

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of November 19, 2020**

**MEMBERS PRESENT:** Christopher Dunnigan, Chairman  
Sharon Burke  
Shirley Goebel Christie  
Brian Aitcheson  
Joseph Milillo

**MEMBERS ABSENT:** Kenyatta Jones Arietta  
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.

**348 South Middletown Road Plans** **ACABOR #20-58**  
Compliance with ACABOR #19-58, **Approved with**  
Condition #5, Submission of **Conditions**  
Landscape Plan  
348 South Middletown Road, Pearl River  
73.09/1/5; R-15 zoning district

**Uncle Tommy's Tavern Sign Plan** **ACABOR #20-61**  
Review of Sign Plan **Approved with**  
33 West Central Avenue, Pearl River **an Option**  
68.16/1/11; CC zoning district

**Henry Kaufmann Campgrounds Plans** **ACABOR #20-62**  
**92Y and Camp 12 Trails** **Approved**  
Review of Site, Landscaping **as Presented**  
and Structures Plans  
667 Blauvelt Road, Pearl River  
69.14/1/ 28 & 69.10/2/21; R-80 zoning district

**Henry Kaufmann Campgrounds Plans** **ACABOR#20-63**  
Water Retention Plans **Approved**  
Review of Plans **as Presented**  
667 Blauvelt Road, Pearl River  
69.14/1/ 28 & 69.10/2/21; R-80 zoning district

**200 Corporate Drive Directional Sign Plan** **ACABOR #20-64**  
Review of Sign Plan **Approved**  
200 Corporate Drive, Blauvelt **with Conditions**  
65.18/1/6; LI zoning district

TOWN CLERK'S OFFICE

2020 DEC - 8 A 12:19

TOWN OF ORANGETOWN

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of November 19, 2020**

**300 Corporate Drive Directional Sign Plan** ACABOR #20-65  
Review of Sign Plan **Approved**  
300 Corporate Drive, Blauvelt **with Conditions**  
65.18/1/ 5; LI zoning district

**400 Corporate Drive Directional Sign Plan** ACABOR #20-66  
Review of Sign Plan **Approved**  
400 Corporate Drive, Blauvelt **with Conditions**  
65.18/1/27; LI zoning district

**500 Bradley Hill Road Directional Sign Plan** ACABOR #20-67  
Review of Sign Plan **Approved**  
500 Bradley Hill Road, Blauvelt **with Conditions**  
65.18/1/19; LI zoning district

**600 Bradley Hill Road Directional Sign Plan** ACABOR #20-68  
Review of Sign Plan **Approved**  
600 Bradley Hill Road, Blauvelt **with Conditions**  
65.18/1/ 21; LI zoning district

**900 Bradley Hill Road Directional Sign Plan** ACABOR #20-69  
Review of Sign Plan **Approved**  
900 Bradley Hill Road, Blauvelt **with Conditions**  
65.14/1/1; LI zoning district

**875 Western Highway Directional Sign Plan** ACABOR #20-70  
Review of Sign Plan **Approved**  
875 Western Highway, Blauvelt **with Conditions**  
65.13/1/ 2; in the LO zoning district

**877 Western Highway Directional Sign Plan** ACABOR #20-71  
Review of Sign Plan **Approved**  
877 Western Highway, Blauvelt **with Conditions**  
65.18/1/1; LO zoning district

A motion was made to adjourn the meeting by Shirley Goebel Christie 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 9:00 p.m.

**Dated: November 19, 2020**  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**ACABOR #20-58  
348 South Middletown Road Plans  
Compliance with ACABOR #19-58,  
Approved Subject to Conditions**

**Permit #48332**

**Town of Orangetown – Architecture and Community Appearance Board of  
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**TO: Carlos Once, 5 Bolger Lane, Airmont, New York 10901  
FROM: Architecture and Community Appearance Board of Review**

**RE: 348 South Middletown Road Plans:** The application of Carlos Once, owner, for Compliance with ACABOR #19-58, Condition #5, submission of Landscape Plan at a site known as “**348 South Middletown Road 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 348 South Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.09, Block 1, Lot 5 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at virtual meetings held **Thursday, November 5 and 19, 2020**, at which time the Board made the following determinations:

**November 5, 2020**

Donald Brenner and Carlos Once appeared and testified.

The Board received the following items:

- A. Landscape Plan.
- B. ACABOR Decision #19-28, dated July 11, 2019.

**FINDINGS OF FACT:**

1. The Board found that the landscaping plan to be insufficient and did not represent the landscaping that was planted on the site.

The hearing was then opened to the Public.

**Public Comment:**

Jay Nakashinma, 342 South Middletown Road, Pearl River, noted that the applicant needed to plant additional trees in the area of their mutual property line.

The applicant requested a **CONTINUATION** to the next meeting.

**November 19, 2020**

Donald Brenner and Carlos Once appeared and testified.

The Board received the following items:

- A. Revised Landscape Plan.

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ACABOR #20-58  
348 South Middletown Road Plans  
Compliance with ACABOR #19-58, Condition #5,  
Approved Subject to Conditions

Permit #48332

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**FINDINGS OF FACT:**

1. The Board found that the revised plan represented the plantings on site, however the air conditioning units were not noted on the plan. The applicant indicated that two units would be placed by the rear of the house. The Board requested that plantings be placed around each unit, hedges or bushes to screen the view from the neighbors.
2. The Board found that a line of arborvitae trees along the northern property line did not sufficiently screen the neighbor to the north, and requested that the line of trees be extended from the west to the easterly property line.

The hearing was then opened to the Public.

**Public Comment:**

Jay Nakashinma, 342 South Middletown Road, Pearl River, neighbor to the north of the site, noted that he has a clear view to the applicant's property and wanted to ensure that the line of arborvitae trees along the northern property line is completed.

There being no one else 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. Two air conditioning units will be placed in the rear of the house. Plantings shall be placed around each unit, hedges or bushes to screen the view from the neighbors.
2. The line of arborvitae trees along the northern property line shall be extended from the west to the easterly property line.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown



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**ACABOR #20-61  
Uncle Tommy's Tavern Sign Plan  
Approved with an Option**

**Permit #50582,**

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

**RE: Uncle Tommy's Tavern Sign Plan:** The application of Foley Sign Inc., applicant, for 33 West Central Avenue, owner, for Review of a Sign Plan at a site to be known as "Uncle Tommy's Tavern 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 33 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 11 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, November 19, 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 September 21, 2020 prepared by Rick Oliver, Deputy Building Inspector.**

**FINDINGS OF FACT:**

- 1. The Board found that the applicant requested approval for 3 signs, all to be dimensional acrylic letters stud mounted to the building. The main field of the signs would be red, with letters in painted metallic gold, as noted on the submitted plan.**
- 2. The Board found that the applicant should consider using a deeper, less bright red, noting that a darker red would work better with the black lettering.**
- 3. The Board found that there are existing gooseneck light fixtures shown on the façade, one for each proposed sign. The Board recommended that in order to have even lighting on the signs, additional gooseneck light fixtures may need to be added to the façade.**

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ACABOR #20-61  
Uncle Tommy's Tavern Sign Plan  
Approved with an Option

Permit #50582,

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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 an Option:**

1. The applicant shall consider using a deeper, less bright red, noting that a darker red would work better with the black lettering.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows:  
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;  
Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2020 DEC - 8 - 12:15  
TOWN CLERK'S OFFICE

**ACABOR #20-62  
Henry Kaufmann Campground  
92Y and Camp 12 Trails Site / Structure Plans  
Approved as Presented**

**Town of Orangetown  
Architecture and Community Appearance Board of Review Decision  
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
FROM: Orangetown Planning Board**

