

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 3, 2020**

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

MEMBERS ABSENT: None

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.

**Orangetown Shopping Center Electric
Charging Stations Site Plan**
Review of Electric Charging Stations
Orangetown Shopping Center, Orangeburg
74.10/1/67; CS zoning district

ACABOR #20-57
Continued:
January 7, 2021
Meeting

Amazon Sign Plan
Review of Sign Plan
400 Oritani Drive, Blauvelt
70.06/1/1.12; LO zoning district

ACABOR#20-72
Approved
as Amended by
ZBA#20-77

Sweet Life Sign Plan
Review of Sign Plan
580 Route 303, Westshore Plaza, Blauvelt
70.14/4/13; CC/LO zoning district

ACABOR#20-73
Approved
as Presented

119 Tweed Boulevard Plan
Review of Replacement of
Retaining Wall Plan
119 Tweed Boulevard, Upper Grandview
71.17/1/19; R-22 zoning district

ACABOR#20-74
Approved
as Presented

SMK Greene Subdivision Plan
Review of Subdivision Plan
318 Western Highway, Tappan
74.18/2/34; R-15 zoning district

ACABOR #20-75
Approved
as Presented

The Salon @ Depot Square Sign Plan
Review of Sign Plan
2 Depot Square, Sparkill
77.08/4/24; CS zoning district

ACABOR#20-76
Approved
as Presented

TOWN OF ORANGETOWN
2020 DEC 04 A 9 50
TOWN CLERK'S OFFICE

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 3, 2020**

The Salon @ Depot Square Awning Plan

ACABOR#20-77

Review of Awning Plan
2 Depot Square, Sparkill
77.08/4/24; CS zoning district

**Approved
as Presented**

700 Bradley Hill Road Site Improvement Plan

ACABOR #20-78

Review of Site Improvement Plan
700 Bradley Hill Road, Blauvelt
65.18/1/4; LI zoning district

**Approved
as Presented**

800 Bradley Hill Road Site Improvement Plan

ACABOR #20-79

Review of Site Improvement Plan
800 Bradley Hill Road, Blauvelt
65.18/1/3; LI zoning district

**Approved
as Presented**

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman and seconded Joseph Milillo 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 8:45 p.m.

Dated: December 3, 2020

Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 DEC 24 A 9 33
TOWN CLERK'S OFFICE

**ACABOR #20-72
Amazon Sign Plan
Approved as Amended**

Permit #50456

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 1 of 2**

**TO: Frohling Sign Company, 711 Executive Boulevard,
Valley Cottage, New York 10989**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Amazon Sign Plan: The application of Frohling Sign Company, for Onyx Equites, owner for the review of a sign plan at a site known as “**Amazon 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 400 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, December 3, 2020**, at which time the Board made the following determinations:

Brian O’Connor of Frohling Sign appeared and testified. The Board received the following items:

A. Sign plans prepared by Frohling Sign, dated July 28, 2020, last revised on August 12, 2020:

- Cover Sheet
- Page 1: Site Plan, noting location of signs
- Page 2: North East Elevation: Section
- Page 3: Sign Specifications
- Page 4: Sign Specifications
- Page 5: Sign Specifications

B. Material Specification Sheet.

C. Copy of the Building Permit Referral dated August 19, 2020 prepared by Rick Oliver, Deputy Building Inspector.

D. Copy of Zoning Board of Appeals Decision #20-77, dated November 18, 2020.

TOWN OF ORANGETOWN
CLERK'S OFFICE
DEC 3 10 30 AM 2020

ACABOR #20-72
Amazon Sign Plan
Approved as Amended

Permit #50456

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant requested approval for the installation for five (5) single faced wall signs. The Board reviewed the Zoning Board of Appeals Decision, and found that the ZBA decision changed the Amazon Hub sign lighting since the sign was proposed to be too bright for the adjacent homeowners. The sign light would be turned off one hour after the customer business portion of the site is closed for the evening.
2. The Board found that the sign would have black lettering with a blue Amazon logo. The lettering would be illuminated channel letters on 5” return. The logo “smile” would be 3M translucent light European Blue Vinyl, or equal, as noted on the submitted plans.

