

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 20, 2022**

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

MEMBERS ABSENT: Shirley Goebel Christie
ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Cheryl Coopersmith, Chief Clerk Boards and Commissions 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.

Mauro Plans **ACABOR #22-01**
Critical Environmental Area **Approved with a**
Review of Structure/Site/ **Condition**
Landscaping Plans
1079 Route 9W, South Nyack
71.09/1/8; R-22 zoning district

Blu Mango Sign Plan **ACABOR #22-02**
Review of Sign Plan **Approved**
1-11 Veterans Parkway, Pearl River **as Presented**
69.05/2/76; CO zoning district

Dionnes Way Awning & Sign Plans **ACABOR #22-03**
Review of Awning & Sign Plans **Approved**
14-16 North Main Street, Pearl River **with Conditions**
68.16/6/67; PAC zoning district

Other Business: The Board reviewed and approved the Landscaping Plan,
as per condition #1 of ACABOR #21-09, 33 Kinsley Grove, Pearl River.
69.19/1/52, R-15 zoning.

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 8:11 p.m.

Dated: January 20, 2022
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown



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**ACABOR #22-01
Mauro Plans
Approved with a Condition
Critical Environmental Area**

Permit #51183

**Town of Orangetown – Architecture and Community Appearance
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**TO: Antimo Del Vecchio, Esq. Beattie Padovano, 50
Chestnut Ridge Road, Montvale, New Jersey 07645**

**FROM: Architecture and Community Appearance Board of
Review**

RE: Mauro Plans: The application of Michael Mauro, owner, for Review of Structure/Site/Landscaping Plan at a site known as “**Mauro 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 1079 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 8 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 20, 2022**, at which time the Board made the following determinations:

Antimo Del Vecchio, Joe Bruno and Blythe Yost appeared and testified. The Board received the following items:

- A.** Architectural Plans prepared by Joseph Bruno, AIA, dated February 10, 2021
- B.** Site Plan prepared by AFR Engineering and Land Surveying, dated December 18, 2020, last revised November 23, 2021.
- C.** Landscape Plan prepared by Blythe Yost, Landscape Architect, dated November 12, 2021.
- D.** Material Specification Sheet, photographs of the site and Project Narrative prepared by Applicant.
- E.** A copy of the Building Permit Referral dated March 8, 2021 prepared by Rick Oliver, Deputy Building Inspector.
- F.** Copy of the following Board Decisions: ZBA#21-74, Variances, dated November 17, 2021 and PB#21-31, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated May 26, 2021.

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to renovate an existing house with first and second floor additions including a one car attached garage, new exterior deck, siding and balcony. The house would have siding of Hardieplank Board Lap siding in smooth texture in Evening Blue (grey/blue). The house would also have siding in a wood tone (red wood tone) and the garage door and posts would be in a color to match the wood tone, see color rendering of proposed house renovations.
2. The Board found that the applicant requested to change the siding from vertical to horizontal siding. The Board approved and requested revised elevations noting the horizontal siding.
3. The Board found that the landscaping plan to be acceptable and requested information regarding the replacement of a wood retaining wall to pre-cast block. The retaining wall would be along Route 9W with plantings creating an evergreen screening. The house would also have foundation plantings and plantings along the property line, as noted on the submitted Landscape Plan.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction

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. Revised architectural plans shall be submitted noting the Hardieplank as horizontal siding.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Joseph Milillo and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; 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: January 20, 2022
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Nataliya Chornobryvets, Blu Mango, 288 Laurel Road
Pearl River, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Blu Mango Sign Plan:** The application of Nataliya Chornobryvets, applicant, for Aran Banshee, owner, for Review of a Sign Plan at a site to be known as “**Blu Mango 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 1-11 Veterans Parkway, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.05, Block 2, Lot 76 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 20, 2022**, at which time the Board made the following determinations:

Nataliya Chornobryvets appeared and testified. The Board received the following items:

- A. Sign Plan of refaced existing light box noting the location of the sign on the building.
- B. Photograph of Building Elevation noting empty light box.
- C. Site Plan prepared by Dmytro Chornobryvets.
- D. Copy of the Building Permit Referral dated November 12, 2021 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing sign light box with ¼ “ outdoor PVC, 2’ by 6’ digital print sign. The sign would have a blue main field with white lettering and an orange logo.

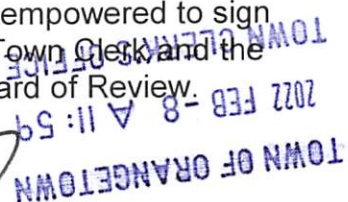
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 seconded by Christopher Dunnigan, Chairman and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, nay; 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: January 20, 2022
Cheryl Coopersmith
Chief Clerk Boards and Commissions



ACABOR #22-02
Blu Mango Sign Plan
Approved as Presented

Permit #Sign-139-2021

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TO: Nataliya Chornobryvets, Blu Mango, 288 Laurel Road
Pearl River, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Blu Mango Sign Plan:** The application of Nataliya Chornobryvets, applicant, for Aran Banshee, owner, for Review of a Sign Plan at a site to be known as “**Blu Mango 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 1-11 Veterans Parkway, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.05, Block 2, Lot 76 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 20, 2022**, at which time the Board made the following determinations:

Nataliya Chornobryvets appeared and testified. The Board received the following items:

- A. Sign Plan of refaced existing light box noting the location of the sign on the building.
- B. Photograph of Building Elevation noting empty light box.
- C. Site Plan prepared by Dmytro Chornobryvets.
- D. Copy of the Building Permit Referral dated November 12, 2021 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing sign light box with ¼ “ outdoor PVC, 2’ by 6’ digital print sign. The sign would have a blue main field with white lettering and an orange 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 seconded by Christopher Dunnigan, Chairman and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, nay; 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: January 20, 2022
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
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ACABOR #22-03
Dionnes Way Awning and Sign Plan
Approved with Conditions

Permit # Sign-271-2021

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TO: Tom Acton, 84 Sparrow Lane, Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: **Dionnes Way Awning & Sign Plans:** The application of Thomas Acton, owner, for Review of an Awning & Sign Plans at a site to be known as "**Dionnes Way Awning & 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 14-16 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 67 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, January 20, 2022** at which time the Board made the following determinations:

Tom Acton appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Awning Plan with photographs.
- C. Lighting specifications material.
- D. Proposed Sign Plan prepared by Letters and Signs.com, dated December 2, 2021.
- E. Elevation plans prepared by Barry Terach, RA, dated November 25, 2020, last revised December 24, 2020.
- F. Building Permit Referral dated December 6, 2021 prepared by Rick Oliver, Deputy Building Inspector.
- G. Copy of ACABOR #20-37, Dionne' Way Building Plans, dated September 3, 2020.

FINDINGS OF FACT:

1. The Board found that the applicant requested to erect an awning on the newly renovated building, matching the neighboring property. The applicant also added White accent lights to the building and a new sign. The awning would be black and new sign would have a main field of white with black lettering.
2. The Board found that the proposed lighting was not sufficient to light up the sign and recommended placing LED lighting within the frame of the sign.
3. The Board found that the shape of the sign on the plan was curved, however the sign will be square. A revised sign plan shall be submitted.

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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 Conditions:**

1. The lighting placed above the sign shall be removed and the sign shall be lit with LED lights along the border of the sign.
2. The shape of the sign on the plan was curved, however the sign will be square. A revised sign plan shall be submitted noting the square shape and the revised lighting.

The foregoing resolution was presented and moved by Kenyatta Jones Arietta and second by Joseph Milillo and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; 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: January 20, 2022
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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