**RE: Henry Kaufmann Campgrounds, Inc. Plans - 92Y and Camp 12 Trails Site / Structure Plans:** The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for the review of site and structure plans at a site known as “Henry Kaufmann Campgrounds Plans” 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 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, November 19, 2020** at which time the Board made the following determinations:

Jason Popkin and Donald Brenner appeared before the Board. The Board received the following communications:

**A.** Plans entitled “UJA Pearl River Day Camp Proposed Improvements”, prepared by prepared by Zaskorski & Associates, Divney, Tung , Schwalbe, OLA consulting Engineers, RSE Associates, signed and sealed by Carlo Zaskorski, RA, dated March 13, 2020, last dated October 6, 2020:

- A-1: Cover
- A-2: Existing Site Plan - Overall Areas of Work
- A-3: Existing Site Plan - 92Y
- A-4: Proposed Site Plan – 92Y
- A-5: Home Base – 92Y
- A-6: Home Base Exterior Elevations – 92Y
- A-7: Central Aquatic Center – 92Y
- A-8: Camp Services Buildings
- A-9: Existing Site Plan – 12 Trails
- A-10: Proposed Site Plan – 12 Trails
- A-11: Home Base – 12 Trails
- A-12: Home Base Exterior Elevations – 12 Trails
- A-13: Lifeguard Building – 12 Trails
- A-14: Miscellaneous Buildings, Amphitheater, Shed
- A-15: Materials

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**ACABOR #20-62  
Henry Kaufmann Campground  
92Y and Camp 12 Trails Site / Structure Plans  
Approved as Presented**

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**B. A material specification sheet.**

**C. Copy of PB #20-31, Preliminary Site Plan Approval Subject to Conditions, dated July 8, 2020.**

**FINDINGS OF FACT:**

**1. The Board found that this project focuses on the Northern, Central and Southern portion of the campgrounds. The designs, materials and color schemes match the previously approved as ACABOR #20-04, on February 6, 2020, "Bronx House Plans."**

**2. The Board found the following colors and materials to be used:**

**Roof Shingles:**

- a. Home Bases, Camp Services Pavilion, Lifeguard Building & Sheds:**
  - GAF Timberline HD Architectural Shingles; Colors; Hunter Green, Biscayne Blue or Patriot Red, or equal.
  - Metal standing seam roof colors; Forest Green, Slate Blue or Cool Emerald Green, or equal.
- b. Camp Services Garage:**
  - Butler Rib painted steel panels – Color: Cool Emerald Green, or equal.

**Siding/ Type:**

- a. Home Bases, Camp Services Pavilion, Lifeguard Building & Sheds:**
  - James Hardi Hardie plank Lap siding; Select Cedar Mill, or equal. Colors; Green – Mountain Sage, Blue – Deep Ocean or Red – Country Lane, or equal.
- b. Camp Services Garage:**
  - Metl Span or E Shadowall, or equal – painted ribbed aluminum panels. Colors: Classic Green & Sandstone, or equal

**Windows/ Trim/ Rail/ etc.:**

- Windows – Aluminum, White color
- Trim – James Hardie Hardieplank Lap Siding; Cedarmill, in cobble Stone color, or equal.

**Stone or Rock:**

- Split face block walls, Field Color: SF-82, Accent Colors: Green – SF-190, Blue: SF-73, Red – SF-111, or equal.

**Fencing & Posts:**

- Cedar Fencing and posts painted in either Green – BN628 & BM636, Blue – BM838 & BM839, Red – BM1295 & BM1300, or equal.