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 Amended:**

1. The plans shall be consistent with the conditions outlined in ZBA#20-77, dated November 18, 2020.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Brian Aitcheson 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2020 DEC 24 A 9:33
TOWN OF ORANGETOWN

**ACABOR #20-73
Sweet Life Sign Plan
Approved as Presented**

Permit #50693

**Town of Orangetown
Architecture and Community Appearance Board of Review Decision
December 3, 2020
Page 1 of 2**

**TO: Louis Rakeszyski, 580 Route 303, Blauvelt, New York 10962
FROM: Architecture and Community Appearance Board of Review**

RE: Sweet Life Sign Plan: The application of Darth Vapor, LLC, applicant, for Westshore Plaza, LLC, owner for the review of a sign plan at a site to be known as "**Sweet Life Sign Plan**", 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 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 CC/LO zoning districts.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a virtual meeting held **Thursday, December 3, 2020** at which time the Board made the following determinations:

Louis Rakeszyski and Adam Mitrani appeared and testified. The Board received the following items:

- A. Material Specification Sheet and project narrative.
- B. Sign Plan and Monument Sign Plan.
- C. Location Plan.
- D. Building Permit Referral dated October 15, 2019 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the site is located in the Westshore Plaza Shopping Center. This application is for the replacement of an existing store front sign and pylon sign insert. The sign box is currently installed at the premises.
2. The Board found that one side of the sign would have a white background with "Sweet Life" in blue and the other side would have a red background with "Candies & Novelties" in white letters. The size and products used are coordinated with other signage in the shopping center.

TOWN CLERK'S OFFICE
2020 DEC 24 4 59 PM
TOWN OF ORANGETOWN

ACABOR #20-73
Sweet Life Sign Plan
Approved as Presented

Permit #50693

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
December 3, 2020
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.

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 Christopher Dunnigan, Chairman and second by Joseph Milillo and carried as follows; Christopher Dunnigan, Chair, 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 DEC 24 A 9:33
TOWN CLERK'S OFFICE

**ACABOR #20-74
119 Tweed Boulevard Retaining Wall Plan
Approved as Presented**

Permit #49590

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision
December 3, 2020
Page 1 of 2**

**TO: John Atzl, 234 North Main Street, New City, New York
OM: Architecture and Community Appearance Board of Review**

RE: 119 Tweed Boulevard Retaining Wall Plan: The application of Howard Dean, owner, for the review of replacement of retaining wall plans at a site to be known as “**119 Tweed Boulevard Replacement of Retaining Wall 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 119 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 19 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, December 3, 2020**, at which time the Board made the following determinations:

Ryan Nasher and Howard Dean appeared and testified.

The Board received the following items:

- A.** Site Plans dated January 22, 2020, last revised October 15, 2020, prepared by Atzl, Nasher & Zigler.
- B.** Final Site Plan Approval Subject to Conditions, PB#20-21, dated October 14, 2020.
- C.** Project Narrative with photographs of the site and existing retaining wall.

FINDINGS OF FACT:

- 1.** The Board found that the project is for the replacement of an existing railroad tie retaining wall with a gabion basket retaining wall. The replacement wall has a total length of 38 feet. The existing railroad tie wall is in poor condition. The proposed gabion basket wall will be the same as the existing gabion wall on the south side of 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.

TOWN CLERK'S OFFICE
2020 DEC 24 A 9:33
TOWN OF ORANGETOWN

ACABOR #20-74
119 Tweed Boulevard Retaining Wall Plan
Approved as Presented

Permit #49590

Town of Orangetown – Architecture and Community Appearance Board of
Review Decision
December 3, 2020
Page 2 of 2

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 Joseph Milillo and seconded by Sharon Burke 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 DEC 24 A 9:33
TOWN CLERK'S OFFICE

**ACABOR #20-75: SMK Greene Subdivision Plan
Approved as Presented
Town of Orangetown
Architecture and Community Appearance Board of Review Decision**

December 3, 2020

Page 1 of 2

**TO: Jay Greenwell, 85 Lafayette Avenue, Suffer,
New York**
FROM: Architecture and Community Appearance Board of Review

RE: SMK Greene Subdivision Plan: The application of SMK Homes, owner, for review of Subdivision Plan at a site to be known as “**SMK Greene Subdivision 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 318 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, December 3, 2020**, at which time the Board made the following determinations:

Jay Greenwell and Sean Keenan appeared and testified for the applicant.

