

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of June 17, 2021**

Meeting Location: Town Hall, New Court Room, 26 Orangeburg Road, Orangeburg

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

MEMBER ABSENT: None

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

Christopher Dunnigan, Chairman called the 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.

Hudson Crossing Monument
and Directional Sign Plans
100 Corporate Drive, Blauvelt
65.18/1/16; LI/LIO zoning districts

**Approved
as Presented**

ACABOR #21-19

Rockland Country Club Plan
Review of Above Ground Tanks
597 Route 340, Sparkill
78.09/1/ 24; R-80 zoning district

**Application
Withdrawn**

ACABOR #21-20

A motion was made to adjourn the meeting by Joseph Milillo and seconded
Christopher Dunnigan, Chairman and agreed by all in attendance. The Decisions
on the above hearings, which Decisions are made by the Board before the
conclusion of the meeting, are mailed to the applicant. The verbatim minutes are
not transcribed. As there was no further business before the Board, the meeting
was adjourned at 8:00 p.m.

Dated: June 17, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown



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TOWN CLERK'S OFFICE

ACABOR #21-19
Hudson Crossing Monument Sign and
Directional Sign Plan
Approved as Presented

Permit #50014

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

RE: **Hudson Crossing Monument Sign and Location Plan:** The application of Onyx Management Group, applicant, for AG-OE 100 Corporate Drive Road Owner LLC, owner, for Review of Sign Plans at a site to be known as “**Hudson Crossing Monument Sign and Directional Sign 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 100 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 16 in the LI/LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 17, 2021**, at which time the Board made the following determinations:

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

A. A letter from McCullough, Goldberger & Staudt, signed by Seth Mandelbaum dated May 28, 2021.

B. Site Plans:

- Sign #5 – New Location Curved Wall Sign, prepared by Forman Signs, dated April 23, 2021: Pages 1, 2 & 3.
- Sign #26- SF Directional – Large Sign, prepared by Forman Signs, dated April 26, 2021: Pages 1 & 2.

C. Presentation of Application:

- Sheet 1: Location Plan of 100 Corporate Drive
- Sheet 2: Proposed Signage Details – Square Footage and Benefits of New Signs
- Sheet 3: Proposed Monument Sign Superimposed in Front of Existing Building
- Sheet 4: Proposed Monument Sign Dimensions
- Sheet 5: Proposed Landscaping
- Sheet 6: Proposed Directional Signs: Double Sided
- Sheet 7: Photographs of Previously Approved Signage at Hudson Crossing

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C. A Site Plan prepared by SESI Consulting Engineers, dated February 11, 2021, last revised May 17, 2021.

D. Copy of PB#21-21, Final Planning Board Decision Subject to Conditions, dated May 12, 2021.

E. Copy of the Building Permit Referral dated October 21, 2020 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install two signs;
 - Monument sign mounted to a brick wall structure in the same brick color as the main building. The sign would have silver color trim and lettering to match the main building at 100 Corporate Drive.
 - Directional sign to feature a dark gray finish with blue paneling and silver trim. The proposed directional sign would be a fabricated aluminum sign with reflective vinyl graphics. The directional sign matches the other Hudson Crossing signs the Board had previously approved.
2. The Board found that the new monument sign would be lit with flood lights from ground mounted up lighting. Landscaping would be planted around the signed, as noted on the submitted landscaping plan; 5 evergreen shrubs and seasonal plantings.
3. The Board found that the existing billboard located on the front of the property would be removed.
4. The Board found that the applicant needed to appear in front of the Town of Orangetown Zoning Board of Appeals for the needed variances. If the design changed, the applicant would return to ACABOR for reapproval.

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 Joseph Milillo 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: June 17, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown

Cheryl Coopersmith
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