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**ACABOR #20-62  
Henry Kaufmann Campground  
92Y and Camp 12 Trails Site / Structure Plans  
Approved as Presented**

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The meeting was open 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, aye and seconded by Sharon Burke carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

**ACABOR #20-63  
Henry Kaufmann Campground**

**Permit #49454**

**Water Retention Plan  
Sickletown Road Drainage Improvements  
Approved as Presented**

**Town of Orangetown  
Architecture and Community Appearance Board of Review Decision  
November 19, 2020  
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
FROM: Orangetown Planning Board**

**RE: Henry Kaufmann Campgrounds, Inc. Plans - Water Retention Plan:**  
The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for the review of site plans at a site known as “**Henry Kaufmann Campgrounds - Water Retention 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 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, November 19, 2020** at which time the Board made the following determinations:

Donald Brenner and Troy Wojciekofsky appeared before the Board. The Board received the following communications:

**A.** Plans entitled “UJA Pearl River Day Camp Proposed Improvements”, prepared by prepared by Stantec, signed and sealed by Troy Wojciekofsky, PE:

- PS-1: Cover, dated September 15, 2020
- C-100-SW: Existing Conditions & Removals Plan/ SW Management Improvements, dated April 25, 2019, last dated September 9, 2020
- C-300-SW: Erosion & Sediment Control Plan/ SW Management Improvements, dated April 25, 2019, last dated September 9, 2020
- Sheet 1 of 2: Sickletown Road Site lines, dated July 30, 2019
- Sheet 2 of 2: Sickletown Road Sections, dated July 30, 2019

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

ACABOR #20-63  
Henry Kaufmann Campground  
Water Retention Plan  
Sickletown Road Drainage Improvements  
Approved as Presented

Permit #49454

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B. Material specification sheet.

C. Landscaping Photographs of Sickletown Road Drainage Improvements, submitted by Stantec.

D. Copy of PB #20-82, Preliminary Site Plan Approval Subject to Conditions, dated July 22, 2020.

E. Building Permit referral dated October 18, 2019, prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the project consisted of a stormwater management basin along the east side of the property, west of Sickletown Road. The basin would provide for runoff from the surrounding area and would have minimal water retention, draining within a few hours of a storm event.
2. The Board found that 150 trees would need to be removed to create the basin, however, the basin would then be planted with wetland grasses and 70 new trees would be clustered along basin. The new trees would consist of a mix of trees; Oak, Tulip, Linden, Spruce and Pines trees, planted at 8 to 10 feet in height. The location of the trees was selected to block views of the basin to the nearby residents, as noted on the submitted plans. The applicant held that a fence was not necessary to be placed around the basin since minimal water would accumulate and the water would drain within 24 hours.

The meeting was open to the Public.

**Public Comment:**

Kevin McCormick- 83 Sickletown Road; thanked the Campgrounds for working with the neighborhood and wanted to know how many trees would be removed to create the basin. He questioned if the basin would be a safety issue when water is in it and if a fence would be placed around the basin.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

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TOWN OF ORANGETOWN

ACABOR #20-63  
Henry Kaufmann Campground  
Water Retention Plan  
Sickletown Road Drainage Improvements  
Approved as Presented

Permit #49454

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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 Brian Aitcheson and seconded by Christopher Dunnigan Chairman, aye carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE



ACABOR #20-64  
200 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50015

Town of Orangetown – Architecture and Community Appearance  
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TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **200 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 200 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**200 Corporate Drive 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 200 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 6 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

- 1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
- 2. The Board found that for 200 Corporate Drive signage, the applicant proposes to install two (2) 23.41 square foot single-faced non-illuminated directional signs, as noted on the submitted plans.

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3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

TOWN CLERK'S OFFICE

2020 DEC - 8 - 12:15

TOWN OF ORANGETOWN



ACABOR #20-64  
200 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50015

Town of Orangetown – Architecture and Community Appearance  
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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, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

ACABOR #20-65  
300 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50016

Town of Orangetown – Architecture and Community Appearance  
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TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **300 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 300 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**300 Corporate Drive 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 300 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 5 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
2. The Board found that for 300 Corporate Drive signage, the applicant proposes to install two (2) 30 square foot single-faced non-illuminated directional signs, as noted on the submitted plans.

TOWN CLERK'S OFFICE  
2020 DEC -8 A 12:15  
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 2 of 3**

3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:
  - c. The tenant panel should list the tenants as justified to the left, and
  - d. The tenant panel should show the directional arrows as justified to the right.

