

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 17, 2016**

**MEMBERS PRESENT:** Blythe Yost, Chair  
Brian Aitcheson Andrew Andrews  
Brian Terry Bruce Jensen  
Shirley Goebel Christie Deborah Stuhlweissenburg

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

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

**St. Thomas Evangelical Church of India Plans** **ACABOR #16-17**  
Review of Addition/Improvement Plans **Approved**  
530 Western Highway, Blauvelt **Subject to**  
70.18/1/13; CS zoning district **Conditions**

**Pfizer Sign Plans** **ACABOR #16-18**  
Review of Sign Plans **Approved**  
401 No. Middletown Road, Pearl River **as Presented**  
68.08/1/5; LI & LO zoning districts

**Dollar General Sign Plans** **ACABOR #16-19**  
Review of Sign Plans **Approved**  
100 No. Middletown Road, Pearl River **as Presented**  
69.13/1/3; CC zoning district

**Pizza City Sign Plans** **ACABOR #16-20**  
Review of Sign Plans **Approved**  
108 No. Middletown Road, Pearl River **as Presented**  
69.13/1/3; CC zoning district

**Mulberry Street Realty Building Façade Plan** **ACABOR #16-21**  
Review of Building Façade Plan **Approved**  
180 East Central Avenue, Pearl River **as Presented**  
68.20/2/10.1101; CS zoning district

**Fit Body Boot Camp Sign Plans** **ACABOR #16-22**  
Review of Sign Plans **Approved**  
20-G Mountainview Avenue, Orangeburg **as Presented**  
74.07/1/27; LI zoning district

A motion was made to adjourn the meeting by Blythe Yost and seconded by Deborah Stuhlweissenburg 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 8:30 p.m. The next ACABOR Meeting is scheduled for April 7, 2016.

**Dated: March 17, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



TOWN CLERKS OFFICE  
2016 MAR 21 PM 1 37  
TOWN OF ORANGETOWN

**ACABOR #16-17: St. Thomas Evangelical Church of India Plans:  
Improvement to Existing Structure and Addition Plan - Approved Subject to  
Conditions**

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

**March 17, 2016**

**Page 1 of 3**

**TO:** Nicholas Mascia, 16 Colby Lane, Briarcliff Manor, New York 10510  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** St. Thomas Evangelical Church of India Plans: Application of Nicholas Mascia, applicant, for St. Thomas Church, owner, for the review of Improvement to Existing Structure and Addition Plans at a site known as “**St. Thomas Evangelical Church of India 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 530 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 1, Lot 13; in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, March 3 & 17, 2016**, at which time the Board made the following determinations:

**March 3, 2016**

Nicholas Mascia and Viclif Thomas appeared and testified.

The Board received the following items:

**A.** Copy of the Existing Parking Layout for St. Thomas Evangelical Church of India, prepared by Anthony Celentano, PLS, dated December 22, 2004, revised January 20, 2005 and a Site Inspection on November 4, 2009.

**B.** Architectural Plans prepared by Larry Nardecchia, P.E.:

B1: Location, site and Landscape Plan, dated December 26, 2015

A1: Floor Elevation, dated May 22, 2015, revised November 25, 2015

A2: Front Floor Plan, Notes, Zoning, dated May 23, 2015, revised November 20, 2015

A3: Roof Plan, Section, dated April 30, 2014, revised May 4, 2015

A4: Elevations, dated January 14, 2016

A5: Roof Frame, dated November 1, 2014, revised January 14, 2016

A6: Floor and Roof Plan, Additional Detail, dated April 9, 2015, revised November 1, 2015

A7: Options 1 and 2, Section A & B, dated August 26, 2015, revised November 30, 2015

A8: Cellar Plan Detail, dated May 11, 2014, revised January 13, 2016

**C.** Exterior Building Material Specifications, signed by **Nicholas Mascia**, undated.

**D.** A copy of the Building Permit Referral dated November 4, 2015.

TOWN CLERKS OFFICE

2016 MAR 21 PM 1 37

TOWN OF ORANGETOWN

**ACABOR #16-17: St. Thomas Evangelical Church of India Plans:  
Improvement to Existing Structure and Addition Plan - Approved Subject to  
Conditions**

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

**March 17, 2016  
Page 2 of 3**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to improve the existing structure by adding an addition and applying a new façade to the entire structure. The proposed building materials consisted of stucco, bronze colored glass, metal and wood. The Board and applicant discussed the proposed structure; however, the applicant did not provide sample materials at the meeting. The applicant requested a continuation in order to support their application.
2. The Board reviewed the proposed landscaping for the site and suggested using lower growing plants along the Western Highway entrance.

The application was **CONTINUED**.

**March 17, 2016**

Viclif Thomas John LoGrasso appeared and testified.

**A.** Presented at the meeting, a large rendering of the proposed structure, noting the colors and design of the building.

