

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 21, 2022**

MEMBERS PRESENT:

Shirley Goebel Christie
Deborah Stuhlweissenburg
Kenyatta Jones Arietta

Brian Aitcheson
Sharon Burke

MEMBERS ABSENT: Christopher Dunnigan, Chairman and Joseph Milillo
ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Katlyn Bettmann, Senior Clerk Typist

Shirley Goebel Christie called the meeting to order at 7:30 p.m.
Ms Goebel Christie read the agenda. Hearings as listed on this meeting's
agenda, which are made a part of these minutes, were held as noted below.

Preppy Pet Sign Plan

Review of Sign Plan
17A South Greenbush Road
Orangeburg
74.11/1/27; LI zoning district

ACABOR #22-18

**Approved
as Presented**

Aunt Mia's Sign Plan

Review of Sign Plans
78 Route 303, Tappan
77.15/1/23; CS zoning district

ACABOR #22-19

**Approved
as Presented**

Queststar Mortgage Sign Plan

Review of Sign Plan
19-21 North William Street, Pearl River
68.16/6/67; PAC zoning district

ACABOR #22-20

**Approved
as Presented**

Joyce Realty Mortgage Sign Plan

Review of Sign Plan
19-21 North William Street, Pearl River
68.16/6/67; PAC zoning district

ACABOR #22-21

**Approved
with a Condition**

Dionnes Way Amendment

Review of Amendment to #22-03
14-16 North William Street, Pearl River
68.16/6/67; PAC zoning district

ACABOR #22-22

**Approved
as Presented**

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

Dated: April 21, 2022
Cheryl Coopersmith



APR 21 2022
TOWN OF ORANGETOWN
COMMUNITY APPEARANCE BOARD

ACABOR #22-18
Preppy Pet Sign Plan
Approved as Presented

Permit #Sign-746-22

Town of Orangetown – Architecture and Community Appearance
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TO: Jeffrey Oblas, 110 Townhill Road, Nanuet, New York
10954
FROM: Architecture and Community Appearance Board of
Review

RE: **Preppy Pet Sign Plan:** The application of Jeffrey Oblas, applicant for 17 South Greenbush, LLC, owner, for Review of a Sign Plan at a site to be known as “**Preppy Pet 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 17A South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 27 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 21, 2022**, at which time the Board made the following determinations:

Jeffrey Oblas appeared and testified. The Board received the following items:

- A. Project Package that included the following item:
- o Plan Prepared by Rolled up Tees, Printing Shop, undated.
- B. A photograph of the sign location of the storefront.
- C. Copy of the Building Permit Referral dated March 8, 2022 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing light box sign, as noted on the submitted plans. The sign graphics are the franchise logo and colors.
2. The Board found that no new lights will be added to the structure or site.

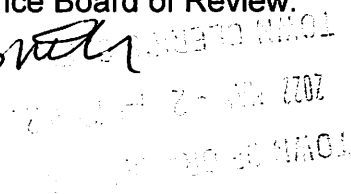
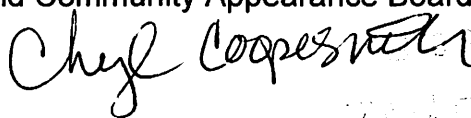
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Sharon Burke seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, absent; 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: April 21, 2022
Cheryl Coopersmith



**ACABOR #22-19
Aunt Mia's Sign Plan
Approved as Presented**

Permit #Sign 634-22

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**TO: Maria Caputo, 78 Route 303, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of
Review**

RE: Aunt Mia's Sign Plan: The application of Maria Caputo, applicant for Stateline Plaza Inc., owner, for Review of a Sign Plan at a site to be known as "**Aunt Mia's 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 78 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23 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, April 21, 2022**, at which time the Board made the following determinations:

Maria Caputo appeared and testified. The Board received the following items:

- A. Project Package that included the following item:**
 - o Plan Prepared by Foley Sign Shop, undated.
- B. A photograph of the shopping center noting the location of the storefront.**
- C. Copy of the Building Permit Referral dated February 16, 2022 prepared by Rick Oliver, Deputy Building Inspector**

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing light box sign, measuring 24" by 180" , red background with white lettering and a rectangle of white background with red and black lettering, as noted on the submitted plans.

