

Town of Orangetown Architecture and Community Appearance Board of Review - Meeting of April 22, 2021

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Sharon Burke
Kenyatta Jones-Arietta
Joseph Milillo
MEMBER ABSENT: None

Shirley Goebel Christie
Brian Aitcheson
Deborah Stuhlweissenburg

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and Cheryl Coopersmith, Chief Clerk Boards and Commissions

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

Bach's Bistro Sign Plan **ACABOR #21-14**
Review of Sign Plan **Approved with**
Westshore Plaza **Modifications**
580 Route 303, Blauvelt
70.14/4/13; CO/CS zoning districts

The Filling Station Site Plan **ACABOR #21-15**
Review of Parking Lot **Approved with**
Improvement Plan **Conditions**
Palisades Historic District
243 Route 9W, Palisades
78.18/1/2; R-80 zoning district

Paul Davis Sign Plan **ACABOR #21-11**
Review of Sign Plan **Approved as**
225 East Erie Street, Blauvelt **Presented**
70.14/4/33; CS zoning district

A motion was made to adjourn the meeting by Kenyatta Jones-Arietta and seconded 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. As there was no further business before the Board, the meeting was adjourned at 8:10 p.m.

Dated: April 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Louis Rakoszynski, 6 Crabapple Court, Monsey,
New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Bach's Bistro Sign Plan:** The application of Westshore Plaza, owner, for Review of a Sign Plan at a site to be known as "**Bach's Bistro 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 Westshore Plaza, 580 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 13 in the CO/CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, April 22, 2021**, at which time the Board made the following determinations:

Louis Rakoszynski appeared and testified. The Board received the following items:

- A. Project Package that included the following item:
- o Plan Prepared by Westshore Plaza, LLC, dated March 21, 2021, noting the proposed sign for the storefront and the sign to be installed into the existing pylon lightbox
- B. A photograph of the shopping center noting the location of the storefront.
- C. Copy of the Building Permit Referral dated March 23, 2021 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 3/16" white acrylic sign with vinyl graphics on an existing lightbox. The main field color would be white with "Bach's Bistro" in red. "Thai" and "Polish" would be in a smaller font in black with a small stripe banner between "Thai" and "Polish", in blue and orange.
2. The Board found that the blue and orange banner stripe on the bottom of the sign should be centered justified from the edges of the sign and have a black border around the banner stripe. The words on the bottom of the sign, "Polish" and "Thai" shall have a balanced appearance.
3. The Board found that the shopping center pylon sign would have a identification store insert of white with black lettering.

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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 with Modifications:**

1. The sign shall be revised and resubmitted to the ACABOR office to note the following changes:
 - The blue and orange banner stripe on the bottom of the sign shall be centered justified from the edges of the sign,
 - The sign shall be redesigned to have a black border around the blue and orange banner stripe, and
 - The words on the bottom of the sign, "Polish" and "Thai", shall have a balanced appearance.

The foregoing resolution was presented and moved by Brian Aitcheson seconded by Shirley Goebel Christie and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, 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 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #21-15
The Filling Station Site Plan
Approved with Conditions

Permit #47588

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TO: Rachel Barese, P.E., 139 Lafayette Avenue, Suffern,
New York, 10901
FROM: Architecture and Community Appearance Board of Review

RE: **The Filling Station Plan:** The application of 9W Agota, LLC, owner, for review of a Parking Lot Improvement Plan at a site known as “**The Filling Station Plan**”, located in the Palisades Historic District, 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 243 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 2 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, April 22, 2021**, at which time the Board made the following determinations:

Larry Torro and Steve Galanis appeared and testified. The Board received the following items:

- A. Site Plan prepared by Civil-Tec, Engineering & Surveying, last revision date of April 1, 2021.
- B. A letter and Project Narrative from Civil-tec, dated April 2, 2021, signed by Rachel Barese, P.E.,
- C. Planning Board Decision #19-05, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated April 10, 2019.
- D. A copy of the Building Permit Referral signed by Rick Oliver, Building Inspector, dated April 30, 2019.

FINDINGS OF FACT:

1. The Board found that this application is for the review of the extension of an existing parking lot for the Filling Station restaurant. The application has appeared before the Planning Board, receiving Preliminary Site Plan Approval subject to Conditions. It is scheduled to appear in front of the Palisades Historic Areas Board of Review.
2. The Board found that there is insufficient parking at the site and cars are parked illegally on Route 9W. The property is limited in size so the design of the new parking is to allow as much parking as possible, while limiting impacts to wetlands or sloped areas of the site.
3. The Board found that no additional lighting would be added to the site, only the existing lighting on site would be used. Any request for additional lighting would require Planning Board and ACABOR Review.

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4. The Board found that under the proposed parking scheme, existing landscaping by the 9W exit would be lost. The Board required that any existing landscaping that is damaged during construction shall be replaced and that new screening landscape would be added in the vicinity of the corner of 9W, where two new parking spaces would be constructed.
5. The Board found that the existing bicycle stands create a pedestrian and vehicular hazard and requested that the applicant consider moving it further into the site.

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:**

1. No additional lighting shall be added to the site, only the existing lighting on site will be used. Any request for additional lighting shall require Planning Board and ACABOR Review.
2. The Board required that any existing landscaping that is damaged during construction shall be replaced and that new screening landscape would be added in the vicinity of the corner of 9W, where the two new parking spaces will be constructed.
3. The Board recommended that the applicant consider moving the existing Bicycle Stands from its current locations, since it appears to create a pedestrian and vehicular hazard.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, 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 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #21-11
Paul Davis Sign Plan
Approved as Presented

Permit #49406

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TO: Mahdi Naebzadeh, 225 East Erie Street, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: **Paul Davis Sign Plan:** The application of Mahdi Naebzadeh, applicant, for Blauvelt Mini Mall, owner, for Review of a Sign Plan at a site known as “**Paul Davis 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 225 East Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 33 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, April 22, 2021**, at which time the Board made the following determinations:

Mahdi Naebzadeh appeared and testified. The Board received the following items:

A. Project Package that included the following items:

- Site plan noting location of proposed structure in the Blauvelt Mini Mall.
- Copies of photographs noting location of two signs to be placed on structure; side and front of building.
- Copy of the Building Permit Referral dated December 2, 2019 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested the review of two signs to be placed on an existing building located in the Blauvelt Mini Mall. The sign would measure 90” by 40” and made out of vinyl, illuminated with existing LED downlights. The main field of the sign would be white. The word “Paul” would be gold and measure 12” and the word “Davis” would measure 12” and black in color. The remaining lettering would be black and measure 3” with the exception of a black strip that appears 2/3 down on the sign with 3” white lettering. The sign will be lit from sunset to 10:30 p.m. -11:00 p.m.
2. The Board found that the applicant would power wash and paint the building white.

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.

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ACABOR #21-11
Paul Davis Sign Plan
Approved as Presented

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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 Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, 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 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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