TOWN CLERK'S OFFICE  
2020 DEC - 8 A 12:15  
TOWN OF ORANGETOWN

ACABOR #20-65  
300 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50016

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and 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, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 DEC - 8 A 12:15  
TOWN CLERK'S OFFICE



ACABOR #20-66  
400 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50017

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3

TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **400 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 400 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**400 Corporate Drive 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 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 27 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
2. The Board found that for 400 Corporate Drive signage, the applicant proposes to install two (2) 19.3 square foot single-faced non-illuminated directional signs, as noted on the submitted plans.

TOWN CLERK'S OFFICE  
2020 DEC - 8 A 12:15  
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

TOWN OF ORANGETOWN  
2020 DEC - 8 A 12:15  
TOWN CLERK'S OFFICE



ACABOR #20-66  
400 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50017

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and 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, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 DEC - 8 A 12:15  
TOWN CLERK'S OFFICE

**ACABOR #20-67  
500 Corporate Drive Sign Plan  
Approved with Conditions**

**Permit #50018**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3**

**TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: 500 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 500 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**500 Corporate Drive 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 500 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 19 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A.** Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B.** Land Survey prepared by Control Point.
- C.** Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D.** A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

- 1.** The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
- 2.** The Board found that for 500 Corporate Drive signage, the applicant proposes to install one (1) 23.41 square foot double-sided non-illuminated entrance and directional sign, as noted on the submitted plans.

TOWN CLERK'S OFFICE  
2020 DEC -8 A 12:14  
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 2 of 3**

3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

TOWN OF ORANGETOWN  
2020 DEC - 8 A 12:19  
TOWN CLERK'S OFFICE

ACABOR #20-67  
500 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50018

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Sharon Burke and carried as follows:  
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 DEC -8 A 12:14  
TOWN CLERK'S OFFICE

ACABOR #20-68  
600 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50020

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3

TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **600 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 600 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**600 Corporate Drive 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 600 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 21 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
2. The Board found that for 600 Corporate Drive signage, the applicant proposes to install one (1) 105 square foot single face illuminated monument sign, two (2) 19.3 square feet double-sided non-illuminated directional sign, and one (1) 23.4 square feet double-faced non-illuminated directional sign, as noted on the submitted plans.

TOWN CLERK'S OFFICE  
2020 DEC -8 A 12:14  
TOWN OF ORANGETOWN



Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 2 of 3

3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans. The monument sign would have a brick base with painted aluminum square tube accent, as noted on the sign plan.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.

TOWN CLERK'S OFFICE  
2020 DEC - 8 A 12:14  
TOWN OF ORANGETOWN



ACABOR #20-68  
600 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50020

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:

- a. The tenant panel should list the tenants as justified to the left, and
- b. The tenant panel should show the directional arrows as justified to the right.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Sharon Burke and carried as follows:  
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2020 DEC -8 A 12:14  
TOWN CLERK'S OFFICE

ACABOR #20-69  
900 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50023

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3

TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **900 Corporate Drive Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 900 Corporate Drive Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**900 Corporate Drive 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 900 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 1 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
2. The Board found that for 900 Corporate Drive signage, the applicant proposes to install one (1) 19.3 square feet double-sided non-illuminated directional sign, as noted on the submitted plans.

TOWN CLERK'S OFFICE  
2020 DEC -8 A 12:14  
TOWN OF ORANGETOWN



Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 2 of 3

3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 875 Western Highway Sign Plan and 877 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

TOWN OF ORANGETOWN  
2020 DEC -8 A 12:14  
TOWN CLERK'S OFFICE

ACABOR #20-69  
900 Corporate Drive Sign Plan  
Approved with Conditions

Permit #50023

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 DEC -8 A 12:14  
TOWN CLERK'S OFFICE

ACABOR #20-70  
875 Western Highway Sign Plan  
Approved with Conditions

Permit #50024

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3

TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154  
FROM: Architecture and Community Appearance Board of  
Review

RE: **875 Western Highway Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 875 Western Highway Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**875 Western Highway 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 875 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.13, Block 1, Lot 2 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D. A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
2. The Board found that for 875 Western Highway signage, the applicant proposes to install two (2) 54.1 square foot double-faced illuminated monument signs and one (1) 19.3 square foot double-sided non-illuminated directional sign, as noted on the submitted plans. The monument signs would have a brick base with painted aluminum square tube accent as noted on the sign plan.

