

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF SEPTEMBER 6, 2018**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Christopher Dunnigan  
Katie Beckmann  
John McCullough

Shirley Goebel Christie  
Brian Aitcheson  
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.

**Madira Framing Corp. Plans**  
Review of House/Site Plans  
110 Sunset Road, Blauvelt  
70.09/1/10; R-40 zoning district

**ACABOR #18-32**

**Continued to  
September 20<sup>th</sup> Meeting**

**Romp & Roll Sign Plan**  
Review of Sign Plan  
Orangetown Shopping Center, Orangeburg  
74.10/1/67; CS zoning district

**ACABOR #18-33**

**Approved as Presented**

**CVS Signage – Resurfacing Existing Sign Plan**  
Review of Sign Plan  
Orangetown Shopping Center, Orangeburg  
74.10/1/67; CS zoning district

**ACABOR #18-34**

**Approved as Presented**

**The Learning Experience Plans**  
Review of Site/Structure/  
Landscaping Plans  
1 Stevens Way, Orangeburg  
74.15/1/21 & 22; LI zoning district

**ACABOR #18-35**

**Approved as Presented**

**Orangetown Commerce Center Plans**  
Review of Amendment  
to ACABOR #16-56 Site/  
Structure/Landscaping Plans  
5 Greenbush Road, Orangeburg  
74.15/1/2; LI zoning district

**ACABOR #18-36**

**Approved as Presented**

A motion was made to adjourn the meeting by Brian Aitcheson and seconded by Andrew Andrews 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.

**Dated: September 6, 2018**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

TOWN CLERK'S OFFICE  
2018 SEP 12 A 10:35  
TOWN OF ORANGETOWN

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

**September 6, 2018**  
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**TO: Robin Foley, Foley Sign Shop, 20H Mountainview Avenue,  
Orangeburg, New York 10962**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Romp & Roll Sign Plan:** The application of Foley Sign Shop, applicant, for UB Properties, owner, for review of a sign plan at a site to be known as "**Romp & Roll 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 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 a meeting held **Thursday, September 6, 2018** at which time the Board made the following determinations:

- Robin Foley appeared and testified. The Board received the following items:
- A. Material Specification Sheet** submitted by Robin Foley dated July 20, 2018.
  - B. Sign Plan** prepared by Foley Sign, Inc. and 360 Signs, dated October 9, 2017:
    - o Page 1 of 6: Cover Sheet – zoned: CS
    - o Page 3 of 6: Site Plan – Close Up
    - o Page 4 of 6: Existing & Proposed Front Elevation/ Existing & Proposed Pylon Sign
    - o Page 5 of 6: Sign Elevation/ Face Lit Channel Letters and Flush mounted Letter LED Detail
    - o Page 6 of 6: Pylon Sign Vinyl – Remove Existing Vinyl & Replace with New
  - C. Copy of the Building Permit Referral** dated June 15, 2018 prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the sign would consist of Face Lit Channel Letters in white acrylic plastic with black trim caps on aluminum returns painted black. The sign would have white LED illumination, see submitted plan.
2. The Board found that on the existing Pylon Sign, the existing vinyl sign panel would be removed and replaced with a new panel for the Romp and Roll sign. The lettering would be opaque vinyl in dark bronze to match the existing sign lettering on white acrylic faces, as noted on the submitted plan.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

TOWN CLERK'S OFFICE  
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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 seconded by Shirley Goebel Christie 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: September 6, 2018

  
Cheryl Coopersmith Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2018 SEP 12 A 10:36  
TOWN CLERK'S OFFICE

**ACABOR #18-34: CVS Sign Plan**  
**Approved as Presented - Sign Plan**

**Permit # 47799**

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

**September 6, 2018**  
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**TO: Michael Ruiz, 43-07 48 Avenue, Woodside, New York, NY 11736**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: CVS Sign Plan:** The application of Michael Ruiz, applicant, for UB Properties, owner, for review of a sign plan at a site known as “**CVS 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 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 a meeting held **Thursday, September 6, 2018** at which time the Board made the following determinations:

Sam Pryne appeared and testified. The Board received the following items:

- A. Sign Plans prepared by Broadway National, dated November 3, 2017:**
- o Sheet 8: Rendering/ Elevation
  - o Sheet 9: Rendering/ Elevation
  - o Sheet 11: Rendering Elevation – Pylon Sign
  - o Sheet 13: LED Illuminated/Channel Letters
  - o Sheet 14: LED Illuminated/Channel Letters
  - o Sheet 17: Pylon Panel
- B. Copy of the Building Permit Referral dated July 2, 2018 prepared by Rick Oliver, Building Inspector.**
- C. Material Specification Sheet, signed by Michael Ruiz dated August 1, 2018.**

