

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of October 6, 2022**

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

**MEMBERS ABSENT:** Shirley Goebel Christie 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**

**Sansone Subdivision – Lot #3** **ACABOR #22-52**  
Review of Site/Structure Plans **Approved as**  
Haring Avenue, Sparkill **Presented**  
Section 74.20, Block 3, Lot 5.3; RG zoning

**Legacy Estates Sign Plan** **ACABOR #22-53**  
Review of Sign Plan **Approved as**  
2c Franklin Avenue, Pearl River **Presented**  
Section 68.20, Block 1, Lot 33.1; CS zoning

**Shoebox Cafe Sign Plan** **ACABOR #22-54**  
Review of Sign Plan **Approved as**  
6B East Central Avenue, Pearl River **Presented**  
Section 68.20, Block 1, Lot 10; CS zoning

**South Corner Plans** **ACABOR #22-55**  
Review of Site/Structure Plans **Approved with**  
2 Route 340, Orangeburg **Conditions**  
Section 77.11, Block 2, Lot 47; CC zoning

**Databank Orangeburg Plans** **ACABOR #22-56**  
Review of Site/Structure Plans **Continued to**  
2000 Corporate Drive, Orangeburg **November 3<sup>rd</sup> Meeting**  
Section 73.15, Block 1, Lot 19; LIO zoning

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  
8:45 p.m.

**Dated: October 6, 2022**  
Cheryl Coopersmith



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

ACABOR #22-52  
Sansone Subdivision – Lot #3  
Approved as Presented

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TO: Steven Griffin, 1 Roundhouse Road, Piermont, New York  
FROM: Architecture and Community Appearance Board of Review

RE: **Sansone Subdivision Lot #3 Plans:** The application of Griff Construction, owner, for Review of Site/Structure Plans at a site to be known as “**Sansone Subdivision Lot #3 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 483 Kings Highway (subdivision address), Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.20, Block 3, Lot 5.3 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 6, 2022**, at which time the Board made the following determinations:

Steven Griffin and Luke Petrocelli appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Luke Petrocelli, RA, dated May 27, 2021, last revised October 8, 2021.
- B. Material Specification Sheet, and Project Narrative prepared by Applicant.
- C. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a house in the Sansone Subdivision, Lot #3. The house would have siding of Hardie Lap in the Cobblestone color, or equal. The roof would be GAF Architectural in Weathered Wood, or equal. The windows and trim would be white.
2. The Board found the landscaping plan to be acceptable.
3. The Board found that the exterior air condition unit will be covered with vegetation, as noted on the submitted site plan.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

**ACABOR #22-52  
Sansone Subdivision – Lot #3  
Approved as Presented**

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5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction

The hearing was then opened to the Public.

**Public Comments:**

Larry Vail, 389 Kings Highway, raised concerns regarding the process of review for the site.

Fiona Jensen, 18 Edward Street, wanted additional information regarding the site.

There being no one else 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 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, 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 6, 2022  
Cheryl Coopersmith**



TOWN OF ORANGETOWN  
2022 OCT 31 A 10:32  
TOWN CLERK'S OFFICE

**ACABOR #22-53  
Legacy Estates Sign Plan  
Approved as Presented**

**Permit #Sign-1923-22**

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**TO: Eileen Moynihan, 2c Franklin Avenue, Pearl River, New York**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Legacy Estate Sign Plan:** The application of Eileen Moynihan, applicant for Bertussi Irrevocable Trust, owner, for Review of a Sign Plan at site to be known as “**Legacy Estates 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 2c Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 33.1 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 6, 2022**, at which time the Board made the following determinations:

Eileen Moynihan appeared and testified. The Board received the following items:

- A. Sign Plan prepared by Signs, dated August 23, 2022.
- B. Location of sign on building photograph.
- B. Copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place a laminated digital print applied to the glass store front. The sign would have white lettering with a green and blue logo with a black background. The size of the sign would be 36 inches by 42.12 inches.

