applicant proposed to create a “Roped In Section”, delineating the dining area from the public sidewalk. The Board noted that 5 feet is required for pedestrian access on the sidewalk and that the dining area to be roped off could be enlarged.

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 Subject to the following Condition:**

1. The outdoor dining street furniture shall be reduced in size, using smaller tables; 3 foot round or 36” x 48” rectangle or square tables and chairs. A revised layout shall be submitted noting smaller scaled furniture.

The foregoing resolution was presented and moved by Katie Beckmann and seconded by Christopher Dunnigan and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie; absent, Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: July 5, 2018


Cheryl Coopersmith; Chief Clerk Boards and Commissions