The Board received the following items:

A. Subdivision Plan prepared by Jay Greenwell, PLS, dated July 10, 2020, last revised September 30, 2020.

B. Copy of PB#20-20, Preliminary Subdivision Plan Approval Subject to Conditions, dated June 24, 2020 and ZBA#20-57, dated September 16, 2020.

FINDINGS OF FACT:

1. The Board found the proposed subdivision to be acceptable.
2. The Board found that the individual lots would be reviewed as each lot returns for ACABOR review of the specific house, site and landscaping plan.
3. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
4. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction
5. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. The Board found that the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The Board reviewed the plans. 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.

TOWN CLERK'S OFFICE
DEC 3 4 5 33
TOWN OF ORANGETOWN

**ACABOR #20-75: SMK Greene Subdivision Plan
Approved as Presented
Town of Orangetown
Architecture and Community Appearance Board of Review Decision**

**December 3, 2020
Page 2 of 2**

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 Kenyatta Jones Arietta 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE
2020 DEC 24 A 9:33
TOWN OF ORANGETOWN

ACABOR #20-76
The Salon @Depot Square Sign Plan
Approved as Presented

Permit #50647

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 1 of 2

TO: Ron Troiano, Foley Sign Shop, 20H Mountainview Avenue, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: The Salon @ Depot Square Sign Plan: The application of Foley Signs Inc. applicant, for Giuseppa LoBello, owner, for review of a Sign Plan at a site to be known as “**The Salon @ Depot Square 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 2 Depot Square, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 24 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, December 3, 2020**, at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A. Sign plans prepared by Foley Sign Shop.**
- B. Project Narrative and Material Specification Sheet.**
- C. Copy of the Building Permit Referral dated October 7, 2020 prepared by Rick Oliver, Deputy Building Inspector.**

FINDINGS OF FACT:

- 1. The Board found that the applicant requested approval for 1 sign, measuring 40” by 60”, aluminum panel with acrylic dimensional letters. The main field of the sign would be white with black lettering, as noted on the submitted plan.**
- 2. The Board found that the applicant proposed to hang matching awnings on the building.**
- 3. The Board found that the temporary signs in the window would be removed once the permanent sign is hung up on the structure.**

TOWN CLERK'S OFFICE
2020 DEC 24 A 9:33
TOWN OF ORANGETOWN

ACABOR #20-76
The Salon @Depot Square Sign Plan
Approved as Presented

Permit #50647

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
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.

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 Christopher Dunnigan, Chairman 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 DEC 24 A 9 34
TOWN CLERK'S OFFICE

**ACABOR #20-77
The Salon @Depot Square Awnings Plan
Approved as Presented**

Permit #50648

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 1 of 2**

**TO: Ron Troiano, Foley Sign Shop, 20H Mountainview
Avenue, Orangeburg, New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: The Salon @ Depot Square Awning Plan: The application of Foley Signs Inc. applicant, for Giuseppa LoBello, owner, for review of Awnings Plan at a site to be known as “**The Salon @ Depot Square Awnings 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 2 Depot Square, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 24 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, December 3, 2020**, at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A.** Awning plan prepared by Foley Sign Shop.
- B.** Project Narrative and Material Specification Sheet.
- C.** Copy of the Building Permit Referral dated October 7, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval for two awnings to be placed on the building elevation, each measuring 43” by 76”. The awnings would be alternating strips in black and white colors, to match the proposed signage, as noted on the submitted plan.