TOWN OF ORANGETOWN  
2020 DEC - 8 - 14



**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 2 of 3**

3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan and 877 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

TOWN CLERK'S OFFICE  
2020 DEC - 8 - 10  
TOWN OF ORANGETOWN



ACABOR #20-70  
875 Western Highway Sign Plan  
Approved with Conditions

Permit #50024

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 3 of 3

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 DEC - 8 A 12:14  
TOWN CLERK'S OFFICE

**ACABOR #20-71  
877 Western Highway Sign Plan  
Approved with Conditions**

**Permit #50025**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
November 19, 2020  
Page 1 of 3**

**TO: Sharon Brandt, 10447 Drummond Road, Philadelphia,  
PA 19154**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: 877 Western Highway Sign Plan:** The application of Onyx Management Group, LLC, applicant, for AG-OE 877 Western Highway Owner LLC, owner, for the review of a Sign Plan at a site to be known as “**877 Western Highway 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 877 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.13, Block 1, Lot 1 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, November 19, 2020**, at which time the Board made the following determinations:

Nicole Vasquez and Sharon Brandt appeared and testified. The Board received the following items:

- A.** Sign Plan prepared by Forman Signs, dated October 5, 2019.
- B.** Land Survey prepared by Control Point.
- C.** Material Specification Sheet and Project Narrative, dated October 6, 2020.
- D.** A copy of the Building Permit Referral dated September 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

- 1.** The Board found that the site is part of the larger Hudson Crossing Industrial Park development. The applicant is seeking approval for the installation of directional signage which will identify the address of the property and the tenants occupying space within the property. The proposed signage installation for this building is part of a larger sign program being proposed for the Hudson Crossing development as uniform, properly sized and approved signage for all properties.
- 2.** The Board found that for 877 Western Highway signage, the applicant proposes to install one (1) 19.3 square foot double-sided non-illuminated directional sign, as noted on the submitted plans.

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3. The Board found that the colors of the sign are uniform throughout the Hudson Crossing development; sign posts painted dark gray finish, painted black tenant panels with white reflective vinyl letters, silver decorative mounting hardware, Blue sign panel with painted silver edge and a circular logo mounted to the top of the sign, in blue with white lettering with a painted silver frame, as presented in the submitted plans.
4. The Board found that plantings are proposed to be planted around the base of the signs; colorful seasonal plantings which would be low to the ground, for example: mums and cabbage.
5. The Board found that the building address should be first on the Sign face with the tenant list below. The building address should be located on the top of the tenant panel and centered. The Board gave the applicant the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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 Conditions:**

1. The building address shall be located on the top of the tenant panel and centered.
2. The applicant was given the option of the following, as long as all signs throughout the Hudson Crossing Industrial Development are consistent with one another and are the same design (to include the following sign locations 200 Bradley Corporate Park Sign Plan, 300 Bradley Corporate Park Sign Plan, 400 Bradley Corporate Park Sign Plan, 500 Bradley Corporate Park Sign Plan, 600 Bradley Corporate Park Sign Plan, 900 Bradley Corporate Park Sign Plan and 875 Western Highway Sign Plan:
  - a. The tenant panel should list the tenants as justified to the left, and
  - b. The tenant panel should show the directional arrows as justified to the right.

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ACABOR #20-71  
877 Western Highway Sign Plan  
Approved with Conditions

Permit #50025

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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, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: November 19, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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