**FINDINGS OF FACT:**

1. The Board found that the rendering offered a better presentation of the proposed improvement to the building. The structure would have four sides of stucco in Natural Silk (beige), with a roof of Oyster Grey, manufactured by Timberline, or equal. The windows and curtain wall would be bronze glass, and the front door would be wood. The gable rakes would be vertical channel aluminum siding in a lighter color of beige coordinated with the stucco. The trim and columns would match the color of the gable rakes.
2. The Board found that the applicant proposed to plant boxwood plants along Western Highway. The Board reviewed the plan and requested that 15 wintergem boxwood shrubs be planted; each plant should be 20 to 30 inches tall.
3. The Board found that the color of the proposed lettering on the building signage would match the bronze color of the windows.

TOWN CLERK'S OFFICE

2016 MAR 21 PM 1 37

TOWN OF ORANGETOWN

**ACABOR #16-17: St. Thomas Evangelical Church of India Plans:  
Improvement to Existing Structure and Addition Plan - Approved Subject to  
Conditions**

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

March 17, 2016

Page 3 of 3

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The structure will have four sides of stucco in Natural Silk (beige), with a roof of Oyster Grey, manufactured by Timberline, or equal. The windows and curtain wall will be bronze glass, and the front door will be wood. The gable rakes will be vertical channel aluminum siding in a lighter color of beige coordinated with the stucco. The trim and columns will match the color of the gable rakes.
2. Fifteen wintergem boxwood shrubs shall be planted along the Western Highway planting area; each plant shall be 20 to 30 inches tall.
3. The color of the lettering on the building signage will match the bronze color of the windows.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. 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 Brian Aitcheson and seconded Blythe Yost, Chair, and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, 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: March 17, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



TOWN CLERKS OFFICE

2016 MAR 21 PM 1 37

TOWN OF ORANGETOWN

**ACABOR #16-18: Pfizer Sign Plans - Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**March 17, 2016  
Page 1 of 2**

**TO:** Don McMullen, 401 North Middletown Road, Pearl River, New York  
10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Pfizer Sign Plans: Application of Pfizer, Inc. owner, for the review of Signage Plans at a site known as “**Pfizer 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 401 North Middletown Road Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5; in the LI & LO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 17, 2016**, at which time the Board made the following determinations:

Don McMullen appeared and testified.

The Board received the following items:

- A.** Copy of Support Signage Plan prepared by Fuss & O’Neill, dated January 2016.
- B.** Sign Material Specifications, signed by Don McMullen, dated January 28, 2016.
- C.** A copy of the Building Permit Referral dated November 2, 2015.

**FINDINGS OF FACT:**

- 3.** The Board found that the proposed signage would consist of the following:
  - a.** Two Modulex Messenger, or equal, exterior monolith business signs – 41” by 82”. White field with blue and white Pfizer logo, ½” thick acrylic dimensional letters. One sign is single sided and the other sign is double sided.
  - b.** Four 12” by 24” by 2” aluminum post and panel signs. One stock color, (2) 60” long square posts, flat caps, full reveal, (2) .080” thick aluminum faced 2” bleed body retainers, graphic design, vinyl lettering, white on grey.
  - c.** Thirty Six 12” by 18” .80 gauge whit aluminum with premium vinyl lettering mounted on parking lot round posts. Two signs per post, white on blue.
- 4.** The Board found that the applicant appeared at the March 16, 2016 Town of Orangetown Zoning Board of Appeals and obtained the needed variances.

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**.

TOWN CLERKS OFFICE  
2016 MAR 21 PM 1 37  
TOWN OF ORANGETOWN

**ACABOR #16-18: Pfizer Sign Plans - Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**March 17, 2016  
Page 2 of 2**

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, 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: March 17, 2016  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2016 MAR 21 PM 1 37  
TOWN CLERKS OFFICE

**ACABOR #16-19: Dollar General Sign Plan: Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**March 17, 2016  
Page 1 of 1**

TO: Brian O’Conner, Froholing Sign Company 419 East Route 59,  
Nanuet, New York 10954  
FROM: Architecture and Community Appearance Board of Review

RE: Dollar General Sign Plan: Application of Brian O’Conner, Frohling  
Sign Company, applicant, for Pearl River Center Associates, owner, for the  
review of a Sign Plan, at a site known as “**Dollar General 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 100  
North Middletown Road, Pearl River, Town of Orangetown, Rockland County,  
New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1,  
Lot 4 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, March 17, 2016**, at which  
time the Board made the following determinations:

Brian O’Conner appeared and testified. The Board received the following items:

- A. Drawing of the proposed sign, prepared by Everbrite, LLC.
- B. Material Sheet, signed by Brian O’Conner, undated.
- C. A copy of the Building Permit Referral, dated January 19, 2016.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to reinstall one 7’ by 20’ wall  
sign, 40 square foot sign, on the front façade of building, to be connected  
to the existing electric. The sign colors are the company logo, yellow main  
field with black lettering, black border.
2. The Board found that the sign would be turned off one hour after the store  
closes.