**FINDINGS OF FACT:**

1. The Board found that the signage consisted of the replacement of the existing CVS signage located at the Drive Thru pharmacy, front elevation and pylon sign. The new signs would be internally illuminated Channel Letters in red acrylic faces. The signage on the canopy at the drive thru window would remain non-illuminated. The pylon signage would have a white field with black lettering, as presented on the submitted plans.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

TOWN CLERK'S OFFICE  
2018 SEP 12 A 10:36  
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ACABOR #18-34: CVS Sign Plan  
Approved as Presented - Sign Plan

Permit # 47799

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision

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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 Christopher Dunnigan 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, 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: September 6, 2018

Cheryl Coopersmith Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 SEP 12 A 10:36  
TOWN CLERK'S OFFICE

**ACABOR #18-35: The Learning Experience Plans  
Review of Site/Structure/Landscaping Plans  
Approved as Presented**

**Permit #44147**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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**TO: Noelle Wolfson, Hocherman, Tortorella & Wekstein, 1  
North Broadway, Suite 701, White Plains,  
New York 10601**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: The Learning Experience Plans:** The application of The Learning Experience (FB Greenbush LLC), and for Orangetown Commons, (FB Orangetown Retail, FB Orangetown Retail Three, FB Orangetown Retail Two, FB Orangetown Hotel, FB Orangetown Hotel Two), applicants for Thomas Graff, FB Orangetown Retail LLC, FB Orangetown Retail Three, FB Orangetown Retail Two, FB Orangetown Hotel, FB Orangetown Hotel Two, owners, for review of Site, Structure and Landscaping plans at a site to be known as “**The Learning Experience 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 1 Stevens Way, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lots 21.1, 21.2, 21.3, 21.4 & 21.5 & 22 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, September 6, 2018** at which time the Board made the following determinations:

Noelle Wolfson, Nate Burns, and Bill Dahn appeared and testified. The Board received the following items:

**A.** A Narrative, Material Specification Sheet and Photographs of the site, submitted by the applicant.

**B.** Site Plans entitled The Learning Experience prepared by Leonard Jackson Associates:

<u>Drawing Description</u>	<u>Original Date</u>	<u>Last Revision Date</u>
1: Title Sheet	11/20/14	7/12/18
2: Overall Site Plan & Commercial Subdivision Plan	11/20/14	7/12/18
2A: Layout Part Plan & Commercial Subdivision Plan	3/01/17	7/12/18
3: Overall Grading, Drainage & Utility Plan	11/20/14	7/12/18
4: Grading, Drainage & Utility Part Plan	11/20/14	7/12/18
7: Construction Details (1 of 4)	11/20/14	11/20/17
8: Construction Details (2 of 4)	11/20/14	7/12/18
9: Construction Details (3 of 4)	11/20/14	2/17/16
10: Construction Details (4 of 4)	5/31/18	7/12/18
11: Storm Profiles & Sanitary Sewer Profiles	11/20/14	7/12/18
12: Typical Site Cap Sections	1/15/16	5/08/18
13: Site Cap Plan	11/20/14	
14: Demolition Plan	11/20/14	

TOWN CLERK'S OFFICE  
2018 SEP 12 10:38  
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**ACABOR #18-35: The Learning Experience Plans  
Review of Site/Structure/Landscaping Plans  
Approved as Presented**

**Permit #44147**

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**C. Landscape Plans prepared by Langan and Leonard Jackson Associates:**

<u>Drawing Description</u>	<u>Original Date</u>	<u>Last Revision Date</u>
5: Landscaping Plan	11/20/14	7/12/18
6: Site Lighting Plan	11/20/14	7/12/18

**D. Survey of Property prepared by Jay Greenwell, PLS dated October 23, 2013, last revision date of November 5, 2014: Sheet 1 and Sheet 2.**

**E. Architectural Rendering of the proposed structure, prepared by Murray Jay Miller Architecture entitled The Learning Experience.**

