

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 5, 2020**

MEMBERS PRESENT:

Christopher Dunnigan, Chairman
Deborah Stuhlweissenburg
Sharon Burke

Brian Aitcheson
Kenyatta Jones Arietta
Joseph Milillo

MEMBER ABSENT: Shirley Goebel Christie

ALSO PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Cheryl Coopersmith, Chief Clerk Boards and Commissions

Christopher Dunnigan, Chairman, 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.

Alfredo's Pizzeria Sign Plan

Review of Sign Plan
89 E. Central Ave. Pearl River
68.16/6/47; CS zoning district

**Approved as
Presented**

**ACABOR #20-07
Permit #49642**

Karaya! Plans

Review of Site/Structure Plan
Critical Environmental Area
1071 Route 9W, Upper Grandview
71.09/1/10; R-22 zoning district

**Approved as
Presented**

**ACABOR #20-09
Permit #48568**

Brosna Construction Sign Plan

Review of Sign Plan
624 Route 303, Blauvelt
65.14/1/7; LIO zoning district

**Approved as
Presented**

**ACABOR #20-10
Permit #49678**

Roost Sign Plan

Review of Sign Plan
2 Union Street, Sparkill
77.08/5/16; CS zoning district

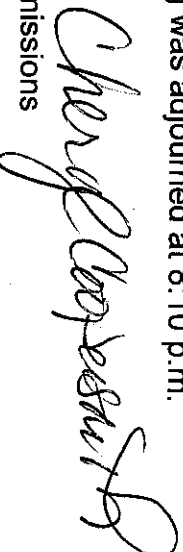
**Approved as
Presented
with an Option**

**ACABOR #20-11
Permit #49700**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded Sharon Burke 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. As there was no further business before the Board, the meeting was adjourned at 8:10 p.m.

Dated: March 5, 2020

Cheryl Coopersmith
Chief Clerk Boards and Commissions



3011FD S.KR373 NM01

11:01 V 11 RM 0202

NM013DNV90 30 NM01

ACABOR #20-07

Permit #49642

Alfredo's Pizzeria
Approved as Presented

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

March 5, 2020

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TO: Maria Fernanda Carrasco Millan, 10 Spring Street,
Bloomfield, New Jersey, 07003
FROM: Architecture and Community Appearance Board of
Review

RE: **Alfredo's Pizzeria Sign Plan**, a continued item. The application of Maria Carrasco, applicant, for Serge Rotjan, owner for the review of a sign plan at a site to be known as "**Alfredo's Pizzeria 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 89 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 47 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, February 20 and March 5, 2020**, at which time the Board made the following determinations:

February 20, 2020

Carrusco Millan appeared and testified. The Board received the following items:

- A. Sign plans prepared by Hispana Signs dated December 11, 2019.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated December 18, 2019 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

- 1. The Board found that the applicant requested approval for the refacing of a lightbox with letter replacement over an existing panel. The background color would be white with a logo in red, green and red letters.
 - 2. The Board found that the sign was too busy and suggested rearrangement of the lettering, wording and design of the sign.
- 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.

The Applicant requested a **Continuation**.

3011440 S.MR770 MM01

11:01 AM 11 05 0702

MM0130MVR0 JO MM01

ACABOR #20-07

Alfredo's Pizzeria

Approved as Presented

Permit #49642

Town of Orangetown – Architecture and Community Appearance

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March 5, 2020

Carrusco Millan appeared and testified. The Board received the following items:

A. Sign plans prepared by Hispana Signs dated February 24, 2020.

FINDINGS OF FACT:

1. The Board found that the revised sign plan was much easier to read and approved the sign as presented.

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, Chairman and seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Millillo, 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: March 5, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



OFFICE SECRETARY

11:01 AM 11/11/2020

TOWN OF ORANGETOWN

**Karalay Plans – Critical Environmental Area
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
March 5, 2020
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TO: Necip Onur Kayayal, 1071 Route 9W, Upper Grandview, New York
FROM: Orangetown Planning Board

RE: Karalay Plans: The application of Necip Onur Karalay, owner, for the review of Structure/ Site/ Plans at a site located in the Critical Environmental Area to be known as “**Karalay 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 1071 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 10 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, March 5, 2020** at which time the Board made the following determinations:

Necip Onur Karalay and Aydan Kalkan appeared and testified.