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 Terry and  
seconded by Brian Aitcheson and carried as follows: Blythe Yost, Chair, aye;  
Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian  
Aitcheson, aye; Andrew Andrews, aye, and Deborah Stuhlweissenburg 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 17, 2016  
Cheryl Coopersmith**

TOWN CLERKS OFFICE  
2016 MAR 21 PM 1 37  
TOWN OF ORANGETOWN

**ACABOR #16-20: Pizza City Sign Plan: Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**March 17, 2016  
Page 1 of 1**

TO: Elizabeth Badigian, 108 North Middletown Road, Pearl River,  
New York 10965  
FROM: Architecture and Community Appearance Board of Review

RE: Pizza City Sign Plan: Application of Elizabeth Badigian, applicant,  
for Pearl River Center Associates, owner, for the review of a Sign Plan, at a site  
known as “**Pizza City 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 108 North Middletown Road, Pearl River, Town of  
Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 69.13, Block 1, Lot 4 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, March 17, 2016**, at which  
time the Board made the following determinations:

Elizabeth Badigian appeared and testified. The Board received the following  
items:

- A. Drawing of the proposed sign, prepared by Lewis Sign Company, dated  
November 25, 2015
- B. Material Sheet, signed by Elizabeth Badigian, dated February 23, 2016.
- C. A copy of the Building Permit Referral, dated January 15, 2016.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install one 24 inch by 168  
inch wall sign, on the front façade of building, illuminated channel lettering  
on raceway, to read “Pizza City in red letters, and as shown on the  
submitted plan.

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 Andrew Andrews and  
seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost,  
Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye;  
Brian Aitcheson, aye; Andrew Andrews, aye; and Deborah Stuhlweissenburg,  
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 17, 2016  
Cheryl Coopersmith**



TOWN CLERKS OFFICE

2016 MAR 21 PM 1 37

TOWN OF ORANGETOWN



**ACABOR #16-21: Mulberry Street Realty Building Façade Plan: Approved as Presented**

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

**March 17, 2016**

**Page 1 of 2**

**TO:** Annarose Polifrone, 180 East Central Avenue, Pearl River, New York 10965

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

**RE:** Application of Annarose Polifrone, owner, for the review of a repair and replace building façade at a site known as “**Mulberry Street Realty Building 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 180 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 10.1101; 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 17, 2016**, at which time the Board made the following determinations:

Annarose Polifrone, Anthony Polifrone and Laura Casper appeared and testified.

The Board received the following items:

- A.** Copy of Building Elevations, noting the locations of repair of siding and stucco to replaced.
- B.** Material Specifications Sheet, signed by Annarose Polifrone, dated February 18, 2016.
- C.** A copy of the Building Permit Referral dated November 4, 2014.
- D.** A letter from Annarose Polifrone, dated February 26, 2016.

**FINDINGS OF FACT:**

- 1.** The Board found that the applicant proposed to repair and replace portions of the building façade that had deteriorated due to age and weather conditions. The repair and replacement material would consist of vinyl siding to be placed on the structure as noted on the submitted plan. The siding would be manufactured by Certainteed in Iron Soffit/Vent Siding D5Slid Warm Sand, Woodgrain, or equal.
- 2.** The Board found lighting along the back and sides of the building were in need of repair, as well as pillars in the rear of the building.

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

TOWN CLERKS OFFICE

2016 MAR 21 PM 1 37

TOWN OF ORANGETOWN

**ACABOR #16-21: Mulberry Street Realty Building Façade Plan: Approved as Presented**

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

**March 17, 2016  
Page 2 of 2**

**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 Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, 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: March 17, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2016 MAR 21 PM 1 37  
TOWN CLERKS OFFICE

**ACABOR #16-22: Fit Body Boot Camp Sign Plan - Approved Subject to Conditions**

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

**March 17, 2016**

**Page 1 of 1**

**TO:** Jose Mazariego, Crystal Barber Shop & Salon Corp., P.O. Box 187, Sparkill, New York 10976

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

**RE:** Fit Body Boot Camp Sign Plans: Application of Stephanie Pinto, applicant, for BCH Realty, owner, for the review of Signage Plans at a site known as **“Fit Body Boot Camp 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 20-G Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 27; 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, March 17, 2015**, at which time the Board made the following determinations:

Robin Foley appeared and testified.

The Board received the following information:

**A.** Sign Plans prepared by Foley Signs, with a photograph noting placement of sign on Building Elevation.

**B.** Site Plan.

**C.** Material Sheet signed by Stephanie Pinto, dated March 1, 2016.

**D.** Building Permit Referral dated December 23, 2015, signed by Building Inspector Rick Oliver.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed a 46” by 100” by 2” dimensional HDU sign panel raised letters and border non-illuminated sign to be mounted on the front façade of the building. The sign would have a white background and the words “FIT BODY” in blue, “BOOT CAMP” in red and “UNSTOPPABLE FITNESS FORMULAR” in black, as noted on the submitted plan.

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 Bruce Jensen and seconded Brian Aitcheson and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, 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: March 17, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



TOWN CLERKS OFFICE  
2016 MAR 21 PM 1 37  
TOWN OF ORANGETOWN