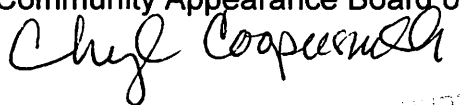
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Kenyatta Jones Arietta seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye;, 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: April 21, 2022
Cheryl Coopersmith**



ACABOR #22-20
Quest Star Mortgage Sign Plan
Approved as Presented

Permit #Sign 717-22

Town of Orangetown – Architecture and Community Appearance
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TO: Jim Polinsky, 3255 Crompond Road, Yorktown Heights,
New York 10598
FROM: Architecture and Community Appearance Board of
Review

RE: **Queststar Sign Plan:** The application of Jim Polinsky, applicant for Dionnes Way, LLC, owner, for Review of a Sign Plan at a site to be known as “**Queststar 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 21 North Williams 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, April 21, 2022**, at which time the Board made the following determinations:

Jim Polinsky appeared and testified. The Board received the following items:

A. Project Package that included the following item:

- o Plan Prepared by Signs Ink, dated March 17, 2022.

B. A photograph of the building noting the location of the proposed sign.

C. Copy of the Building Permit Referral dated March 3, 2022 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sign measuring 10' by 3', with the logo measuring 28", with front and halo light. The sign would have channel lettering with back panel. The main field of color is white with blue lettering and logo, as noted on the submitted plans.
2. The Board found that the sign would be centered over the window banks.
3. The Board found that the sign would be lit in accordance with Town Code and be placed on a timer.

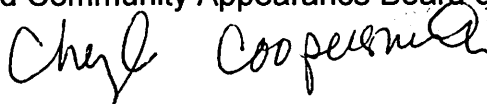
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, absent; 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: April 21, 2022
Cheryl Coopersmith



**ACABOR #22-21
Joyce Realty Sign Plan
Approved with a Condition**

Permit #Sign 715-22

**Town of Orangetown – Architecture and Community Appearance
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**TO: Jim Polinsky, 3255 Crompond Road, Yorktown Heights,
New York 10598**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Joyce Realty Sign Plan: The application of Jim Polinsky, applicant for Dionnes Way, LLC, owner, for Review of a Sign Plan at a site to be known as “**Joyce Realty 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 21 North Williams 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, April 21, 2022**, at which time the Board made the following determinations:

Jim Polinsky appeared and testified. The Board received the following items:

- A. Project Package that included the following item:**
- o Plan Prepared by Signs Ink, dated March 17, 2022.
- B. A photograph of the building noting the location of the proposed sign.**
- C. Copy of the Building Permit Referral dated March 3, 2022 prepared by Rick Oliver, Deputy Building Inspector**

FINDINGS OF FACT:

1. The Board found that the applicant proposed two signs; the upper level sign would measure 10’ by 3’ with front and halo light. The sign would have an illuminated back with lit channel letters. The main field of color is white with green lettering and logo, as noted on the submitted plans. The lower level sign would be channel letters. The Board requested that the signs be centered over the window banks. The building elevations shall be revised to note the new location of the signs.
2. The Board found that the signs would be lit in accordance with Town Code and be placed on a timer.

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.

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**ACABOR #22-21
Joyce Realty Sign Plan
Approved with a Condition**

Permit #Sign 715-22

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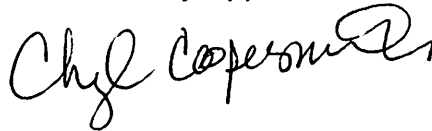
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with a condition:**

1. The building elevations noting the location of the signs shall be revised and resubmitted to note the centering of the signs over the window banks.

The foregoing resolution was presented and moved by Shirley Goebel Christie seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, absent; 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: April 21, 2022
Cheryl Coopersmith**



APR 21 2022
TOWN OF ORANGETOWN
CLERK OF BOARD

**ACABOR #22-22
Amendment to ACABOR #22-03
Dionnes Way Awning and Sign Plan
Approved as Presented**

Permit # Sign-271-2021

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

RE: Amendment to Dionnes Way Awning & Sign Plans: The application of Thomas Acton, owner, for Review of an Amendment to ACABOR #22-03, dated January 20, 2022 at a site to be known as "**Dionnes Way**", 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, April 21, 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. Copy of ACABOR #22-03, dated January 20, 2022, Approved as Presented..

FINDINGS OF FACT:

1. The Board found that the applicant requested changing the color of the window from black to white color.
2. The Board found that the white window would be acceptable.

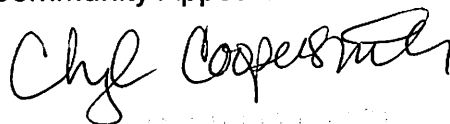
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Deborah Stuhlweissenburg and second by Kenyatta Jones Arietta and carried as follows; Christopher Dunnigan, Chairman, absent; 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: April 21, 2022
Cheryl Coopersmith**



CHERYL COOPERSMITH

CLERK TO THE BOARD

APR 21 2022