

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 7, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Brian Aitcheson Joseph Milillo
Deborah Stuhlweissenburg Shirley Goebel Christie

MEMBERS ABSENT: Sharon Burke and Kenyatta Jones Arietta

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Debbie Arbolino, Administrative Aide

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:

Continued Item from February 3, 2022 Meeting:

A Cleaner Sign Plan	ACABOR #22-06
Review of Sign Plans	Approved as Presented
16 Route 303, Tappan	
77.15/1/45; CS zoning district	

New Items:

Dunkin Donuts Drive Plans	ACABOR #22-37
Review of a Site/Structure Plans	CONTINUED: Revise
1-45 Orangeburg	Site Plan; Return for
Shopping Center Orangeburg	Signs as Separate
Section 74.10, Block 1,	Application
Lot 67; CS zoning	

Ebenezer Full Gospel Church	ACABOR #22-38
Building Addition Plans	Approved as Presented
Review of a Site/Structure Plans	
136 Sunset Road, Blauvelt	
Section 70.05, Block 1, Lot 16; R-80 zoning	

Fire & Cork Sign Plans	ACABOR #22-39
Review of a Sign Plan	Approved as Presented
135 East Erie Street, Blauvelt	
Section 70.14, Block 4, Lot 36; CS zoning	

Nyack Butchers & Minimarket Sign Plans	ACABOR #22-40
Review of a Sign Plan	Approved as Presented
94 South Franklin Street, South Nyack	
Section 66.45, Block 2, Lot 25; B-1 zoning	

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TOWN CLERK'S OFFICE

July 7, 2022 ACABOR Meeting

Five Physical Therapy Sign Plans

ACABOR #22-41

Review of a Sign Plan

Approved as Presented

Westshore Plaza, 580 Rt 303, Blauvelt

Section 70.14, Block 4, Lot 13; CC zoning

110 West Crooked Hill Road Plans

ACABOR #22-42

Review Structure Improvement Plans **Approved as Presented**

110 West Crooked Hill Road, Pearl River

Section 68.11, Block 3, Lot 37; LIO zoning

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Shirley Goebel Christie 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 8:45 p.m.

Dated: July 7, 2022

Cheryl Coopersmith



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ACABOR #22-06
The Cleaner Sign Plan
Approved as Presented

Permit #SIGN-61-2021

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TO: Young Min Jung, 50 East Palisades Blvd, #B, Palisades
Park, New Jersey
FROM: Architecture and Community Appearance Board of
Review

RE: **A Cleaner Sign Plan:** The application of Young Min Jung, applicant, for Estelle Lee, owner, for Review of a Sign Plan at a site to be known as “**A Cleaner 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 16 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 45 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, February 3 and July 7, 2022**, at which time the Board made the following determinations:

February 3, 2022

YoungMin Jung appeared and testified. The Board received the following items:

- A. Sign Plan prepared by GSA Design dated October 13, 2021.
- B. Material Specification sheet.
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated October 29, 2021.

FINDINGS OF FACT:

1. The Board found that the proposed sign needed to be redesigned since the “\$2.99” logo was not appropriate.

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.

The applicant requested a continuation.

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ACABOR #22-06:
h Cleaner Sign Plan
Approved as Presented

Permit #SIGN-61-2021

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July 7, 2022

Young Min Jung appeared and testified. The Board received the following items:

A. Project Package that included the following items:

- a. A copy of a Site Survey prepared by Lakeland Surveying, dated August 1, 2018, noting the location of the proposed monument sign.
- b. Material Specification Sheet.
- c. Building mounted Sign Plan prepared by GSA Design, dated March 28, 2022, and a Monument Sign Plan, dated February 21, 2022.

Finding of Fact:

1. The Board found that the building sign would measure 17'-6" by 5'-7" and be non-illuminated Channel Lettering, placed on an aluminum return. The colors would be blue, black and have yellow lettering. The logo would be oval shaped with a blue background, white and black hand with yellow and black trim.
2. The Board found that a non-illuminated ground free standing sign would have print on both sides. The sign would stand 10'-0" and be placed at a location where a previous sign stood. The main field would be blue with yellow lettering, the logo would be yellow and white/black.

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 Joe Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent, 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 7, 2022
Cheryl Coopersmith



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TO: John Johnson, 48 Birchwood Terr., Nanuet, New York
FROM: Architecture and Community Appearance Board of Review

RE: Ebenezer Full Gospel Church Building Addition Site Plan: The application of Ebenezer Full Gospel Assembly, owner, Review of a Site/ Addition Plans at a site to be known as “Ebenezer Full Gospel Church Building Addition 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 136 Sunset Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.05, Block 1, Lot 16 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 7, 2022**, at which time the Board made the following determinations:

Eric Osborne, John Johnson, Robert Johnson and Joshua Danel appeared and testified. The Board received the following items:

- A. Site Plan/Proposed Drainage Area Plan prepared by Jay Greenwell, PLS, dated January 8, 2022.
- B. Architectural Plans prepared by Eric Osborn, dated May 5, 2022.
- C. Material Specification sheet.
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated September 2, 2020.
- E. Copies of Board Decisions: PB# 20-50, Preliminary Site Plan Approval Subject to Conditions, dated May 12, 202 and Zoning Board of Appeals #21-85, Variances Approved.
- F. Project Narrative prepared by Eric Knute Osborn, dated May 5, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant had constructed the church 22 years ago, however ran short on funds and decided to hold off on the construction of the Community Hall portion of the building. Now they are ready to proceed with the completion of their project. The original design of this Community Hall has been slightly increased and revised, the congregation is still on a shoestring budget. The classrooms are located in the lower area and the daycare will be completed at a later date, after the completion of the exterior of the extension. The building design for the project is a landscaping plan based on the original approved landscape design plan.

