

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 1, 2022**

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

MEMBERS ABSENT: 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

Gong Bubble Tea Sign Plan	Approved as	ACABOR #22-65
Review of Sign Plan	Presented	
Orangetown Shopping Center, Orangeburg		
Section 74.10, Block 1, Lot 67; CS zoning		

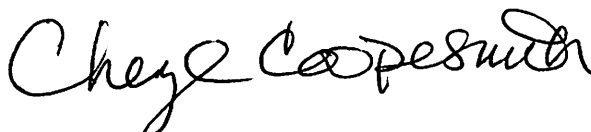
Holt-Fine Plans		ACABOR #22-66
Review of Site/Structure/ Landscaping Plan	Approved as Presented	
55 Glen Byron Ave., South Nyack		
Section 66.70, Block 2, Lot 23; R-12 zoning		

Continued Item

400 Corporate Drive Enclosure Plan		ACABOR #22-64
Review of Entrance Enclosure Plan	Approved as	
400 Corporate Drive, Blauvelt	Presented	
Section 65.18, Block 1, Lot 27		
LI/Route 303 Overlay zoning		

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman
and seconded by Joseph Milillo 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: December 1, 2022
Cheryl Coopersmith



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2022 DEC - 8 10 15
TOWN OF ORANGE

**ACABOR #22-65
Gong Bubble Tea Sign Plan
Approved with a Condition**

Permit # Sign-2090-22

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 1, 2022
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TO: Allen Kim, 421 Russell Ave., #421, Edgewater, New Jersey 07020
FROM: Architecture and Community Appearance Board of Review

RE: Gong Bubble Tea Sign Plan: The application of Allen Kim, applicant for Andrew Albrecht, owner for Review of a Sign Plan a site to be known as “**Gong Bubble Tea 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, December 1, 2022**, at which time the Board made the following determinations:

Kim Allen appeared and testified. The Board received the following items:

- A. Project Narrative and Material Specification Sheet.**
- B. Building Permit Referral prepared by Rick Oliver, dated September 23, 2022.**
- C. Sign Plans prepared by Sign World, dated October 11, 2022:**
 - 1 of 3: Sign specifications
 - 2 of 3: Rendering
 - 3 of 3: Tenet Pylon sign

FINDINGS OF FACT:

- 1. The Board found that the proposed sign 90.00” by 13.04”. The lettering would be placed on an aluminum raceway, as noted on the submitted plan. The lettering would be white with a border of red, in white acrylic face.**
- 2. The Board found that the letters would be internally lit LED. The sign would be similar design to other signs in the shopping center.**
- 3. The Board found that a sign for the business would be added to the existing shopping center pylon 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.

LET SIGNING BOARD
11-01-2022 8-05-2022
TOWN OF ORANGETOWN

**ACABOR #22-65
Gong Bubble Tea Sign Plan
Approved with a Condition**

Permit # Sign-2090-22

**Town of Orangetown – Architecture and Community Appearance
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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, aye; 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: December 1, 2022
Cheryl Coopersmith**



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2022 DEC 1 8-05N 770Z
TOWN OF ORANGE COUNTY

**ACABOR #22-66
Holt-Fine Plans
Approved as Presented**

Permit #BLDR-1185-22

**Town of Orangetown – Architecture and Community Appearance
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TO: Kier Leveque, 49 3rd Avenue, Nyack, New York
FROM: Architecture and Community Appearance Board of Review

RE: Holt-Fine Plans: The application of Kier Levesque, applicant for Rebecca Holt Fine, owner, for Review of Site/Structure Plans at a site to be known as “**Holt-Fine 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 55 Glen Byron Avenue, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.70, Block 2, Lot 23 in the R-12 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 1, 2022**, at which time the Board made the following determinations:

Kier Levesque and Rebecca Holt-Fine appeared and testified. The Board received the following items:

A. Architectural Plans prepared by Kier Levesque, RA, dated September 21, 2022:

- A-1: Floor Plans and Elevations, dated May 10, 2022

B. Site Plan prepared by Robert Sorace, PLS and Kier Leveque, dated May 5, 2022, last revised November 1, 2022.

C. Photographs of the property and Material Specification Sheet.

D. Copies of Board Decisions: ZBA #22-67, Front Yard Variance approved, dated October 19, 2022 and PB #22-49, Final Site Plan Approval Subject to Conditions, dated September 14, 2022.

E. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated May 12, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct an addition to an existing house. The addition would be a one-story addition of 100 square feet. The roof shingle would be GAF architectural shingles, or equal, to match the existing style and color of the house. The siding would be painted wood to match the existing and trim painted to match the existing house. the color scheme would be light blue and yellow.

RECEIVED

DEC 1 2022

ORANGETOWN

ACABOR #22-66
Holt-Fine Plans
Approved as Presented

Permit #BLDR-1185-22

Town of Orangetown – Architecture and Community Appearance
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2. The Board found that the landscaping plan was acceptable.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site 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 Aitchson and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; 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: December 1, 2022
Cheryl Coopersmith



RECEIVED
21 DEC 13 - 3:50 PM
TOWN OF ORANGE

**ACABOR #22-64
400 Corporate Drive Enclosure Plan
Entrance Enclosure
Approved as Presented**

Permit #BLDG-1965-22

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 1, 2022
Page 1 of 2**

**TO: Nicole Vasquez, Onyx Management Group, 900 Route 9
North, Woodbridge, New Jersey 07095**
**FROM: Architecture and Community Appearance Board of
Review**

RE: 400 Corporate Drive Enclosure Plan: The application of Onyx Management, applicant, for PG-OE 400 Corporate Drive Owner, owner, for Review of an Entrance Enclosure Plan a site known as “**400 Corporate Drive Enclosure 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 400 Corporate Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 27; in the LI/Route 303 Overlay zoning.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, November 17 and December 1, 2022**, at which time the Board made the following determinations:

November 17, 2022

Nicole Vasquez appeared and testified. The Board received the following items:

- A.** Architectural Plans prepared by debarbieri Architects, dated August 23, 2022.
- B.** Copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector.
- C.** Project Narrative prepared by debarbieri Architects, dated October 4, 2022.

The applicant requested a CONTINUATION.

December 1, 2022

Nicole Vasquez appeared and testified. The Board received the following items:

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed to replace an existing glass entrance to the building with a new wall system featuring full height glass curtain walls with tinted insulated glass and aluminum tubes as well as portions of metal stud framed walls with aluminum metal panel cladding. The upgraded curtain wall system and aluminum panel design will introduce a more contemporary look to the building's entrance area and exhibit a more attractive aesthetic for prospective tenants and visitors.

21 DEC 13 2022
TOWN OF ORANGETOWN

**ACABOR #22-64
400 Corporate Drive Enclosure Plan
Entrance Enclosure
Approved as Presented**

Permit #BLDG-1965-22

**Town of Orangetown – Architecture and Community Appearance
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2. The Board found that the new walls would be constructed on the same concrete foundation system as the existing wall system and therefore the existing building footprint will not increase. The new walls will extend up to be level with the main roof of the building. A new flat roof structure will be constructed and pitched back towards the existing roof.

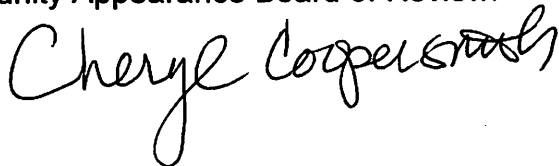
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; 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: December 1, 2022
Cheryl Coopersmith**



RECEIVED
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD
DECEMBER 1, 2022