

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of June 3, 2021**

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

MEMBER ABSENT: Joseph Milillo

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.

Nova Sign Plans **ACABOR #21-17**
Review of Sign Plan **Approved with**
Westshore Plaza **Modifications**
580 Route 303, Blauvelt
70.14/4/13; CO/CS zoning district

Kennedy Plans **ACABOR #21-18**
Critical Environmental Area **Approved as**
Review of Addition Plans **Presented**
815 Route 9W, Upper Grandview
75.05/1/7.1; R-22 zoning district

A motion was made to adjourn the meeting by Kenyatta Jones Arietta
and seconded Deborah Stuhlweissenburg 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 8:05 p.m.

Dated: June 3, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2021 JUN 10 P 1:07
TOWN CLERK'S OFFICE

ACABOR #21-17
Nova Kitchen Sign Plan
Approved with Modifications

Permit #51411

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
June 3, 2021
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TO: Louis Rakoszynski, 6 Crabapple Court, Monsey,
New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Nova Kitchen Sign Plan:** The application of Westshore Plaza, owner, for Review of a Sign Plan at a site to be known as “**Nova Kitchen 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 Westshore Plaza, 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 CO/CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, June 3, 2021**, at which time the Board made the following determinations:

Louis Rakoszynski appeared and testified. The Board received the following items:

- A. Project Package that included the following item:
- Plan Prepared by Westshore Plaza, LLC, dated April 26, 2021, noting the proposed sign for the storefront and the sign to be installed into the existing pylon lightbox
- B. A photograph of the shopping center noting the location of the storefront.
- C. Copy of the Building Permit Referral dated April 27, 2021 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 48” high by 84” wide sign; black background with white lettering stating “Nova Kitchen.” The sign would have an acrylic face and placed into an existing lightbox. The applicant presented an alternate sign plan at the meeting, noting additional wording “Nova Kitchen Restaurant & Bar.”
2. The Board found that the shopping center pylon sign would have an identification store insert of white with black lettering.

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

ACABOR #21-17
Nova Kitchen Sign Plan
Approved with Modifications

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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 Modifications:**

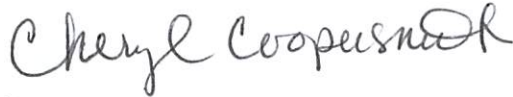
1. The sign shall be revised and resubmitted to the ACABOR office to note the following change:

- The sign shall be revised to include the words “Restaurant & Bar” under the word Kitchen.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman 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, absent.

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 3, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2021 JUN 10 P 1:07
TOWN CLERK'S OFFICE

ACABOR #21-18
Kennedy Plans
Approved as Presented
Critical Environmental Area

Permit #50769

Town of Orangetown – Architecture and Community Appearance
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TO: Meg Fowler, 500 N. Broadway, Upper Nyack, New York
10964

FROM: Architecture and Community Appearance Board of
Review

RE: **Kennedy Plans**; The application Joseph Kennedy, owner,
for the review of Site/ Structure Plans at a site to be known as “**Kennedy
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 815
Route 9W, Upper Grandview, Town of Orangetown, Rockland County,
New York, and as shown on the Orangetown Tax Map as Section 75.05, Block 1,
Lot 7.1 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, June 3, 2021**, at which
time the Board made the following determinations:

Meg Fowler and Joseph Kennedy appeared and testified. The Board received
the following items:

- A. Architectural Plans prepared by Meg Fowler, RA, dated March 25, 2020, last revised March 1, 2021.
- B. Site Plan prepared by Paul Gdanski, PE, dated March 4, 2020, last revised February 25, 2021.
- C. Material Specification Sheet and Project Narrative prepared by Applicant.
- D. A copy of the Building Permit Referral dated October 10, 2020 prepared by Rick Oliver, Deputy Building Inspector.
- E. Copy of the Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated February 24, 2021.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add an addition to an existing dwelling, involving the garage and connecting the garage with the existing structure. Horizontal clapboard will be used to match the existing structure. Depending upon the budget, the applicant requested and the Board agreed to either a metal roof or asphalt shingles to match the existing roof, to be placed over the new garage door. The new deck will match the existing deck materials which are cedar with wood railings.

TOWN CLERK'S OFFICE

2021 JUN 10 P 1:07

TOWN OF ORANGETOWN

ACABOR #21-18
Kennedy Plans
Approved as Presented
Critical Environmental Area

Permit #50769

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2. The Board found that there will be no disturbance of the existing landscaping.

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 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, absent.

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 3, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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2021 JUN 10 P 1:07
TOWN CLERK'S OFFICE