

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of September 19, 2019**

**MEMBERS PRESENT:** Andrew Andrews, Chairman  
Christopher Dunnigan  
Shirley Goebel Christie  
Katie Beckmann  
Deborah Stuhlweissenburg

**MEMBERS ABSENT:** Brian Aitcheson and John McCullough

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Melisa Pezzullo, 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 Item:**

|   |                      |                      |
|---|----------------------|----------------------|
| <b>St. Peter's &amp; St. Paul's Sign Plan</b> |                      | <b>ACABOR #19-40</b> |
| Review of Sign Plan                           | <b>Approved with</b> |                      |
| 422 Western Highway, Tappan                   | <b>a Condition</b>   |                      |
| 70.18/3/27; R-15 zoning district              |                      |                      |

**New Items:**

|                                 |                    |                      |
|---------------------------------|--------------------|----------------------|
| <b>New Tech Auto Plan</b>       |                    | <b>ACABOR #19-41</b> |
| Review of Sign Plan             | <b>Approved as</b> |                      |
| 596 Route 303, Blauvelt         | <b>Presented</b>   |                      |
| 70.10/3/9.2; CC zoning district |                    |                      |

|   |                        |                      |
|---|------------------------|----------------------|
| <b>Edelweiss Construction Plans</b>             |                        | <b>ACABOR #19-42</b> |
| Review of Site/ Structure/<br>Landscaping Plans | <b>Approved</b>        |                      |
| 2 South Mary Francis Street, Tappan             | <b>with Conditions</b> |                      |
| 74.18/3/5; R-15 zoning district                 |                        |                      |

**Other Business:** The Chairman appointed Christopher Dunnigan to be Vice-Chairman of the Architecture and Community Appearance Board of Review and all in attendance agreed.

A motion was made to adjourn the meeting by Christopher Dunnigan, Vice – Chairman and second Andrew Andrews, Chairman 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 8:05 p.m.

**Dated: September 19, 2019**  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2019 SEP 26 P 1:29  
TOWN CLERK'S OFFICE

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision

September 19, 2019  
Page 1 of 2

TO: Babu Kuriakose, 422 Western Highway, Tappan,  
New York  
FROM: Architecture and Community Appearance Board of Review

RE: **St. Peter's & St. Paul's Sign Plan**: The application of St. Peter's & St. Paul's, owner, for the review of a Sign Plan at a site known as "**St. Peter's & St. Paul's Sign 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 422 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 3, Lot 27 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, September 5 & 19, 2019** at which time the Board made the following determinations:

**September 5, 2019**

Stacy Kurian and Babu Kuriakose appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Sign Plans prepared by Signarama, dated July 1, 2019.
- B. Copy of the Building Permit Referral dated July 16, 2019 prepared by Rick Oliver, Building Inspector.
- C. Project Narrative.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to resurface the existing sign at the entrance of the site from Western Highway with durabond, or equal, laminated print showing the name, phone number and address. The sign is to be affixed to both the front and back of the existing post and panel sign. The existing sign panel is 36" by 78" with 2 posts of 72" height (to the top of the panel) on either side. The main field (center) of the sign would be blue with orange lettering and a top and bottom band would be orange with white lettering.
2. The Board found that there was too much information on the sign; the street address of the church should be placed at the bottom of the sign and "Tappan, New York" should be omitted. In addition, it was suggested that the orange band on the top of the sign should be omitted.

The hearing was then opened to the Public.

The applicant requested a **Continuation**.

TOWN OF ORANGETOWN  
2019 SEP 26 P 1:29  
TOWN CLERK'S OFFICE

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision

September 19, 2019  
Page 2 of 2

September 19, 2019

Babu Kuriakose appeared and testified. The Board received the following items:

A. Sign Plans prepared by Signarama, revised and resubmitted for the September 19, 2019.

**FINDINGS OF FACT:**

1. The Board found that the revised sign appeared more appealing with a blue main field (center) with a bottom band of orange. The local street address appeared on the bottom band in blue lettering.
2. The Board found that the telephone number of the church on the main field of blue needed to be separated by hyphens.
3. The Board discussed the proposed landscaping and dumpster on the site.

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 a Condition:**

1. The sign design shall be revised to note the telephone number of the church on the main field of blue to be separated by hyphens.

