

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF SEPTEMBER 20, 2012**

**MEMBERS PRESENT:** Paul Papay, Chairman;  
Jill Fieldstein, James Dodge and Thomas Warren

**MEMBERS ABSENT:** Blythe Yost, Alex DiMenna and Jack Messina,  
Vice Chairman

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

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

**By the Bottle Sign Plan**

Review of Sign Plan  
Tappan Plaza  
77.15/1/34; CS zoning district

**Approved  
as Presented**

**ACABOR #12 - 50**

A motion was made to adjourn the meeting by James Dodge and seconded by  
Thomas Warren 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 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 7:45 p.m. The next ACABOR Meeting is scheduled  
for October 4, 2012.

**Dated: September 20, 2012**

**ACABOR #12-50 – By the Bottle Sign Plan - Approved as Presented**

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

**September 20, 2012**

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TO: Talin Spenjian, 57 Schweitzer Lane, Bardonia, New York 10954  
FROM: Architecture and Community Appearance Board of Review

RE: By the Bottle Sign Plan: The application of Talin Spenjian, applicant, for Royal Properties, Inc, owner, for the review of a Sign Plan, at a site to be known as “By the Bottle 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 25 Route 303 (Tappan Plaza), Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 34 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, September 20, 2012**, at which time the Board made the following determinations:

Talin Spenjian appeared and testified.

The Board received the following items:

- A. Sign Plan prepared by Star Sign and Graphics, dated July 17, 2012, last revision date of August 28, 2012.
- B. Exhibit A: Layout of shopping center, noting store location.

**FINDINGS OF FACT:**

1. The Board found that the proposed sign would be consistent with other storefront signs in the shopping center in size, color, material, and illumination.
2. The Board found that the proposed sign would consist of channel lettering, mounted individually to a store sign band. The letters of “WINE & SPIRITS” would be white and measure 18 inches in height and the ampersand between the words would be burgundy. The words “By the Bottle” are in burgundy color, place immediately above the ampersand, and measure 30 inches in length. The total length of the sign would be 15 feet and the total height would be 29 inches.

**No Public Comments**

**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 Thomas Warren and seconded by James Dodge and carried as follows: Jack Messina, Vice Chairman, absent; James Dodge, aye, Alex DiMenna, absent; Blythe Yost, absent; Thomas Warren, aye; Paul Papay, Chairman, aye and Jill Fieldstein, 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: September 20, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review