

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

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

**MEMBERS ABSENT:** Shirley Goebel Christie, Deborah Stuhlweissenburg and  
Kenyatta Jones Arietta

**ALSO, PRESENT:** Elizabeth Brancati, Deputy Town Attorney and  
Katlyn Bettmann, 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**

**UPS Sign Plan**

Review of Sign Plan  
700 Bradley Hill Road, Blauvelt  
Section 65.18, Block 1, Lot 4; LI zoning

**Approved as  
Presented**

**ACABOR #22-57**

**Tobacco & Vape Sign Plan**

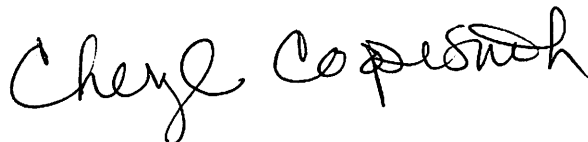
Review of Sign Plan  
Orangetown Shopping Center  
Orangeburg  
Section 74.10, Block 1, Lot 67; CS zoning

**Approved with  
a Condition**

**ACABOR #22-58**

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman  
and seconded by Brian Aitcheson 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  
7:40 p.m.

**Dated: October 20, 2022**  
Cheryl Coopersmith  
Town of Orangetown



2022 OCT 20 3:10 PM

2022 OCT 31 A 10:33

2022 OCT 20 3:10 PM

**ACABOR #22-57  
UPS Sign Plan  
Approved as Presented**

**Permit #Sign-1271-22**

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**TO: Kaitlyn O’Conner, Frohling Signs, 711 Executive  
Boulevard, Congers, New York 10989**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: UPS Sign Plans:** The application of Kaitlyn O’Conner for Frohling Signs, applicant for 700 Bradley Hill Road, LLC, owner, for Review of Sign Plans at a site to be known as “**UPS 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 700 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 4 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, October 20, 2022**, at which time the Board made the following determinations:

Kaitlyn O’Conner appeared and testified. The Board received the following items:

**A. Sign Plan and location Plans prepared by elro signs, dated March 19, 2022, last revised July 21, 2022:**

- Sheet 1 of 8: Aerial View
- Sheet 2 of 8: Sign Positions on Enlarged Aerial View
- Sheet 3 of 8: Site Survey
- Sheet 4 of 8: Sign 1-Wall Sign-West Elevation
- Sheet 5 of 8: Sign 1-Section Details
- Sheet 6 of 8: Sign 2-South Elevation
- Sheet 7 of 8: Sign 2-Section Detail
- Sheet 8 of 8: Sign 3

**B. Copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector**

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed 3 signs at the site:
  - On the West elevation of the existing building, the applicant proposes to place an illuminated wall sign of the UPS logo with lettering under the logo. The logo sign would measure 40.25" by 48" and the lettering reading "Customer Center" would measure 122" in length with the height of the capital letters measuring 13" and lower case measuring 9.5". The logo colors are brown and yellow and the lettering is brown. The materials consist of aluminum face with push-thru letters with UPS vinyl applied.
  - On the South elevation of the existing building, the applicant proposes to place a non-lit UPS logo sign, flush mounted to the building. The sign would be seamless white Lexan, or equal, with yellow and brown 3M Scotchcal film, or equal, and measure 60.5" by 72".
  - On the existing monument sign, the UPS directional sign will be shown in white vinyl lettering, in the same font as the existing tenants noted on the sign. The sign would measure 46.375" by 5.75", with lettering measuring 2.25" and would be non-lit.

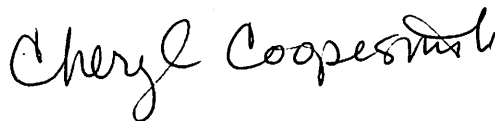
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**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 Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, absent; 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: October 20, 2022**  
Cheryl Coopersmith  
Town of Orangetown



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**ACABOR #22-58  
Tobacco & Vape Sign Plan  
Approved with a Condition**

**Permit # Sign-1986-22**

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

**RE: Tobacco & Vape Sign Plan:** The application of Maita Shihin, applicant, for UB Orangeburg, owner, for Review of a Sign Plan a site known as “**Tobacco & Vape 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 Orangetown Shopping Center, Orangeburg Road and Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 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, October 20, 2022**, at which time the Board made the following determinations:

Maita Shihin and Mohamed Ahmed appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Building Permit Referral prepared by Rick Oliver, dated August 10, 2022.**
- C. Sign Plans prepared by Hispana Signs, dated August 3, 2022.**

**FINDINGS OF FACT:**

- 1. The Board found that the proposed sign would measure 16' by 2', and have internally LED channel letters which would be mounted on an existing structure designed for signage. The materials would be plexiglass and plastic trim and the colors would be red, yellow and green. The Board reviewed the sign and requested that the green logo of a Hookah be removed from the sign. The sign would be replacing an existing sign.**

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 a Condition:**

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**ACABOR #22-58  
Tobacco & Vape Sign Plan  
Approved with a Condition**

**Permit # Sign-1986-22**

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1. The green logo of a Hookah shall be removed from the sign.

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, absent; Deborah Stuhlweissenburg, absent; 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: October 20, 2022  
Cheryl Coopersmith**



TOWN OF ORANGETOWN  
2022 OCT 31 A 10:33  
TOWN CLERK'S OFFICE