The foregoing resolution was presented and moved by Katie Beckmann and seconded by Shirley Goebel Christie carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 19, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2019 SEP 26 P 1:29  
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 19, 2019  
Page 1 of 1

TO: Muzamil Shah, 596 Route 303, Blauvelt, New York  
FROM: Architecture and Community Appearance Board of Review

RE: **New Tech Auto Repair and Collision Sign Plans:** The application of Muzamil Shah, applicant for Robert Coholan, owner, for the review of sign plans at a site to be known as “**New Tech Auto Repair and Collision 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 596 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 9.2 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 19, 2019**, at which time the Board made the following determinations:

Muzamil Shah appeared and testified. The Board received the following items:

- A. Photographs of the proposed sign location on the structure and a survey plan noting the location of the proposed sign.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated April 4, 2019 prepared by Rick Oliver, Deputy 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 36 inches high by 120 inches wide in acrylic material. The main field would be white with black, red and blue lettering and logos, as noted on the submitted sign plan.
2. The Board found that the applicant had future plans to paint and clean 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.

**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 second by Andrew Andrews and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, nay; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent 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 19, 2019**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

TOWN CLERK'S OFFICE

SEP 19 2019

TOWN OF ORANGETOWN

**ACABOR #19-42: Edelweiss Construction Plans  
Approved with Conditions  
Review of Site/ Structure/ Architectural Plans**

**Permit #48863**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 19, 2019  
Page 1 of 2**

**TO: Danny Roggensinger, 225 Valley Road, Valley Cottage, New York 10989**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Edelweiss Construction Dwelling Plans:** The application of Chalet Suisse Home Improvement, applicant, for Edelweiss Construction, owner, for the review of Site/ Structure and Landscaping Plans at a site to be known as “**Edelweiss Construction Dwelling 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 2 Mary Francis Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 5 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 19, 2019**, at which time the Board made the following determinations:

Danny and Peter Roggensinger appeared and testified for the applicant.

The Board received the following items:

- A.** Site Plan prepared by Jay Greenwell, PLS, April 4, 2019, last revised May 16, 2019.
- B.** Landscaping Plan.
- C.** Copy of ZBA#19-76, Town of Orangetown Zoning Board of Appeals Variances Approved; Floor Area Ratio, Lot Area, Lot Width, Side Yard, Rear Yard, Building Height, and Under sized Lot acknowledged, dated July 24, 2019.
- D.** Architectural Plans prepared by J. Jakob Design & Architecture, dated August 12, 2019.
- E.** Building Permit Referral signed by Rick Oliver, Building Inspector, dated May 8, 2019.

**FINDINGS OF FACT:**

1. The Board found that the project site contained a house that was demolished. The proposed house and site plan obtained the needed zoning variances from the Town Zoning Board of Appeals on July 24, 2019.
2. The Board found that the proposed dwelling would have four sides of vinyl siding in dark blue color, manufactured by Reggata, or equal, with white vinyl scallops on the front elevation gables. The trim around the windows would be white as well as the garage doors. The roof shingles would be Biscayne Blue color, manufactured by Timberland GAF, or equal.
3. The Board found that the front door of the proposed dwelling would be a dark wood color; the Board suggested a dark red color.
4. The Board found that the architectural plans noted shutters on the house façade. The Board gave the applicant the option of shutters on the house. If shutters are selected, they may be either white or blue. A note shall be placed on the plan, noting the shutters are “Optional”.

TOWN CLERK'S OFFICE  
2019 SEP 24 11:38 AM  
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 19, 2019  
Page 2 of 2

5. The Board found that the rear elevation notes that grills would be placed in the windows. The Board gave the applicant an option to place the grills on the rear windows. A note shall be placed on the plan, noting the rear window grills are “Optional”.
6. The Board found that the proposed landscaping plan was acceptable.

The Board reviewed the plans.

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.

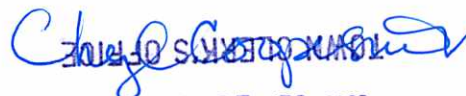
**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved with the following Conditions:**

1. The proposed dwelling will have four sides of vinyl siding in dark blue color, manufactured by Reggata, or equal, with white vinyl scallops on the front elevation gables. The trim around the windows will be white as well as the garage doors. The roof shingles will be Biscayne Blue color, manufactured by Timberland GAF, or equal. Place all approved material and colors on architectural plans.
2. The front door of the proposed dwelling will be a dark red color. Place this information on the plan.
3. The applicant has the option of shutters on the house. If shutters are selected, they may be either white or blue. A note shall be placed on the architectural plan, noting the shutters are “Optional”.
4. The applicant has the option to place the grills on the rear windows. A note shall be placed on the architectural plan, noting the rear window grills are “Optional”.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Katie Beckmann and seconded by Deborah Stuhlweissenburg and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, absent, 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 19, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

  
2019 SEP 26 P 1: 29  
TOWN OF ORANGETOWN