

Town of Orangetown Architecture and Community Appearance Board of Review - Meeting of April 8, 2021

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Sharon Burke
Kenyatta Jones-Arietta
Joseph Milillo
Shirley Goebel Christie
Brian Aitcheson

MEMBER ABSENT: 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.

Paul Davis Sign Plan **ACABOR #21-11**
Review of Sign Plan **Postponed to**
225 East Erie Street, Blauvelt **April 22, 2021**
70.14/4/33; CS zoning district

Bubbakoo's Burrito Sign Plan **ACABOR #21-12**
Review of Sign Plan **Approved as**
83-85 N. Middletown Road, Pearl River **Presented**
69.13/1/23; CC zoning district

Chefman Site/Structure Plan **ACABOR #21-13**
Review of Site/Structure Plans **Approved as**
29 Corporate Drive, Pearl River **Presented**
73.19/1/8; LIO zoning district

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman and seconded Shirley Goebel Christie 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 8:00 p.m.

Dated: April 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 APR 15 A 10:44
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 8, 2021
Page 1 of 2

TO: Parthesh Patel, 53 Larkin Lane, Garnerville,
New York, 10923
FROM: Architecture and Community Appearance Board of
Review

RE: **Bubbakoo's Burrito Sign Plan:** The application of Parthesh Patel, applicant, for Iraklis Realty, owner, for Review of a Sign Plan at a site to be known as "**Bubbakoo's Burrito 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 83-85 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 23 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, April 8, 2021**, at which time the Board made the following determinations:

Cherry Park from Echannel Sign appeared and testified. The Board received the following items:

A. Project Package that included the following items:

- Plans Prepared by Taeik Kim, Architect dated February 4, 2021:
 - A-1 through A-5
- Copy of the Building Permit Referral dated January 6, 2021 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a front lit LED Channel Sign with a raceway box, 250" width by 8" high. The color would be lime green with black trim on a black return, as noted on the submitted plan. The sign would be on a timer to match the hours of the business.
2. The Board found that there would not be lettering on the doorway leading into the business.

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 as Presented**.

TOWN OF ORANGETOWN
2021 APR 15 A 10:45
TOWN CLERK'S OFFICE

ACABOR #21-12
Bubbakoo's Burrito Sign Plan
Approved as Presented

Permit #50973

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 8, 2021
Page 2 of 2

The foregoing resolution was presented and moved by Shirley Goebel Christie seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2021 APR 15 A 10:45
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 8 2021
Page 1 of 2

TO: Donald Brenner, 4 Independence Avenue,
Tappan, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Chefman Plans:** The application of Ralph Newhouse, applicant, for 29 Corporate Drive, owner, for review of Site and Structure Plans at a site known as “**Chefman 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 29 Corporate Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 8 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, April 8, 2021**, at which time the Board made the following determinations:

Barry Terach, David Higgins and Donald Brenner appeared and testified. The Board received the following items:

A. Architectural Plans prepared by Barry Terach, RA:

- Proposed Entrance
- Full East Elevation , Full North Elevation, Partial East Elevation and Partial North Elevation
- Full South Elevation, Full West Elevation, Reference Plan

B. Site Plan prepared by Lanc & Tully Engineering and Surveying, last revised February 26, 2021:

- Sheet 1: Site Plan
- Sheet 2: Existing condition Map
- Sheet 3: Grading & Utility Plan
- Sheet 4: Landscaping Plan
- Sheet 5: Construction Details

C. A copy of the Building Permit Referral dated September 27, 2019 prepared by Rick Oliver, Deputy Building Inspector.

D. Copies of the following Board Decisions: ZBA #20-63, Variances Approved, dated October 7, 2020 and PB #20-03, Preliminary Site Plan Approval Subject to Conditions, dated June 15, 2020.

TOWN OF ORANGETOWN
2021 APR 15 A 10:45
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 8 2021
Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant proposed to expand an existing structure and has obtained Preliminary Site Plan Approval Subject to Conditions from the Planning Board and the needed zoning variances from the Zoning Board of Appeals.
2. The Board found that the façade material consisted of Tilt-up Concrete Panels in Benjamin More 1457, or equal; with a highlight color of Benjamin Moore 1459, or equal. Also, on the façade would be Synthetic Stone in Boral Country Hedge Stone, Hudson Bay, or equal. The door and window frames would be aluminum in white and the synthetic stucco coating would be in colors to match the Tilt-up concrete panels and highlight coloring, all as noted on the submitted architectural plans prepared by Barry Terach, R.A.
3. The Board found that lighting would be placed around the building entryway.
4. The Board found that the applicant shall reappear at ACABOR for review and approval of the project signage.

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 as Presented**.

The foregoing resolution was presented and moved by Sharon Burke and seconded by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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