

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 8, 2021**

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

MEMBERS ABSENT: Deborah Stuhlweissenburg and Kenyatta Jones Arietta

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

Christopher Dunnigan, Chair 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.

268 North Middletown Road Plans ACABOR #21-21
Review of Amendment to ACABOR#19-53 **Approved** Permit #49511
268 N. Middletown Road, Pearl River **as Presented**
69.09/1/38; R-15 zoning district

The Gracie Rose Sign Plan ACABOR #21-22
Review of Sign Plan **Approved** Permit #51459
44 East Central Avenue, Pearl River **as Presented**
68.20/2/2; CS zoning district

Instrumentation Laboratories Plans ACABOR #21-23
Review of Sign Plan **Approved** Permit #51448
526 Route 303, Orangeburg **as Presented**
70.19/1/45; LO zoning district

Tappan Shopping Center Façade Plan ACABOR #21-24
Review of Façade Improvement Plan **Approved** Permit #50614
Existing Shopping Center **as Presented**
3-37 Route 303, Tappan
77.15/1/34-36; CS zoning district

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 8:15 p.m.

Dated: July 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

TOWN CLERK'S OFFICE
2021 JUL 23 P 12:55
TOWN OF ORANGETOWN

ACABOR #21-21
268 N. Middletown Road Amendment
to ACABOR#19-53, House Plans
Approved as Presented

Permit #49511

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TO: George Alatsas, 17 Bluefield Lane, Blauvelt,
New York, 10913
FROM: Architecture and Community Appearance Board of
Review

RE: **268 North Middletown Road Amendment to ACABOR #19-53; House Plans:** The application of George Alatsas, owner, for review of an Amendment to ACABOR #19-53; House Plans at a site to be known as “**268 North Middletown Road Amendment to ACABOR #19-53; House 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 268 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 1, Lot 38 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 8, 2021**, at which time the Board made the following determinations:

George Alatsas appeared and testified. The Board received the following items:

A. Plans prepared by John Perkins, RA, dated May 3, 2021:

- 1 of 5: General Notes & Specifications, Details
- 2 of 5: General Notes & Specifications
- 3 of 5: Cellar, First Floor Plans
- 4 of 5: Second Floor Plan, Section
- 5 of 5: Elevations A5.0: General Notes, Zoning Info. & Second Floor Plan

B. Site Plan prepared by Sparaco & Youngblood, dated May 5, 2021.

C. Approved Landscape Plan prepared by Edge Landscape, Inc. undated.

D. Material Specification Sheet.

E. A copy of the Building Permit Referral dated November 1, 2019 prepared by Rick Oliver, Deputy Building Inspector.

F. Copy of prior ACABOR Decision #19-53, dated February 6, 2019, Approved with Conditions.

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FINDINGS OF FACT:

1. The Board found that the applicant requested a change to the design of the house approved under ACABOR #19-53. The approved landscaping plan would be used, only the house design has changed. The façade would consist of four sides of vinyl siding with decorative stonework. The siding would be Main Street Sterling Grey color, or equal. The roof would be Timberline Shingles in Charcoal color, or equal. The decorative stonework would be manufactured by ProVia in a stack stone style in natural tones, or equal. The front porch, garage door and front door would be white. The house shutters would be black, manufactured by Mid-Atlantic. The cedar shingles on the gable would match the color of the siding.
2. The Board found that the air conditioning unit would be placed on the left-hand side of the house facing Middletown Road, as noted on the Landscape Plan.
3. The Board found that the walkway would be pavers.
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.

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 Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman; 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: July 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2021 JUL 23 P 12:55
TOWN OF ORANGETOWN

ACABOR #21-22
The Gracie Rose Sign Plan
Approved as Presented

Permit #51459

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

RE: **The Gracie Rose Sign Plan:** The application of Paul Hamil, owner for the review of a sign plan at a site to be known as "**The Gracie Rose 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 44 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 in the CS zoning district

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, July 8, 2021** at which time the Board made the following determinations:

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

- A. Material Specification Sheet.
- B. Sign Plan prepared by Foley Sign Shop.
- C. Location Plan.
- D. Building Permit Referral dated May 7, 2021 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval to re-face an existing lightbox, measuring 30" by 192" with one piece of Lexan. The main field would be light green with black lettering and a grey logo of a teapot. The size and products used are coordinated with other signage in the 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**.

TOWN OF ORANGETOWN
2021 JUL 23 P 12:55
TOWN CLERK'S OFFICE

ACABOR #21-22
The Gracie Rose Sign Plan
Approved as Presented

Permit #51459

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The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and second 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: July 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2021 JUL 23 P 12:56
TOWN CLERK'S OFFICE

ACABOR #21-23

Permit #51448

Instrumentation Laboratories Sign Plans– Werfen Sign
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962

FROM: Architecture and Community Appearance Board of Review

RE: **Instrumentation Laboratory Sign Plans:** The application of Instrumentation Laboratory, owner, for the review of a Sign Plan at a site known as “**Instrumentation Laboratory Sign Plan – Werfen Sign**”, 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 526 Route 303, in the Route 303 Overlay Zone, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, July 8, 2021** at which time the Board made the following determinations:

Robin Foley appeared and testified.

The Board received the following communications:

- A. A Building Permit Referral dated May 5, 2021, prepared by Rick Oliver, Deputy Building Inspector.
- B. Material Specification Sheet.
- C. Sign Plan prepared by Foley Sign Shop.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval to re-face an existing double-sided lightbox, measuring 89” by 48” with one piece of Lexan with full reverse image, in blue and white, as noted on the submitted plan.

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 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: July 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN

ACABOR #21-24
Tappan Shopping Center Façade
Renovation Plan
Approved as Presented

Permit #50614

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Tappan Shopping Center Façade**: The application of Benbrooke Tappan LLC, Pretium Prop., owner, for the review of Façade Improvement Plan, at a site known as "**Tappan Shopping Center Façade**", 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 13-37 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lots 34 thru 36 in the CS zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, July 8, 2021** at which time the Board made the following determinations:

Donald Brenner appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Elevations prepared by Inside Architecture:
 - A1: Concept, dated September 3, 2020
 - A2: Concept, dated June 7, 2021
- C. Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated October 9, 2019.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to create a new contemporary looking façade of wood like material CIFS woodgrain in light and dark grey tones. The façade would be similar to the new Lidl supermarket.
2. The Board found that the pylon sign and all signage on the structure would need to return to ACABOR for review and approval. The new signs would have a main field color of black, and would be coordinated with other signage in the development.
3. The Board found that recess lighting would be placed under the canopy along the storefront sidewalks.

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 OF ORANGETOWN
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TOWN CLERK'S OFFICE

ACABOR #21-24
Tappan Shopping Center Façade
Renovation Plan
Approved as Presented

Permit #50614

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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 Shirley Goebel Christie and second 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: July 8, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2021 JUL 23 P 12:56
TOWN CLERK'S OFFICE