

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF APRIL 2, 2015**

MEMBERS PRESENT: Blythe Yost, Vice Chairperson; Andrew Andrews; Deborah Stuhlweissenburg; Paul Papay and Brian Terry

MEMBERS ABSENT: Jill Fieldstein, Chairperson

ALSO PRESENT: Denise Sullivan, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Vice Chairperson, 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.

Walgreens Pharmacy Plan

ACABOR #15-16

Review of Site, Structure,

**Approved Subject
to Conditions**

Sign and Landscaping Plans

Rt. 303 & 165 Oak Tree Road, Tappan

77.15/1/24 & 25; CS & CO zoning district

Tappan Sushi Sign Plan

ACABOR #15-17

Review of Sign Plan

**Approved Subject
to Conditions**

205 Oak Tree Road, Tappan

77.15/1/30.1; CO zoning district

A motion was made to adjourn the meeting by Brian Terry and seconded by Blythe Yost 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 8:45 p.m. The next ACABOR Meeting is scheduled for April 16, 2015.

Dated: April 2, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE

2015 APR 16 PM 12 22

TOWN OF ORANGETOWN

**ACABOR #15-16: Walgreens Pharmacy Site, Structure, Sign and
Landscaping Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

April 2, 2015

Page 1 of 5

TO: Antimo Del Vecchio, Beattie Padovano, 50 Chestnut Ridge Road,
Suite 208, Montvale, New Jersey 07645

FROM: Architecture and Community Appearance Board of Review

RE: Walgreens Pharmacy Plans: The application Landmark Tappan, LLC, applicant for Super Power, Inc. and Thomas Jones and Michael Hydes, owners, (Antimo Del Vecchio, attorney for the applicant) for the review of Site/Structure and Landscaping Plans at a site known as “**Walgreens Pharmacy 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 81 Route 303, in the Route 303 Overlay Zone, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 24 & 25 in the CS & CO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 2, 2015**, at which time the Board made the following determinations:

Antimo Del Vecchio, Charles Dietz, and Robert Freud appeared and testified for the applicant. The Board received the following items:

A. Architectural Plans prepared by Dietz Partnership, dated February 26, 2014, last revised March 20, 2015:

Sheet A-1: Proposed Ground and Second Floor Plans

Sheet A-2: Proposed West, East North and South Elevations and
Proposed Pylons Sign Elevation

B. Landscape Plan prepared by Dynamic Engineering, dated December 18, 2013, last revised February 5, 2015.

C. Material Sheet, signed by Thomas Tourso.

D. Copies of Board Decision: PB #13-24, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated February 11, 2015.

TOWN CLERKS OFFICE
2015 APR 16 PM 12 22
TOWN OF ORANGETOWN

**ACABOR #15-16: Walgreens Pharmacy Site, Structure, Sign and
Landscaping Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

April 2, 2015

Page 2 of 5

FINDINGS OF FACT:

1. The Board found that the site is currently developed with a service station that will be demolished and a new Walgreens Pharmacy would be constructed. The applicant has obtained the needed zoning variances from the Town of Orangetown Zoning Board on March 18, 2015 and Preliminary Site Plan Approval and Preliminary Subdivision Plan Approval from the Planning Board on February 11, 2015.
2. The Board found that the proposed building will have four sides of rosewood brick manufactured by Carolina Ceramics Brick Company. Horizontal accent banding on the façade and stone base would be buff color brick. The Board requested that the applicant research the possibility of using a smaller sized brick for construction of the façade.
3. The Board found that proposed storefront façades facing West (Route 303) and North (Oak Tree Road) consisted of brick, metal canopies, glass and clear anodized Aluminum, as noted on the submitted plans. These facades have design features of cast stone cornices and pillars. The Board requested the applicant to extend these features to the south and east elevations; i.e. wrap pillars around the corners of the building, piers, and cornices. The plans should be revised to reflect the requested façade changes. The applicant should return to the Board for informational review as "Other Business" prior to stamping of the plan.
4. The Board found that the roof mounted air conditioning unit should be placed so that the height of the parapet would make it less noticeable from the roadway.
5. The Board found that the refuse enclosure would be block wall in a color to match the building. The structure would be screened with white pine trees. The Board requested that the façade of the refuse enclosure be the same as the main building, rosewood brick. The plans should be revised to note the change in materials.
6. The Board found that the proposed signs on the site have been approved by the Town of Orangetown Zoning Board of Appeals on March 18, 2015. The signs are internally lit, with a red face.

TOWN CLERKS OFFICE

2015 APR 16 PM 12 22

TOWN OF ORANGETOWN

**ACABOR #15-16: Walgreens Pharmacy Site, Structure, Sign and
Landscaping Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

April 2, 2015

Page 3 of 5

7. The Board found that the site would have light fixtures on poles located throughout the parking area, as noted on the Landscaping Plan. LED downward focused light fixtures in flush lens housing would be mounted on 20 foot high black colored poles. In addition, the applicant noted that foot candle light fixtures would be placed on the site.
8. The Board found that the applicant proposed to plant trees on a 3 foot berm along the front of the site (Route 303). The applicant described the types of trees and shrubs to be planted on the site, noting that there was existing natural vegetation on the west side of the site.
9. The Board found that the size of the plant containers should be increased to 5 gallons, allowing for larger plants to be planted at the time of development. The Board also requested that the following changes to the plant list:
 - a. Eastern White Pines changed to Norway Spruce
 - b. Otto Luyken Cherry Laurel changed to Ilex Glabra Ink Berry
 - c. Dark American Arborvitae changed to Sea Green Juniper

The hearing was then opened to the Public.

