

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of February 3, 2022**

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

Sharon Burke
Joseph Milillo

MEMBERS ABSENT :None

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
and Katlyn Bettmann, Senior Clerk Typist

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.

The Club West at Pearl River Sign Plans **ACABOR #22-04**
Review of Sign Plans **Approved**
Veterans Memorial Drive, Pearl River **with a Condition**
73.10/1/5; PAC zoning district

Pop-A-Licious Sign Plan **ACABOR #22-05**
Review of Sign Plan **Approved**
549 Western Highway, Blauvelt **as Presented**
70.14/2/44; CS zoning district

A Cleaner Sign Plan **ACABOR #22-06**
Review of Sign Plans **Continued: Submit**
16 Route 303, Tappan **Revised Plans**
77.15/1/45; CS zoning district

Webster Bank Sign **ACABOR #22-07**
Review of Sign Plan **Approved**
375 Route 303, Orangeburg **as Presented**
74.11/2/1; LIO zoning district

Other Business: Review of Town of Orangetown new sign Law. The Board
discussed the proposed sign law being considered by the Town Board. The
Board will respond to Town Board with the it's recommendations.

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and
seconded by 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. As there was no further
business before the Board, the meeting was adjourned at 8:40 p.m.

Dated: February 3, 2022
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2022 FEB 15 P 1:53
TOWN CLERK'S OFFICE

ACABOR #22-04
The Club West at Pearl River Sign Plan
Approved with a Condition

Permit #297-21

Town of Orangetown – Architecture and Community Appearance
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TO: Peter Milman, 16 Microlab Road, Livingstone, New Jersey 07039
FROM: Architecture and Community Appearance Board of Review

RE: **The Club West at Pearl River Sign Plan:** The application of Peter Milman, applicant for The Club West at Pearl River, owner, for Review of Sign Plans at a site to be known as “**The Club West at Pearl River 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 Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 5 in the PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 3, 2022**, at which time the Board made the following determinations:

Diego Villareale appeared and testified. The Board received the following items:

- A. Sign Plans prepared by Murdock Engineering, dated November 8, 2021.
- B. Site Plan noting location of signs prepared by JMC Consulting.
- C. Copy of the Building Permit Referral dated December 3, 2021 by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to erect two monument signs; one to be perpendicular to Blue Hill Road and the second by the gate house, which would include directional signage.
2. The Board found that lighting would be from the ground up, and the signs would not be illuminated, with the exception of the directional arrows to be illuminated.
3. The Board found that the signs would be aluminum with ½ lettering.
4. The Board found that the lettering for the second sign would be for phase 3 of the project, currently under review by the Town Board. At a later date, the applicant would return to the Board with information that would be placed on the sign.
5. The Board found that in the event that phase 3 of the project does not occur, the applicant shall return to ACABOR for review of the signage information.

TOWN OF ORANGETOWN
2022 FEB 15 P 1:54
TOWN CLERK'S OFFICE

ACABOR #22-04
The Club West at Pearl River Sign Plan
Approved with a Condition

Permit #297-21

Town of Orangetown – Architecture and Community Appearance
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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 the following Condition:**

1. In the event that phase 3 of the project does not occur, the applicant shall return to ACABOR for review of the signage information.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: February 3, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
2022 FEB 15 P 1:54
TOWN CLERK'S OFFICE

ACABOR #22-05
Pop-A-Licious Sign Plan
Approved as Presented

Permit # Sign-387-2021

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
February 3, 2022
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TO: Ron Troiano, Foley Sign shop, 20-H Mountainview Ave.,
Orangeburg, New York
FROM: Architecture and Community Appearance Board of Review

Pop-A-Licious Sign Plan: The application of Pop-A-Licious, applicant, for RMGK, owner, for Review of a Sign Plan at a site to be known as "**Pop-A-Licious 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 549 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 2, Lot 44 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, February 3, 2022** 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. Building Permit Referral dated December 21, 2021 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign would measure 16" by 96" and be internally illuminated. The sign would have an acrylic face with the main field of grey with orange/yellow lettering and logo.


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 Joseph Milillo and second by Christopher Dunnigan, Chairman and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: February 3, 2022
Cheryl Coopersmith


TOWN OF ORANGETOWN
CLERK
2022 FEB 15 P 1:54

**ACABOR #22-07
Webster Bank Sign Plan
Approved as Presented**

Permit # Sign-45-2021

**Town of Orangetown
Architecture and Community Appearance Board of Review Decision
February 3, 2022
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TO: Darcie Roy, 780 Four Rod Road, Berlin, CT 06037

FROM: Architecture and Community Appearance Board of Review

Webster Bank Sign Plan: The application of Darcie Roy, applicant for Sterling National Bank, owner, for Review of a Sign Plan at a site to be known as “**Webster Bank 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 375 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 1 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 3, 2022** at which time the Board made the following determinations:

Robert Kusepa appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Sign Plans prepared by National Sign Corporation, dated July 27, 2021.**
- C. Building Permit Referral dated October 27, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to replace an existing ground pylon sign, replace an existing wall sign, and replace 6 existing directional signs. The new pylon sign would measure 6’ by 8’, and will be moved a few feet over from its present location, landscaping is planned for the foundation of the sign.**
- 2. The Board found that the pylon sign would be double sided and illuminated. The background color is opaque Blue with white acrylic lettering and the logo would be white and yellow. In addition, the directional signs would be replaced in the same locations as current signs and non- illuminated.**
- 3. The Board found the existing wall sign would be replaced with a new 27.2” by 132” illuminated channel letterset sign on a backer. The main field would be white and the lettering would be blue, with the logo in blue and yellow.**

**TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
2022 FEB 15 P 1:54**

ACABOR #22-07
Webster Bank Sign Plan
Approved as Presented

Permit # Sign-45-2021

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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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 as Presented**.

The foregoing resolution was presented and moved by Joseph Milillo and second 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, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: February 3, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE