

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of January 5, 2023**

**MEMBERS PRESENT:**

Brian Aitcheson

Deborah Stuhlweissenburg

Sharon Burke

Joseph Milillo

Shirley Goebel Christie

**MEMBERS ABSENT:** Christopher Dunnigan, Chairman

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

Shirley Goebel Christie called the meeting to order at 7:30 p.m.

Ms Goebel Christie 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:**

**K. Lash Sign Plans**

Review of a Sign Plan

Westshore Plaza, 580 Rt 303, Blauvelt

70.14/4/13; CC zoning

**ACABOR #23-01**

**Approved**

**as Presented**

**Werfen Sign Plan**

Review of Sign Plan

526 Route 303, Orangeburg

70.19/1/45; LO zoning district

**ACABOR #23-02**

**Approved**

**as Presented**

**Lanni Awning Plan**

Review of Awning Plan

645 Main Street, Sparkill

77.08/5/48.1; CS zoning district

**ACABOR #23-03**

**Approved**

**as Presented**

**Go Ba Woo Korean BBQ Canvas Cover Plan**

Review of Canvas Covering Plan

4 Route 303, Tappan

77.15/1/46; CS zoning district

**ACABOR #23-04**

**Approved**

**as Presented**

**Tappan Fire District Plans**

Western Highway Site

Review of Site/Structure Plans

300 Western Highway, Tappan

74.18/2/35; R-15 zoning district

**ACABOR #23-05**

**Approved**

**as Presented**

A motion was made to adjourn the meeting by Sharon Burke  
and seconded by Deborah Stuhlweissenburg 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  
8:10 p.m.

Dated: January 5, 2023

Cheryl Coopersmith

TOWN CLERK'S OFFICE

2023 JAN 17 P 2:06

TOWN OF ORANGETOWN

ACABOR #23-01  
K. Lash Sign Plan  
Approved as Presented

Permit #Sign-2382-22

Town of Orangetown – Architecture and Community Appearance  
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January 5, 2023  
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TO: Louis Rakoszynski, 6 Crabapple Court, Monsey, New York 10920  
FROM: Architecture and Community Appearance Board of Review

RE: **K. Lash 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 “**K. Lash 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, January 5, 2023**, 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 November 8, 2022.
- C. Sign Plans prepared by Westshore Plaza, undated.

**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 onto 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 Joe Milillo and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: January 5, 2023  
Cheryl Coopersmith  
Town of Orangetown

*Cheryl Coopersmith*  
TOWN CLERK'S OFFICE

2023 JAN 17 P 2:06

TOWN OF ORANGETOWN

ACABOR #23-02  
Werfen Sign Plan  
Approved as Presented

Permit #Sign-1954-22

Town of Orangetown – Architecture and Community Appearance  
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TO: Brian O'Connor, Frohling Sign Co., 711 Executive Blvd.,  
Valley Cottage, New York 10989  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Werfen Sign Plan:** The application of Brian O'Connor, Frohling Sign Co., applicant for Instrumentation Laboratory, owner for Review of a Sign Plan at a site to be known as "**Werfen 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 526 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 5, 2023**, at which time the Board made the following determinations:

Brian O'Connor appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated September 1, 2022.
- C. Sign Plans prepared by Frohling Sign Co., dated November 20, 2022, last revised July 14, 2022.
- D. Copy of ZBA #22-74, Sign Size, Illumination and Location Variances as Modified and Route 303 Overlay Variances Approved dated December 7, 2022.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place one double faced monument sign measuring 4'-1" by 7' -6" and a single faced wall sign measuring 2'-9" by 13'-10 ¾".
2. The Board found that the proposed monument sign would be pushed back on the site as requested by the Town of Orangetown Zoning Board of appeals, per ZBA #22-74, and placed on an aluminum base in a painted cool gray color. The sign has a main field of blue, with white lettering and a band of black. The sign face is polycarbonate with digital print. The sign would be illuminated when the building is open.
3. The Board found that the proposed wall sign would be channel letters mounted onto the building, the letters would be blue and would be vinyl graphics.

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.

TOWN CLERK'S OFFICE

2023 JAN 17 P 2:06

TOWN OF ORANGETOWN



ACABOR #23-02  
Werfen Sign Plan  
Approved as Presented

Permit #Sign-1954-22

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 Joe Milillo and seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: January 5, 2023  
Cheryl Coopersmith



TOWN CLERK'S OFFICE

2023 JAN 17 P 2:06

TOWN OF ORANGETOWN

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TO: Vittorio Lanni, 924 Route 9W South, Nyack, New York 10960  
FROM: Architecture and Community Appearance Board of Review

RE: **Lanni Awning Plan:** The application of Kimberley Auth, applicant, for Sean Quinn, owner, for Review of an Awning Plan at a site known as "**Lanni Awning 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 645 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 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, January 5, 2023** at which time the Board made the following determinations:

Vittorio Lanni, Kimberly Lanni and Sean Quinn appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Awning Plans prepared by Dean Custom Awnings, dated November 21, 2022.
- C. Location Plan.
- D. Building Permit Referral dated November 21, 2022 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested to erect awnings over the doorway of their storefront. The awning material would be manufactured by Sunbrella or equal, in black with gold/bronze lettering. The awning would measure 12' by 3" over the front doorway and two awnings over the two front windows measuring 10'-10" by 1' drop.

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 second by Deborah Stuhlweissenburg and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: January 5, 2023  
Cheryl Coopersmith



TOWN OF ORANGETOWN  
JAN 11 2023  
CLERK'S OFFICE



**Go Ba Woo Korean BBQ Canvas Cover Plan**  
**Approved as Presented**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review Decision**

**January 5, 2023**

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**TO: Go Ba Woo Korean BBQ, 4 Route 303, Tappan, New York 10983**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Go Ba Woo Korean BBQ Canvas Covering Plan:** The application of Go Ba Woo BBQ, applicant for 303 Daniel LLC, owner, for Review of a Canvas Covering Plan at a site known as "**Go Ba Woo Korean BBQ Canvas Covering 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 4 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 46 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, January 5, 2023** at which time the Board made the following determinations:

Sang Ham and Richard Ro appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Canvas Cover Plans.
- C.** Location Plan.
- D.** Building Permit Referral dated November 14, 2022 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested to erect a canvas style cover that covers a sunroom. The canvas covering would be the color black. It would measure 29'-0" by 8'-10" by 8'-0", as noted in 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 Joseph Milillo and second by Sharon Burke and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: January 5, 2023**  
**Cheryl Coopersmith**

*Cheryl Coopersmith*

2023 JAN 11 P 2:06  
TOWN OF ORANGETOWN

**ACABOR #23-05  
Tappan Fire District Plans  
Western Highway Site  
Site/Landscaping Plans**

**Permit #BLDR-1341-22**

**Approved as Presented  
Town of Orangetown – Architecture and Community Appearance  
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**TO: Tappan Fire District, PO Box 525, Tappan, New York  
FROM: Architecture and Community Appearance Board of Review**

**RE: ACABOR #23-05: Tappan Fire Site/Structure Plans –  
Western Highway:** The application of Tappan Fire District, owner, for Review of Site/Structure Plans at a site known as “**Tappan Fire District Site/Structure 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 300 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 35 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 5, 2023**, at which time the Board made the following determinations:

Ryan Naser. Tom Quinn and Jeffrey Sendelski appeared and testified. The Board received the following items:

- A.** Site Plan prepared by Atzl, Nasher & Zigler, last revision date of July 13, 2022.
- B.** Project Narrative and Material Specification Sheet.
- C.** Building Permit Referral from Rick Oliver, Building Inspector, dated June 1, 2022.
- D.** Copies of the following Board Decisions: PB# 22-55, Preliminary Site Plan Subject to Conditions, dated October 12, 2022 and ZBA# 22-73, Front Yard, AMD Side Yard Variances Approved, dated December 7, 2022.

**FINDINGS OF FACT:**

1. The Board found that the applicant is seeking approval to construct a new annex building, consisting of department storage, training, kitchen and covered patio spaces. The building façade would match the existing substation and area residential structures. The design of the façade consists of cultured stone on the lower portion of the building, and brick veneer on the upper portion, divided by white precast banding, as noted on the submitted plans. The brick veneer would match the veneer used on the existing substation building. The portion of the new building that is visual to the residential area has Hardiplank Lap siding, or equal. It should be noted that the façade of the existing substation building will be repaired as needed.

TOWN CLERK'S OFFICE  
JAN 17 P 2:06  
TOWN OF ORANGETOWN

ACABOR #23-05  
Tappan Fire District Plans  
Western Highway Site  
Site/Landscaping Plans

Permit #BLDR-1341-22

Approved as Presented  
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2. The Board found that the Cultured Stone would be Estate Stone style, or equal, and the Brick Veneer would be manufactured by Watsontown Kensington, or equal. The brick veneer may be a slightly darker than that used on the existing structure, however it was noted that it blends with the existing brick color. The Hardiplank Lap would be Light Mist color, or equal. The roof would be charcoal grey color, manufactured by Certainteed Highland, or equal.
3. The Board found that an option was granted to paint the railings either black, white or grey.
4. The Board found that the lighting on site would have shields, allowing for zero illumination at the property line.
5. The Board found the landscaping plan to be acceptable.

The hearing was then opened to the Public.

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 Joseph Milillo and seconded by Debbie Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: January 5, 2023  
Cheryl Coopersmith

*Cheryl Coopersmith*

TOWN OF ORANGETOWN  
JAN 17 P 2:06  
TOWN CLERK'S OFFICE