Public Comment:

Scott Wheatly, 38 Lexington Road, Tappan; raised concerns regarding the appearance of the structure during the winter when trees are not leafed out. He requested that the façade design have more detailing. He also discussed the height of the berm along Route 303 and the continued maintenance of the landscaping. Mr. Wheatly requested that the plants be 5 gallon rather than 3 gallon containers.

John Quevedo, 33 Lexington Road, Tappan; believed that the building was not a good design for the neighborhood. He held that the headlights from the cars using the site would glare into the surrounding residential properties.

There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Brian Terry and second by Andrew Andrews and carried as follows: Jill Fieldstein, absent; Blythe Yost, aye; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye and Andrew Andrews, aye.

TOWN CLERKS OFFICE

2015 APR 16 PM 12 22

TOWN OF ORANGETOWN

**ACABOR #15-16: Walgreens Pharmacy Site, Structure, Sign and
Landscaping Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

April 2, 2015

Page 4 of 5

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

1. The proposed building would have four sides of rosewood brick manufactured by Carolina Ceramics Brick Company. The horizontal accent banding on the façade and stone base will be buff color brick. The Board requested that the applicant research the possibility of using a smaller sized brick for construction of the façade.
2. The proposed storefront facades facing West (Route 303) and North (Oak Tree Road) consisted of brick, metal canopies, glass and clear anodized Aluminum, as noted on the submitted plans. These facades have design features of cast stone cornices and pillars. The plans shall be revised to extend these features to the south and east elevations; i.e. wrap pillars around the corners of the building, piers, and cornices. The applicant shall return to the Board for informational review as "Other Business" prior to stamping of the plan.
3. The roof mounted air conditioning unit shall be placed so that the height of the parapet would make it less noticeable from the roadway.
4. The refuse enclosure façade shall be the same material as the main building, rosewood brick. The plans shall be revised to note the change in materials.
5. The proposed signs on the site have been approved by the Town of Orangetown Zoning Board of Appeals on March 18, 2015. The signs are internally lit, with a red face.
6. The site shall have light fixtures on poles located throughout the parking area, as noted on the Landscaping Plan. LED downward focused light fixtures in flush lens housing will be mounted on 20 foot high black colored poles. In addition, foot candle light fixtures will be placed on the site.

TOWN CLERKS OFFICE

2015 APR 16 PM 12 22

TOWN OF ORANGETOWN

ACABOR #15-16: Walgreens Pharmacy Site, Structure, Sign and
Landscaping Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

April 2, 2015

Page 5 of 5

7. The size of the plant containers shall be increased to 5 gallon, allowing for larger plants to be planted at the time of development. The following changes to the plant list:
- a. Eastern White Pines changed to Norway Spruce
 - b. Otto Luyken Cherry Laurel changed to Ilex Glabra Ink Berry
 - c. Dark American Arborvitae changed to Sea Green Juniper

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Brian Terry and carried as follows; Jill Fieldstein, absent; Blythe Yost, aye; Deborah Stuhlweissenburg, nay; Paul Papay, aye; Brian Terry, aye and Andrew Andrews, 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: April 2, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN CLERKS OFFICE

2015 APR 16 PM 12 22

TOWN OF ORANGETOWN

**ACABOR #15-17: Tappan Sushi Sign Plan: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

April 2, 2015

Page 1 of 2

TO: Julian Kwang, 488 Central Boulevard, Fort Lee, New Jersey 07024
FROM: Architecture and Community Appearance Board of Review

RE: Tappan Sushi Sign Plan: The Application of Tappan Sushi, applicant, for Kathleen and Patrick Sullivan, owners, for the review of a sign plan, at a site to be known as “**Tappan Sushi 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 205 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lots 30.1 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 2, 2015**, at which time the Board made the following determinations:

Julian Kwang appeared and testified. The Board received the following items:

- A.** Sign Plan prepared by GSA Design, undated.
- B.** Tax map noting location of proposed sign.
- C.** Material Sheet, dated March 4, 2014.
- D.** A copy of the Building Permit Referral, dated January 12, 2015.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed a double sided sign placed by the entrance to the building. The sign would be an aluminum and plastic light box measuring 4'- 7" wide, placed on an existing sign frame. The height of the existing sign structure measures 5'- 10". The lettering would be red and blues with a white background. The tallest letters are approximately 1'- 2" high.
- 2.** The Board found that the existing sign frame had light fixtures that detracted from the new sign and requested that the fixtures be removed.

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 CLERKS OFFICE

2015 APR 16 PM 12 23

TOWN OF ORANGETOWN

ACABOR #15-17: Tappan Sushi Sign Plan: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

April 2, 2015

Page 2 of 2

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

1. The sign will be an aluminum and plastic light box measuring 4'- 7" wide, placed on an existing sign frame. The height of the existing sign structure measures 5'- 10". The lettering will be red and blues with a white background. The tallest letters are approximately 1'- 2" high.
2. The existing light fixtures on the sign frame shall be removed.

The foregoing resolution was presented and moved by Brian Terry and seconded by Andrew Andrews and carried as follows: Blythe Yost, aye; Paul Papay, aye; Brian Terry, aye; Jill Fieldstein, absent; Deborah Stuhlweissenburg, aye; and Andrew Andrews, 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: April 2, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2015 APR 16 PM 12 23
TOWN CLERKS OFFICE