**F. A copy of PB #18-25, Preliminary Site Plan Approval Subject to Conditions, dated July 11, 2018.**

**FINDINGS OF FACT:**

1. The Board found that the applicant had been granted approval from the Planning Board for the Preliminary Site Plan known as "The Shops at Orangeburg Commons"; approved as PB #18-25 on July 11, 2018. The applicant is now proposing to modify the approval and present a different use for the development and a smaller structure.
2. The Board found that the façade would be the same materials proposed for the Shops at Orangeburg, the same color scheme that is complimentary to the existing Stop and Shop development; beige, cream, green and brown. The materials would consist of cultured stone, EIFS or equal and split face concrete block.
3. The Board found that cultured stone would be placed on the front and two side elevations, manufactured by El Dorado or equal, in Mesquite. The front façade would be EIFS or equal in cotton and suede colors, as noted on the submitted plans. The roof on the main building would be white and the front canopies would be green standing seam metal roofs. Split face concrete block and standard painted CMU would be on the sides and rear of the building.
4. The Board found that LED pole and building mounted site lighting would be utilized as well as decorative wall sconce and gooseneck lights on the front of the building, as noted on the submitted site lighting plan.
5. The Board found that the HVAC units would be placed on the roof of the building, as approved for the Orangeburg Commons/Shops at Orangeburg.

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6. The Board found that the applicant shall comply with any relevant conditions of ACABOR #15-36, dated June 18, 2015 and the Amendment to ACABOR #15-36, dated July 15, 2015.
7. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
8. 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.

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 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, 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: September 6, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE



**ACABOR #18-36: Orangetown Commerce Center  
Review of Amendment to ACABOR #16-56  
Site/Structure/Landscaping Plans  
Approved as Presented**

**Permit #45127**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Nat Burns, Langan, 2700 Kelly Road, Suite 200,  
Warrington, PA 18976**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Orangetown Commerce Center Plan:** The application of BF Orangetown LLC, owner, for review of an Amendment to ACABOR #16-56 of the Site, Structure and Landscaping plans at a site to be known as “Orangetown Commerce Center Site 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 5 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2 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, September 6, 2018** at which time the Board made the following determinations:

Noelle Wolfson, Nate Burns, Justin Lim and Bill Dahn appeared and testified. The Board received the following items:

- A.** A Narrative, Material Specification Sheet and Photographs of the site, submitted by the applicant.
- B.** A letter from Langan, signed by Michael Szura, LLA, LEED AP, Principal/ Vice President dated July 30, 2018.
- C.** A copy of the prior ACABOR Decision for the site, ACABOR #16-56, dated September 8, 2016.
- D.** A copy of the Building Permit referral dated February 26, 2016, prepared by Rick Oliver, Building Inspector.
- E.** Site Plans prepared by Leonard Jackson Associates:

<u>Drawing Description</u>	<u>Original Date</u>	<u>Last Revision Date</u>
2: Layout Plan	1/15/16	5/08/18
3: Grading, Drainage & Utility Plan	1/15/16	5/08/18

Plans prepared by Leonard Jackson Associates and Langan:

<u>Drawing Description</u>	<u>Original Date</u>	<u>Last Revision Date</u>
5A: Landscaping Plan	3/04/16	5/08/18
5B: Landscaping/ Lighting Notes and Details	3/04/16	5/08/18
5C: Landscaping Plan	5/23/16	5/08/18
5D: Plan Rendering	5/23/16	5/08/18
5E: Photo Inventory	5/23/16	
5F: Photo Inventory	5/23/16	
6: Lighting Plan	3/04/16	

81/80/5  
PLANNING DEPARTMENT  
2018 SEP 12 A 10:36  
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ACABOR #18-36: Orangetown Commerce Center  
Review of Amendment to ACABOR #16-56  
Site/Structure/Landscaping Plans  
Approved as Presented

Permit #45127

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F. Architectural Plans prepared by Dahn & Krieger Architects Planners dated May 3, 2018, last revised August 10, 2018, unless noted:

A.01: Proposed Overall Floor Plan and Elevations

A.02: Proposed Partial Floor Plans

A.03: Proposed Partial Floor Plan

A.04: Proposed Elevations

**FINDINGS OF FACT:**

1. The Board found that the applicant is seeking an amended Site Plan and Commercial Subdivision to construct a flex warehouse/ self-storage building with multiple tenant spaces and related improvements. The revision includes shrinking the overall building footprint and adding a mezzanine level within the building.
2. The Board found that the façade would be brick veneer in a shade of brown, with grey accent brick around the entrance and grey anodized aluminum window frames.
3. The Board found that the landscaping plan was acceptable.
4. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
5. 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.
6. The Board found that the applicant shall comply with any relevant conditions of ACABOR #16-56, dated September 8, 2016.

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 Brian Aitcheson 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: September 6, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*  
TOWN OF ORANGETOWN  
2018 SEP 12 A 10:36