The Board received the following communications:

- A. A Building Permit Referral dated February 14, 2019 prepared by Rick Oliver, Deputy Building Inspector.
- B. A copy of PB #19-24, Preliminary Site Plan Approval Subject to Conditions, dated October 7, 2019.
- C. Material Specification Sheet.
- D. Plans prepared by Sagearch:
 - T-100: Title Sheet, last revised December 12, 2019
 - T-101: Existing Conditions Photos
 - T-102: Proposed Shed renderings, dated December 15, 2019
 - A-100: Proposed Floor Plan/ Existing & Proposed Elevations, last revised June 5, 2019
 - A-200: Building Section/ Window Elevations, dated January 25, 2019
- E. A letter from Sagearch, dated December 23, 2019, with photographs.

FINDINGS OF FACT:

1. The Board found that the applicant is reconstructing an existing Shed, all colors match the existing house. The siding would be cement board manufactured by James Hardie, or equal, in light mist color (beige tone). The existing landscaping will remain as is, no changes planned. The shed would have wall sconce lighting by the door.
2. The Board found that the foundation would be covered with lattice, similar to the covering on the house foundation.

3011FF10 S.XR3713 NNA01

11:01 A 11 3PM 0202

NNA013GNV10 30 NNA01

ACABOR #20-09

Permit #48568

Karaya! Plans – Critical Environmental Area
Approved as Presented

Town of Orangetown – Architecture and Community Appearance

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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 Kenyatta Jones Arietta and seconded by Deborah Stuhlweissenburg and carried as follows:
Christopher Durnigan, Chairman, aye; Shirley Goebel Christie, absent;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Millillo, 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: March 5, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE

11:01 A 11 05 0702

TOWN OF ORANGETOWN

ACABOR #20-10
Brosna Construction Sign Plan
Approved as Presented

Permit #49678

Town of Orangetown
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March 5, 2020
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TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Brosna Construction Sign Plan: The application of Foley Sign Shop, applicant, for 624 Route 303 Realty, LLC, owner for the review of a sign plan at a site to be known as "Brosna Construction 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 624 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 7 in the LIO zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, March 5, 2020** at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A. Material Specification Sheet
- B. Sign Plan prepared by Foley Sign Shop.
- C. Location Plan.
- D. Building Permit Referral dated January 3, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant presented a plan for re-facing an existing sign with acrylic dimensional letters, the size and products used are coordinated with other signage at this location. The sign structure measures 55.25" by 97.62". The main field of the sign would be white and the lettering and accent color in blue.


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 Joseph Milillo and second by Sharon Burke and carried as follows; Christopher Dunning, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, 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: March 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



301110 S,AKERTC NMO1

11:01 A 11 APR 0202

MM01E9NVR00 JO NMO1

ACABOR #20-11
Roost Sign Plan
Approved as Presented

Permit #49700

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Roost Sign Plan: The application of Foley Sign Shop, applicant, for Cliff Ledge Properties, LLC, owner for the review of a sign plan at a site to be known as "Roost 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 2 Union Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, 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, March 5, 2020** at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Sign Plan prepared by Foley Sign Shop.
- C. Location Plan.
- D. Building Permit Referral dated January 3, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant seeks approval for a double-sided internally lit LED blade sign with white acrylic faces and black vinyl graphics, the size and products used are coordinated with other signage at this location. The sign structure measures 46" height by 46" wide by 8" deep. The main field of the sign would be white and the lettering and accent color in blue.
2. The Board found that the entrance to the Roost Restaurant was not visible from the main street, so the sign needed to protrude out from the building. The Board discussed the size of the sign in relation to the scale of the building.
3. The Board found that the size of the sign was acceptable, however, requested the applicant to continue to review the concept and scale of the sign so the final product does not overwhelm the building.

The hearing was then opened to the Public.

301130 S.MR3712 MAM01
21 01 A 11 00M 0202
MAM0130MVAR0 JO MAM01

ACABOR #20-11
Roost Sign Plan
Approved as Presented

Permit #49700

Town of Orangetown
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Allen Melbrook, 10 Union Street; wanted to know if the sign would be illuminated and the size of the sign.

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 with the option of making the sign smaller than 46 inches.**

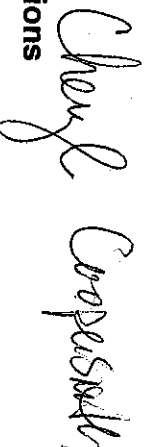
The foregoing resolution was presented and moved by Kenyatta Jones Arietta and second by Deborah Stuhlweissenburg and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Millillo, 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: March 5, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



OFFICE CLERK'S OFFICE

2 1 10 A 11 PM 0202

MM013GNV00 JO MM01