

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF APRIL 21, 2009**

**MEMBERS PRESENT:** Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein; Thomas Miggie and Paul Papay

**MEMBER ABSENT:** None

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

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

**Gensinger Auto Body Sign Plans**

**ACABOR #09-11**

Review of Sign Plans  
74.11/1/19; LI zoning district

Approved  
Subject to Conditions

**Nice Pak Products Plans**

**ACABOR #09-12**

Review of Air Conditioner  
Units/Pad Plans  
74.07/1/15.1; LIO zoning district

Approved  
Subject to Conditions

A motion was made to adjourn the meeting by Jack Messina and seconded by Thomas Miggie 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 and 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 May 5, 2009.

**Dated: April 21, 2009**

**ACABOR #09-11 - Gensinger Sign Plan - Approved Subject to Conditions**

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**April 21, 2009**

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TO: Dave Gensinger, 30-B Greenbush Road South, Orangeburg,  
New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: **Gensinger Auto Body Sign Plans:** The application of Dave Gensinger, for Peter Graziano, owner, for the review of sign plans for a site to be known as "Gensinger Auto Body Sign Plans", 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 30-B Greenbush Road South, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 19 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 21, 2009**, at which time the Board made the following determinations:

Dave Gensinger and Joseph Heatly appeared and testified.

The Board received the following items:

1. The applicant presented photographs of the signs.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install the following: Two (2) signs; one on the front and one on the back of the structure. Photographs of the actual signs were presented to the Board. The signs have white backgrounds with red lettering and the materials are Plexiglass with vinyl adhesive letters. The sign on the back of building will be a light box illuminated sign. The wattage would be four (4) 25-30 watt bulbs – tube system.
2. The Board found that the temporary canvas sign will be removed upon the erection of the proposed signs.
3. The Board found that the application has been reviewed by the Building Inspector prior to appearing in front of ACABOR and determined that only ACABOR would review the application.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

**ACABOR #09-11 - Gensinger Sign Plan - Approved Subject to Conditions**

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1. Two (2) signs; one on the front and one on the back of the structure shall be installed. The signs have white backgrounds with red lettering and the materials are Plexiglass with vinyl adhesive letters. The sign on the back of building will be a light box illuminated sign. The wattage would be four (4) 25-30 watt bulbs – tube system.
2. The temporary canvas sign will be removed upon the erection of the proposed signs.

The foregoing resolution was presented and moved by Thomas Miggie and seconded by Larry Vail and carried as follows: James Dodge, aye; Dan Sherman, aye; Thomas Miggie, aye; Jack Messina, aye; Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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 21, 2009**

**Architecture and Community Appearance Board of Review**

**ACABOR #09-12 - Nice Pak Products – Air Conditioning Units/Pads Plans -  
Approved Subject to Conditions**

**TOWN OF ORANGETOWN - ARCHITECTURE AND COMMUNITY  
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TO: Michael Jacobs, Nice Pak Products, 2 Nice Pak Park, Orangeburg,  
New York, 10965

FROM: Architecture and Community Appearance Board of Review

**RE: Nice Pak Products – Air Conditioning Units/Pads Plans:**

The application of Nice Pak Products, applicant, for Orangeburg Salisbury, owner, for the review of Air Conditioning Units/Pads Plans for a site to known as “Nice Pak Products – Air Conditioning Units/Pads 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 125 Greenbush Road South, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 21, 2009**, at which time the Board made the following determinations:

Michael Jacobs appeared and testified.

The Board received the following items:

1. Overall Site Plan prepared by Katz Waisman Weber Strauss Architects Engineers, dated January 2, 1964, revised June 22, 1964; handwritten in is location of Air Conditioning Units/Pads.
2. Installation Operation Maintenance specifications for Model to be installed, dated 2008.
3. Monsen Engineering Company Site Plan, M-01, dated March 13, 2009.

**FINDINGS OF FACT:**

1. The Board found that the Chiller portion of the air conditioner unit needed to be placed outside the building on the proposed pad. The applicant presented photographs of the existing site.
2. The Board found that an 8 foot high chain link fence would be placed around the proposed pad.

**ACABOR #09-12 - Nice Pak Products – Air Conditioning Units/Pads Plans -  
Approved Subject to Conditions**

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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 SUBJECT TO THE FOLLOWING CONDITION:**

1. The applicant shall erect a green vinyl covered chain link fence around the proposed pad. The height shall be as noted on the submitted Site Plan; as 8 feet.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction
3. 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 Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, recused; Dan Sherman, aye; Thomas Miggie, aye; Jack Messina, aye; Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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 21, 2009  
Architecture and Community Appearance Board of Review**