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, 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: October 6, 2022  
Cheryl Coopersmith**

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*Cheryl Coopersmith*

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TOWN OF ORANGETOWN

**ACABOR #22-54  
Shoebox Cafe Sign Plan  
Approved as Presented**

**Permit #Sign-1923-22**

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**TO: Ron Troiano, Foley Signs, Inc., 20-H Mountainview  
Avenue, Orangeburg, NY 10977**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Shoebox Cafe Sign Plan:** The application of Foley Signs, applicant for Keith Kennedy, owner, for Review of a Sign Plan a site to be known as “**Shoebox Cafe 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 6B East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 10 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 6, 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 August 10, 2022.**
- C. Sign Plans prepared by Foley Sign Shop, dated September 7, 2022.**

**FINDINGS OF FACT:**

1. The Board found that the proposed sign would measure 96” by 16”, with a main field of white with red lettering and a red border around the sign. The sign would be constructed of Dermabond, or equal, sign panel, which is 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 as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, nay; 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 6, 2022  
Cheryl Coopersmith**



TOWN OF ORANGETOWN

2022 OCT 31 A 10:32

TOWN OF ORANGETOWN

**ACABOR #22-55  
South Corner Plans  
Approved with Conditions**

**Permit # 66619**

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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: South Corner Plans:** The application of Hassan Sammi, owner, for review of Site/Structure Plans at a site to be known as “**South Corner Plaza Site 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 on the East side of Route 303, at the intersection of Route 340, at 2 Route 340, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 47 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 6, 2022**, at which time the Board made the following determinations:

Donald Brenner, Ryan Nasher, Dan Sherman and Mathew Oscar appeared and testified. The Board received the following items:

- A.** Site Plans prepared by Atzl, Nasher & Zigler, dated August 5, 2021, last revised August 16, 2022.
- B.** Architectural Plans prepared by Matthew Oscar, RA, dated August 2, 2022.
- C.** Landscape Plan prepared by Daniel Sherman, Landscape Architect, dated August 5, 2021, last revised April 13, 2022.
- D.** Material Specification sheet and photographs of the existing site.
- E.** Copies of the following Board Decision: ACABOR #16-61, Approved Subject to Conditions, dated October 20, 2016.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to demolish the existing structures and construction of a 10,165 SF shopping center with 53 parking spaces. The building siding would be made of brick and smooth STO Stucco, or equal. The stucco would be manufactured by Parex, in Rose or equal. The brick would be Townsquare thin brick, or equal. The roof is flat hidden by 4' grey parapet and covered with Green Roof application. The Board granted the option of a beige door, the applicant had presented a green door. In addition, the applicant was granted the following options: overlapping the black awnings, the cornice to be white, the stucco may be cream and to add lighting along the front (Route 340) as long as it is to Town Code. The plan shall be revised to note the optional materials.

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2. The Board found that the exterior air condition equipment will be on the roof, not visible to the public or from the street. There will be a clock tower on the structure.
3. The Board found the landscaped to be acceptable.

The hearing was then opened to the Public.

**Public Comment:**

Larry Vail, 389 Kings Highway, raised concerns regarding the relation this project has to the Route 303 Overlay Zone.

There being no one else 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 conditions:**

1. The building siding will be made of brick and smooth STO Stucco, or equal. The stucco will be manufactured by Parex, in Rose or equal. The brick will be Townsquare thin brick, or equal. The roof is flat hidden by 4' grey parapet and covered with Green Roof application. **The Board granted the option of a beige door, the applicant had presented a green door. In addition, the applicant was granted the following options: overlapping the black awnings, the cornice to be white, the stucco may be cream and to add lighting along the front (Route 340) as long as it is to Town Code. The plan shall be revised to note the optional materials.**

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, 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: October 6, 2022  
Cheryl Coopersmith



TOWN CLERK'S OFFICE  
2022 OCT 31 A 10:32  
OFFICE OF ARCHITECTURE