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2. The Board found that the exterior materials, colors, windows and doors are to match the existing church building, brick. The roof would be Weather Wood Shingles, to match the existing structure.

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 Shirley Goebel Christie and moved by and second by Joe Milillo and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent 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 7, 2022
Cheryl Coopersmith



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ACABOR #22-39
Fire & Cook Sign Plan
Approved as Presented

Permit #Sign-738-22

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TO: Jose Garcia, 175 North 9W, Suite 12, Congers, New York
10920
FROM: Architecture and Community Appearance Board of
Review

RE: **Fire & Cook Sign Plan:** The application of Malte Shiner, applicant for William Martinez, owner for Review of a Sign Plan at a site to be known as “**Fire & Cook 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 135 East Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 36; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 7, 2022**, at which time the Board made the following determinations:

Irene Shiner, Malte Shiner and Juan Acosta appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated May 17, 2022.
- C. Sign Plans prepared by Garcia Enterprises, Inc., dated April 18, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a decal replacement on Acrylic of an existing light box. The light box measures 192 inches by 24 inches. The main field color would be blue, with white lettering and the logo would be red, white and orange.

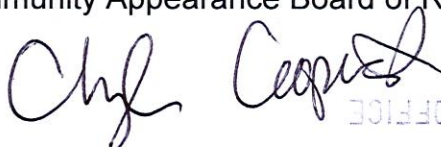
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Joe Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent, 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 7, 2022
Cheryl Coopsmith



TOWN CLERK'S OFFICE
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Nyack Butchers & Minimarket Sign Plan
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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TO: Jose Garcia, 175 North 9W, Suite 12, Congers, New York
10920
FROM: Architecture and Community Appearance Board of
Review

RE: Nyack Butcher & Minimart Sign Plan: The application of Malte Shinin, applicant for Rebert Richardson, owner, for Review of a sign plan a site to be known as “**Nyack Butcher & Minimart 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 94 South Franklin Street, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.45, Block 2, Lot 25; B-1 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 7, 2022**, at which time the Board made the following determinations:

Irene Shiner and Malte Shiner appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Building Permit Referral prepared by Rick Oliver, dated May 19, 2022.
- C.** Project Package that included the following item:
 - Photographs of the sign location on the building.
 - Sign Plan prepared by Garcia Enterprises, dated May 3, 2022.

FINDINGS OF FACT:

1. The Board found that the project involves placing a digital printed decal over an aluminum board attached on the wall of the building.
2. The Board found that the main field of the sign would be light blue with the word “Nyack” in a darker blue, “Butchers & Minimarket” in white with darker blue around it with a band of red, and the word “Carniceria” in red. The logo consists of two birds in green, orange, white and blue.

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 Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent, 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 7, 2022
Cheryl Coopersmith



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ACABOR #22-41
Five Physical Therapy Sign Plan
Approved as Presented

Permit #Sign-1303-22

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TO: Louis Rakoszynski, 6 Crabapple Court, Monsey, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: **Five Physical Therapy Sign Plan:** The application of Louis Rakoszynski, applicant for Westshore Plaza, LLC, owner for Review of a Sign Plan at a site to be known as “**Five Physical Therapy 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; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 7, 2022**, at which time the Board made the following determinations:

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

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated May 27, 2022.
- C. Sign Plans prepared by Westshore Plaza, dated May 26, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a sign measuring 3/16” by 20” by 10’, made out of white acrylic with vinyl graphics and installed on to an existing lightbox. This sign would be placed on the building, as noted on the submitted photograph. There will also be a sign insert on the existing monument sign, which would be white acrylic with vinyl letters.

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 Shirley Goebel Christie and seconded by Joe Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent, 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 7, 2022
Cheryl Coopersmith

Cheryl Coopersmith

TOWN CLERK'S OFFICE
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ACABOR #22-42
110 West Crooked Hill Road Plans
Approved as Presented

Permit #BLDR-1061-22

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TO: Treestone Building Group, 110 West Crooked Hill, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: **110 West Crooked Hill Road Plans:** The application of Treestone Building Group, applicant, for Marco Minuto, owner, for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**110 West Crooked Hill Road 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 110 West Crooked Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lot 37 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, July 7, 2022**, at which time the Board made the following determinations:

Chris Papaleo and Marco Minuto appeared and testified. The Board received the following items:

- A. Site Plan prepared by Jay Greenwell, PLS, last dated December 16, 2019.
- B. Architectural Plans prepared by Christopher Papaleo, last dated May 19, 2022.
- C Material Specification Sheet.
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated November 23, 2021.

FINDINGS OF FACT:

1. The Board found that the applicant proposed the removal of the existing roofing, siding, trim around the windows, gutters and leaders. And install new Hardiplank siding in Pearl Grey, white soffit, as noted on the submitted plan
2. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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.

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ACABOR #22-42
110 West Crooked Hill Road Plans
Approved as Presented

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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 Joe Milillo and second by Deborah Stulweissburg and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, absent 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 7, 2022
Cheryl Coopersmith



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TOWN CLERK'S OFFICE