TOWN OF ORANGETOWN
2020 DEC 24 A 9 30
TOWN CLERK'S OFFICE

ACABOR #20-77
The Salon @Depot Square Awning Plan
Approved as Presented

Permit #50648

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
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.

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 Brian Aitcheson 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2020 DEC 24 A 9:34
TOWN CLERK'S OFFICE

**ACABOR #20-78
700 Bradley Hill Road Building Improvement Plan
Approved as Presented**

Permit #50385

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 1 of 2**

**TO: Nicole Vasquez, 900 Route 9 North, Suite 400,
Woodbridge, NJ 07095**
**FROM: Architecture and Community Appearance Board of
Review**

**RE: ACABOR#20-78: 700 Bradley Hill Road Site Improvement
Plan:** The application of Onyx Equities LLC, applicant, for AG-OE 700 Bradley Hill Road Owner, LLC, owner, for review of Site Improvement Plan at a site to be known as “**700 Bradley Hill Road Site Improvement 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 700 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 4 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, December 3, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Morgan Stanley appeared and testified. The Board received the following items:

A. Architectural Plan prepared by debarbieri Architects, dated July 29, 2020:

- A1: Floor Plan, Notes & Details
- A2: Exterior Elevations

B. A letter from McCullough, Goldberger & Staudt, dated November 17, 2020, signed by Seth Mandelbaum.

C. Material Specification Sheet and Project Narrative.

D. A copy of the Building Permit Referral dated July 31, 2020 prepared by Rick Oliver, Deputy Building Inspector.

E. A copy of PB#20-44, Preliminary Site Plan Approval Subject to Conditions, dated November 12, 2020.

TOWN OF ORANGETOWN
2020 DEC 24 A 9 34
TOWN CLERK'S OFFICE

ACABOR #20-78
700 Bradley Hill Road Building Improvement Plan
Approved as Presented

Permit #50385

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant is proposing minor façade modifications and new paint for the façade of the building. The applicant noted that the existing loading dock doors on the south side of the building would be expanded with roll up doors. In addition, a concrete ramp and one man-door with stairs along the north side of the building would be removed and infilled. Following these improvements, these sections of the exterior façade would be painted to match the rest of the building.

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, 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2020 DEC 24 A 9:34
TOWN OF ORANGETOWN

ACABOR #20-79

Permit #50386

**800 Bradley Hill Road Building Improvement Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 1 of 2**

**TO: Nicole Vasquez, 900 Route 9 North, Suite 400,
Woodbridge, NJ 07095**
**FROM: Architecture and Community Appearance Board of
Review**

RE: 800 Bradley Hill Road Site Improvement Plan: The application of Onyx Equities LLC, applicant, for AG-OE 800 Bradley Hill Road Owner, LLC, owner, for review of Site Improvement Plan at a site to be known as “**800 Bradley Hill Road Site Improvement 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 800 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 3 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, December 3, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Morgan Stanley appeared and testified. The Board received the following items:

- A. Architectural Plan prepared by debarbieri Architects, dated July 29, 2020:**
- A1: Floor Plan, Notes & Details
 - A2: Exterior Elevations
- B. A letter from McCullough, Goldberger & Staudt, dated November 17, 2020, signed by Seth Mandelbaum.**
- C. Material Specification Sheet and Project Narrative.**
- D. A copy of the Building Permit Referral dated July 31, 2020 prepared by Rick Oliver, Deputy Building Inspector.**
- E. A copy of PB#20-45, Preliminary Site Plan Approval Subject to Conditions, dated November 12, 2020.**

TOWN OF ORANGETOWN
2020 DEC 24 A 9 34
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 3, 2020
Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant proposed to lease a section of the parking lot of this site for use as a parking area for 700 Bradley Hill Road.
2. The Board found that the proposed site changes include removal of an above-ground fuel tank and electrical box, reconfiguration of a rail spur and re-striping of the parking area.

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 Brian Aitcheson and seconded by Christopher Dunnigan, chairman 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: December 3, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2020 DEC 24 A 9:34
TOWN CLERK'S OFFICE