

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of September 15, 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
Elizabeth Decort, Secretarial Assistant II

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 Item

The Flavor Sign Plan

ACABOR #22-51

Review of a Sign Plan

Approved

326 Convent Road, Blauvelt

as Presented

Section 69.20, Block 2, Lot 33; CS zoning

Continued Item from July 21, 2022

Stop & Shop Electric Vehicle Station Plan

ACABOR #22-44

Review of Site/Charging Station Plans

Approved

1 Stevens Way, Orangeburg

as Presented

Section 74.15, Block 1, Lot 21.1; LI 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: September 15, 2022
Cheryl Coopersmith

TOWN CLERK'S OFFICE
2022 OCT 11 A 11:52
TOWN OF ORANGETOWN

ACABOR #22-51
The Flavor Sign Plan
Approved as Presented

Permit #Sign-1786-22

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
September 15, 2022
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TO: Donna Scott, 10 Stella Drive, Spring Valley, NY 10977
FROM: Architecture and Community Appearance Board of Review

RE: **The Flavor Sign Plan:** The application of Donna Scott, applicant for Mario Rinaldi, owner, for Review of a Sign Plan a site to be known as “**The Flavor 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 326 Convent Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.20, Block 2, Lot 33 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, September 15, 2022**, at which time the Board made the following determinations:

Donna Scott appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated August 5, 2022.
- C. Sign Plans prepared by Hudson Valley Sign, dated August 3, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant took over a restaurant and changed the name, therefore a new sign was needed. The proposed color change of the building is Yellow Gold Mustard, as shown on the submitted sample.
2. The Board found that the applicant proposed a pylon sign and a sign on the building. The signs would be red/white background with green lettering, as shown on the submitted plan.

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: September 15, 2022
Cheryl Coopersmith

Cheryl Coopersmith

2022 OCT 11 AM 11:52
TOWN OF ORANGETOWN

ACABOR #22-44
Stop & Shop Electric Vehicle Station Plan
Approved as Presented

Permit #51668

Town of Orangetown – Architecture and Community Appearance
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TO: Jesse Shih, Kimley -Horn, 1 North Lexington Ave., suite
505, White Plains, New York 10601
FROM: Architecture and Community Appearance Board of
Review

RE: **Stop & Shop Electric Vehicle Station Plan:** The application of Dean Apostoleris, applicant for Richard Birdoff, owner for Review of a Site/Addition Plans at a site to be known as “**Stop & Shop Electric Vehicle Station 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 1 Stevens Way, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 21.1 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meeting held **Thursday, July 21 and September 15, 2022**, at which time the Board made the following determinations:

July 21, 2022

Dean Apostoleris, Kam Lee and Alec Gladd appeared and testified. The Board received the following items:

- A. Site Plan prepared by Kimley Horn and Volta, last dated May 11, 2022.
- B. Material Specification sheet.
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated June 16, 2021.
- D. Copy of Town Board Resolution changing Town of Orangetown Code to allow electric charging stations in the Town.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to use two standard parking spaces for the conversion into two standard electric vehicle parking spaces. Two electric vehicle charging stations are to be installed in landscaped islands adjacent to the parking stalls. Additional local plants will be added to the landscaped islands.

The Board reviewed the plans and submitted information. The applicant requested a **CONTINUATION**.

10601-2022-09-15

2022 OCT 11 A 10:30

10601-2022-09-15

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September 15, 2022

Max Mahalch, Ian Evans and Dan Apostoleris appeared and testified. The Board received the following items:

- A. Site Plans prepared by Kimley Horn and Volta, last dated August 25, 2022.
- B. Photographs of proposed landscaping.
- C. Examples of proposed advertisements.
- D. Letter from Kimley Horn, dated August 25, 2022.
- E. Referral to the ACABOR by Rick Oliver, Building Inspector, dated June 16, 2021.
- D. Copy of Town Board Resolution changing Town of Orangetown Code to allow electric charging stations in the Town.

FINDINGS OF FACT:

- 1. The Board found that the revised plans relocated EV station #2 and provided additional plantings, native plants to the area. In addition, the landscape is tiered as shown on the revised parking islands.
- 2. The Board found that the sign lighting will follow the store hours.
- 3. The Board found that sign content was questioned and found that the advertising content shall be in accordance with Town Code.
- 4. The Board found that the station lighting will always be ambient blue lighting.
- 5. The Board found that Volta proposes sharing 15,000 advertisement units equivalent to 34 hours of content per month on a content refresh rate of 8 seconds.

The Board entered into Executive Session. The Executive Session ended.

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 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: September 15, 2022
Cheryl Coopersmith


TOWN OF ORANGETOWN