

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 5, 2022**

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

MEMBERS ABSENT: Shirley Goebel Christie and
Kenyatta Jones Arietta

ALSO PRESENT: Elizabeth Brancati, Deputy Town Attorney 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.

New Items:

The Underground Emporium Sign Plan **ACABOR #22-23**
Review of Sign Plan **Approved**
580 Route 303, Blauvelt **as Presented**
70.14/4/13; LO/CC zoning districts

59 Tweed Boulevard Plans **ACABOR #22-24**
Review of Site/Structure/Landscape Plans **Approved**
59 Tweed Boulevard, Upper Grandview **as Presented**
71.13/1/40; R-22 zoning district

2J Nails & Spa Sign Plan **ACABOR #22-25**
Review of Sign Plan **Approved**
547 Western Highway, Blauvelt **as Presented**
70.14/2/46; CS zoning district

Studio 6 Salon Sign Plan **ACABOR #22-26**
Review of Sign Plan **Approved**
589 Route 303, Blauvelt **as Presented**
70.10/3/11; CC zoning district

A motion was made to adjourn the meeting by Brian Aitcheson
and seconded by Chris Dunnigan 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
8:00 p.m.

Dated: May 5, 2022
Cheryl Coopersmith



APPROVED
DATE: 5/5/2022
BY: [Signature]

ACABOR #22-23
The Underground Emporium Sign Plan
Approved as Presented

Permit #Sign-731-22

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**TO: Louis Rakoszyski, Westshore Plaza, 580 Route 303,
Blauvelt, New York**
**FROM: Architecture and Community Appearance Board of
Review**

RE: The Underground Emporium Sign Plan: The application of Westshore Plaza, owner, for Review of a Sign Plan at a site to be known as “**The Underground Emporium 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 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 LO/CC zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 5, 2022**, at which time the Board made the following determinations:

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

A. Project Package that included the following item:

- Location Plan prepared by Jay Greenwell, PLS, dated September 9, 2009, last revised November 19, 2009.
- Sign Plan prepared by The Sign Works, dated May 25, 2021, last revised August 26, 2021.

B. Material Specification sheet.

C. Building Permit Referral from Rick Oliver, Building Inspector, dated October 15, 2021.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a new sign insert on an existing sign cabinet with a new sign. The sign would measure 3/16” by 10’ with white acrylic with vinyl graphics. The background would be white with blue lettering and a green border around the sign edge.
2. The Board found that revised plans were submitted and accepted with a different font.

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**.

**ACABOR #22-23
The Underground Emporium Sign Plan
Approved as Presented**

Permit #Sign-731-22

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The foregoing resolution was presented and moved by Chris Dunnigan, Chairman, and seconded by Jose Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: May 5, 2022
Cheryl Coopersmith**

A handwritten signature in black ink, appearing to read "Cheryl Coopersmith". The signature is written in a cursive, flowing style with a large initial "C".

**ACABOR #22-24
59 Tweed Boulevard Plans
Approved as Presented**

Permit #51873

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TO: Molly Denver, IKB, 340 Haven Ave., #3N, New York, New York 10033
FROM: Architecture and Community Appearance Board of Review

RE: 59 Tweed Boulevard Plans: The application of Adam & Jordana Grunfeld, owners, for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**59 Tweed Boulevard 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 59 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 40 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, May 5, 2022**, at which time the Board made the following determinations:

Molly Denver, Sean Liar, Ross Padluck and Jamie Bedard appeared and testified. The Board received the following items:

- A. Civil Site Plan prepared by Ike Kligerman Barkley, last revision date of February 2, 2022.**
- B. Landscaping Plan prepared by Orsman Design, dated April 26, 2021.**
- C. Architectural Plans prepared by Ike Kligerman Barkley, last revision dated August 7, 2021.**
- D Material Specification sheet.**
- E. Building Permit Referral from Rick Oliver, Building Inspector, dated August 31, 2021.**
- F. Copy of Planning Board #22-03, Preliminary Site Plan Approval Subject to Conditions, dated February 23, 2022.**

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FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have off white Stucco and Ceppo di Gre stone on the façade. The roof would be Sika Sarnafil in reflective grey, with stainless steel standing seam metal roof. Decorative stonework would be placed as noted on the submitted plans. Ceppo di gre at the pool house addition and pergola piers and Madras gray pavers and coping. Glen-gery glass bricks would be used at the pool house addition with a Stucco at the retaining walls.
2. The Board found that an exterior air conditioning unit would be placed behind a shrub hedge next to the house near the driveway.
3. The Board reviewed and found the lighting package acceptable.
4. The Board found the landscape plan to be acceptable.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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.
7. The Board found that the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 Joe Milillo, and second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: May 5, 2022
Cheryl Coopersmith**



**ACABOR #22-25
2J Nails & Spa Sign Plan
Approved as Presented**

Permit #Sign-899-22

**Town of Orangetown – Architecture and Community Appearance
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**TO: Ron Troiano, 20-H Mountainview Avenue, Orangeburg,
New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: 2J Nails & Spa Sign Plan: The application of 2J Nails & Spa, applicant, for Blau Rock Owner, for Review of a Sign Plan at a site to be known as “**2J Nails & Spa 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 547 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 46; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 5, 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. Building Permit Referral prepared by Rick Oliver, dated April 6, 2022.**
- C. Project Package that included the following item:**
 - o Location Plan and project narrative.
 - o Sign Plan prepared by Foley Sign Shop, dated April 20, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to re-face an existing sign cabinet with a new sign. The sign would measure 2' by 20'. The background would be blue and white. On the blue background would be white lettering and on the white background, white letters would be shown.

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**.

**ACABOR #22-25
2J Nails & Spa Sign Plan
Approved as Presented**

Permit #Sign-899-22

**Town of Orangetown – Architecture and Community Appearance
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The foregoing resolution was presented and moved by Sharon Burke and seconded by Chris Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: May 5, 2022
Cheryl Coopersmith**



**ACABOR #22-26
Studio 6 Salon Sign Plan
Approved as Presented**

Permit #Sign-898-22

**Town of Orangetown – Architecture and Community Appearance
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**TO: Ron Troiano, 20-H Mountainview Avenue, Orangeburg,
New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Studio 6 Salon Sign Plan: The application of Studio 6 Salon, applicant, for Anthony Coscia, Owner, for Review of a Sign Plan at a site to be known as “**Studio 6 Salon 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 589 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.10, Block 3, Lot 11; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 5, 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. Building Permit Referral prepared by Rick Oliver, dated April 6, 2022.**
- C. Project Package that included the following item:**
 - o Location Plan and project narrative.
 - o Sign Plan prepared by Foley Sign Shop, dated April 20, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to re-face an existing sign cabinet with a new sign. The sign would measure 24” by 120”. The background would be black with grey lettering. The sign illuminates white and grey.

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 Biran Aitcheson and seconded by Joe Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: May 5, 2022
Cheryl Coopersmith**

