

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF OCTOBER 7, 2010**

MEMBERS PRESENT: Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Michael Bosco; Dan Sherman; Paul Papay

MEMBER ABSENT: Jill Fieldstein

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 7:35 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.

Vision Sports Club Sign Plan		ACABOR #10-37
Review of Sign Plan	Approved	
68.20/1/1./10; LI zoning district	with Conditions	

Celia Gardens Condominium Sign Plan		ACABOR #10-38
Review of Sign Plan	Approved	
68.12/4/16; CC zoning district	with Conditions	

Hillside Commercial Park Plans		ACABOR #10-39
Review of Site/Structure Plans	Continued	
68.16/1/1 and 68.11/3/39 & 40; LI zoning district		

A motion was made to adjourn the meeting by Jack Messina and seconded by Larry Vale 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 9:15 p.m. The next ACABOR Meeting is scheduled for October 21, 2010.

Dated: October 7, 2010
Town of Orangetown
Architecture and Community Appearance Board of Review

ACABOR #10-37

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

Vision Sports Club Sign Plan - Approved Subject to Conditions

October 7, 2010

Page 1 of 2

TO: Brian Levine, Jefferson Group, 35 West Jefferson Avenue,
Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Vision Sports Club Sign Plan: The application of Brian Levine, applicant, for Jefferson Group, owner, for review of Sign plans at a site known as "Vision Sports Club 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 35 West Jefferson Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 1./10 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, October 7, 2010**, at which time the Board made the following determinations:

Brian Levine and Robert Lagana appeared and testified.

The Board received the following items:

1. Sign Plan prepared by Sign –A- Rama, noting design, dimensions and colors of proposed sign.
2. Sign Plan superimposed on Building Façade.
3. Elevation of Building, noting location of Sign.
4. Copy of Survey for Jefferson Group, LLC., dated September 12, 2008, prepared by Anthony Celentano, PLS.

FINDINGS OF FACT:

1. The Board found that there is currently an existing stucco fascia located above the entrance way of the site. This fascia is approximately 168" wide by 47" high from the peak of the portico roof to the bottom of the 10" coping. This fascia will be elevated 42 additional inches to accommodate the channel lettered signage depicted in the proposed plans.
2. The Board found that the proposed signage consisted of an overall dimension of 132.5 inches wide sign by height of 60 inches. The Sign lettering will be as noted as depicted on the approved plans. The letter colors are red and blue.

ACABOR #10-37

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

Vision Sports Club Sign Plan - Approved Subject to Conditions

October 7, 2010

Page 2 of 2

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.

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

1. The signage depicted on the proposed plans is acceptable.
2. The proposed signage consists of an overall dimension of 132.5 inches wide sign by height of 60 inches. The sign lettering will be as noted as depicted on the approved plans. The letter colors are red and blue.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, absent 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: October 7, 2010

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #10-38

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

Celia Gardens Sign Plan - Approved Subject to Conditions

October 7, 2010

Page 1 of 2

TO: Brian Nelson, Laur-Rand, Co, LLC, 254 So. Main Street, New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: Celia Gardens Condominium Sign Plan: The application of Brian Nelson, applicant, for Laur-Rand Company, LLC, owner, for review of a Sign plan at a site known as “Celia Gardens Condominium Sign”, 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 219-241 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 4, Lot 16 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, October 7, 2010**, at which time the Board made the following determinations:

Beatrice Barrett appeared and testified for the applicant.

The Board received the following items:

1. Sign Plan and Survey of property prepared by Robert Rahnefeld, PLS, dated September 30, 2004, revised September 16, 2010.

FINDINGS OF FACT:

1. The Board found that the proposed sign would be replacing existing sign at the same location. The new sign is of a higher quality material.
2. The Board found that the proposed sign would be illuminated at the same wattage as the existing signage on the site. The applicant noted that there is existing landscaping in the area of the sign which would remain as it presently exists.
3. The Board found that the size and height of the proposed sign would be similar to the existing sign. The colors of the sign are as presented in the plans, brown background with white and yellow/green lettering.

ACABOR #10-38

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

Celia Gardens Sign Plan - Approved Subject to Conditions

October 7, 2010

Page 2 of 2

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.

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

1. The proposed sign will replace the existing sign at the same location. The new sign is of a higher quality material.
2. The proposed sign will be illuminated at the same wattage as the existing signage on the site. There is existing landscaping in the area of the sign which will remain.
3. The size and height of the proposed sign will be similar to the existing sign. The colors of the sign are as presented in the plans, brown background with white and yellow/green lettering.

The foregoing resolution was presented and moved by Jack Messina and seconded by James Dodge and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, absent 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: October 7, 2010

Town of Orangetown

Architecture and Community Appearance Board of Review