

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of September 5, 2019**

MEMBERS PRESENT: Christopher Dunnigan
Shirley Goebel Christie Katie Beckmann
Brian Aitcheson Deborah Stuhlweissenburg

MEMBER ABSENT: Andrew Andrews, Chairman and John McCullough

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Christopher Dunnigan called the meeting to order at 7:30 p.m.
Mr. Dunnigan read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Tappan Fire Amendment to Landscape Plan **ACABOR #19-38**
PB#99-108, dated October 19, 1999 **Approved**
300 Western Highway, Tappan **as Presented**
74.18/2/35; R-15 zoning district

Zarrillis Italian Seafood Restaurant Sign **ACABOR #19-39**
Review of Sign Plan **Approved**
Westshore Shopping Center **as Presented**
70.14-4-13; CO/CC zoning district

St. Peter's & St. Paul's Sign Plan **ACABOR #19-40**
Review of Sign Plan **Continued:**
422 Western Highway, Tappan **Revise Sign**
70.18-3-27; R-15 zoning district **Plan**

Other Business: Request to revise the landscaping plans at the Boyle Subdivision in Blauvelt:

ccl
9/10/19
Lot 2, 70.14/1/24.3, 55 Terrace Lane (ACABOR #18-19) and
Lot 3, 70.14/1/24.3, 57 Terrace Lane (ACABOR #08-35). The Board found that due to an old stone wall the proposed plantings were not possible. The existing vegetation was sufficient and the Board approved the revised landscaping plans for both lots 2 and 3, prepared and signed by Robert Torgersen, Landscape Architect, dated June 6, 2018, last revised August 28, 2019.

ccl
9/10/19
The foregoing resolution to approved the revised landscaping plans in the Boyle Subdivision for Lot 2, 70.14/1/24.3, 55 Terrace Lane (ACABOR #18-19) and Lot 3, 70.14/1/24.3, 57 Terrace Lane (ACABOR #08-35) was presented was presented and moved by Katie Beckman and second by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, absent.

A motion was made to adjourn the meeting by Christopher Dunnigan and second Katie Beckmann 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 8:20 p.m.

Dated: September 5, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
TOWN CLERK'S OFFICE
2019 SEP 10 P 12:51
TOWN OF ORANGETOWN

**ACABOR #19-38: Tappan Fire Amendment to Landscape Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
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**TO: George Garrecht, 300 Western Highway, Tappan, New York
FROM: Architecture and Community Appearance Board of Review**

RE: Tappan Fire Landscape Plan Amendment: The application George Garrecht, applicant, for the Tappan Fire District, owner, for review of an Amendment to the Landscape Plan, ACABOR #99-108, at a site known as “**Tappan Fire Landscape Plan Amendment**”, 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 300 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 35 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2019**, at which time the Board made the following determinations:

George Garrecht and Thomas Quinn appeared and testified.

The Board received the following items:

- A.** A letter from the Tappan Fire District, dated July 30, 2019 signed by George Garrecht, Commissioner, with a copy of the filed Site Plan, dated June 12, 2000, noting the proposed landscaping in question.
- B.** A copy of ACABOR #99-108 dated October 19, 1999, Approval Subject to Conditions.
- C.** An interdepartmental memorandum from James Dean, Superintendent of Highways, Town of Orangetown, dated September 4, 2019.

FINDINGS OF FACT:

1. The Board found that the proposed landscaping in ACABOR #99-108, located on the south side of the building lot was originally requested due to “Jaws of Life” activity that is no longer performed at that location. The applicant noted that the proposed trees if planted would have eventually become a visual problem for the fire trucks pulling onto Western Highway.
2. **The Board found that the plantings in question were no longer necessary, and that no plantings of any type would be required to be planted on site. The area shall remain in its present state as an open grassed area.**

The hearing was then opened to the Public.

Public Comments:

Allan Colin, 23 Gregg Court, Tappan; noted that the applicant has done a wonderful job maintaining the site and that any additional improvements to the site will cost the tax payers of Orangetown additional costs.

TOWN CLERK'S OFFICE
2019 SEP 10 P 12:51
TOWN OF ORANGETOWN

**ACABOR #19-38: Tappan Fire Amendment to Landscape Plan
Approved as Presented**

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Margaret McNamara, 38 Greene Road, Tappan; held that if anything is added to the property it will create a sight distance problem. The site is perfect the way it is.

Marie Reger, 32 Greene Road, Tappan; believed that the existing landscaping was beautiful, and that the property offered a nice green space in the neighborhood.

Mary Chatfield, 17 Kim Court, Tappan; held that the site should remain as is. Anything added will obstruct vision and become a safety issue.

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

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: September 5, 2019

Cheryl Coopersmith, Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2019 SEP 10 P 12:51
TOWN CLERK'S OFFICE

ACABOR #19-39: Zarrillis Italian Seafood
Restaurant Sign Plan
Approved as Presented

Permit #49130

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TO: Louis Rakuzynski, 6 Crabapple Court, Monsey, NY
FROM: Architecture and Community Appearance Board of
Review

RE: Zarrillis Italian Seafood Restaurant Sign Plan

The application of Westshore Plaza, LLC, owner, for review of a sign plan at a site to be known as “Zarrillis Italian Seafood 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 the 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, September 5, 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 July 8, 2019.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated July 19, 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 84” by 36” in acrylic material. The main field would be white with blue letters and blue logo. The Board requested that the blue color be a more vivid tone than the color noted on the presented material.

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
2019 SEP 10 P 12: 51
TOWN CLERK'S OFFICE

ACABOR #19-39: Zarrillis Italian Seafood
Restaurant Sign Plan
Approved as Presented

Permit #49130

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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, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye and John McCullough, absent.

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: September 5, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2019 SEP 10 P 12:51
TOWN CLERK'S OFFICE