

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of February 18, 2021**

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

MEMBER 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.

Premier Brands Sign Plan	ACABOR #21-05
Review of a Sign Plan	Approved as
7 Corporate Drive, Orangeburg	Presented
73.20-1-33; LIO zoning district	

Other Business: Approved as Presented

SMK Homes – Valenza Plans

24 Valenza Lane, Blauvelt, 70.11/1/19, R-40.

Request to not place shutters on new house, Amendment to Approved House
Plan, ACABOR #19-25

A motion was made to adjourn the meeting by Brian Aitcheson and seconded
Kenyatta Jones-Arietta 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 8:06 p.m.

Dated: February 18, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 MAR - 3 P 12: 22
TOWN CLERK'S OFFICE

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of February 18, 2021**

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

MEMBER 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.

Premier Brands Sign Plan	ACABOR #21-05
Review of a Sign Plan	Approved as
7 Corporate Drive, Orangeburg	Presented
73.20-1-33; LIO zoning district	

Other Business: Approved as Presented

SMK Homes – Valenza Plans

24 Valenza Lane, Blauvelt, 70.11/1/19, R-40.
Request to not place shutters on new house, Amendment to Approved House
Plan, ACABOR #19-25

A motion was made to adjourn the meeting by Brian Aitcheson and seconded
Kenyatta Jones-Arietta 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 8:06 p.m.

Dated: February 18, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 MAR -3 P 12:22
TOWN CLERK'S OFFICE

ACABOR #21-05
Premier Sign Plan
Approved as Presented

Permit #50855

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
February 18, 2021
Page 1 of 2

TO: Pierre Mathelier, Premier Brands, 7 Corporate Drive,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of
Review

RE: **Premier Brands Sign Plan:** The application of Pierre Mathelier, applicant, for Steve Corsun & Alex Corsun, owners, for Review of a Sign Plan at a site known as “**Premier Brands 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 7 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 33 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, February 18, 2021**, at which time the Board made the following determinations:

Pierre Mathelier and Glenn Livi appeared and testified. The Board received the following items:

A. Project Package that included the following items:

- Application and Material Specification Sheet
- Survey of property prepared by Atzl, Scatassa & Sigler, dated April 12, 2011
- Copy of the Building Permit Referral dated November 24, 2020 prepared by Rick Oliver, Deputy Building Inspector.
- Sign Plans prepared by Foley Sign Shop.

TOWN OF ORANGETOWN
2021 MAR - 3 P 12: 22
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
February 18, 2021
Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant requested the review of a new sign at an existing site. The sign would be a non-illuminated sign, using Pantone colors red and yellow, or equal. The sign is a post and panel sign with 2 lower tenant panels, double sided, measuring 36" height by 72" wide by 2" deep. The posts would be black.
2. The Board found that the bottom panels would be a blank, acting as a "place holder" for new tenants.
3. The Board found that the presentation package was well done and complimented the applicant.

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 seconded by Kenyatta Jones Arietta 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: February 18, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 MAR -3 P 12:22
TOWN CLERK'S OFFICE

Other Business
Change to Approved Plans
ACABOR #19-25, Approved as Presented

Permit #48658

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
February 18, 2021
Page 1 of 1

TO: Sean Keenan, 24 Waters Edge, Congers, New York
10920
FROM: Architecture and Community Appearance Board of
Review

RE: 24 Valenza Lane, request to not place shutters on windows, as noted on the approved plans, in ACABOR #19-25, dated June 20, 2019. The site is located at 24, Valenza Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.11, Block 1, Lot 19 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, February 18, 2021**, at which time the Board made the following determinations:

Sean Keenan appeared and testified. The Board received the following items:

- A.** Copy of ACABOR #19-25, Approved as Presented, dated June 20, 2010.
- B.** A letter from SML Homebuilders Inc., signed by Sean Keenan, dated January 29, 2021.
- C.** Copy of Original House Elevations, prepared by Robert Hoene, RA, noting elimination of the shutters with a photograph of the built house without the shutters.

FINDINGS OF FACT:

1. The Board found that the house appeared to not have been constructed to the approved plans, noting the windows, keystones, arch window over doorway, and trim. The applicant held that the house was constructed to the approved plans, with the exception of the placing the shutters on the façade, the reason for appearing in front of ACABOR.
2. The Board found that the applicant had requested a change to the approved plans, however there appears to be other deviations from the approved plans. In the future for all Board reviews, the Board should make sure that all deviations are reviewed.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public 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 Deborah Stuhlweissenburg and seconded by Kenyatta Jones Arietta 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: February 18, 2021
Cheryl Coopersmith

TOWN OF ORANGETOWN
CLERK'S OFFICE
FEB 18 2021
CHERYL COOPERSMITH