

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of May 4, 2023**

**MEMBERS PRESENT:**

Christopher Dunnigan, Chairman	Brian Aitcheson
Shirley Goebel Christie	Joseph Milillo
Sharon Burke	Deborah Stuhlweissenburg
Matt Miller	

**MEMBERS ABSENT:** None

**ALSO, PRESENT:** Brittany Cordero, 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.

<b>Moringa's Sign Plan</b>	<b>ACABOR #23-23</b>
Review of Sign Plan	<b>Approved with</b>
65 Old Tappan Road, Tappan	<b>a Condition</b>
Section 77.10, Block 3, Lot 18; CS zoning district	

<b>NoCo Kitchen Sign Plan</b>	<b>ACABOR #23-24</b>
Review of Sign Plan	<b>Approved with</b>
67 Old Tappan Road, Tappan	<b>Conditions</b>
Section 77.10, Block 3, Lot 18; CS zoning district	

<b>Kantina Sign Plan</b>	<b>ACABOR #23-25</b>
Review of Sign Plan	<b>Approved as</b>
4 Depot Square, Sparkill	<b>Presented</b>
Section 77.08, Block 4, Lot 25; CS zoning district	

<b>SMK Erie West Subdivision – Lot 5</b>	<b>ACABOR #23-26</b>
Review of Site/ Structure Plans	<b>Approved with</b>
104 West Erie Street, Blauvelt	<b>Conditions</b>
Section 70.13, Block 1, Lot 20.1; R-15 zoning district	

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman  
and seconded by Shirley Goebel Christie 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: May 4, 2023**  
**Cheryl Coopersmith**  
**Town of Orangetown**



TOWN OF ORANGETOWN  
MAY 19 4 11:00  
TOWN CLERK'S OFFICE

**ACABOR #23-23  
Moringa's Sign Plan  
Approved with a Condition**

**Permit #Sign-2975-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
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**TO: Maile Shinin, 175 Route 9W North, Suite 12, Congers,  
New York 10920**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Moringa's Sign Plan:** The application of Joe Agnello, applicant for Ada Biondi, owner for Review of a Sign Plan at a site to be known as "**Moringa's 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 65 Old Tappan Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.10, Block 3, Lot 18; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 4, 2023**, at which time the Board made the following determinations:

Maile Shinin appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated March 22, 2023.
- C. Sign Plans prepared by Garcia Enterprises, dated March 21, 2023.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place a 9.5' wide by 2.5' height carved lettering sign made out of high-density urethane. The main field of color would be black with gold lettering with green leaf motif. The sign would be placed on the storefront as noted in the submitted plans.
2. The Board found that the sign would not have lighting.
3. The Board found that the sign needed to be reviewed by the Town of Orangetown Historic Areas Board of Review.

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 Subject to the following Condition:**

1. The sign shall be reviewed and approved by the Town of Orangetown Historic Areas Board of Review.

TOWN OF ORANGETOWN  
MAY 19 11:40 AM  
TOWN CLERK'S OFFICE

**ACABOR #23-23  
Moringa's Sign Plan  
Approved with a Condition**

**Permit #Sign-2975-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
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The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman, and seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, aye, Mat Miller, 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: May 4, 2023  
Cheryl Coopersmith  
Town of Orangetown**



TOWN OF ORANGETOWN  
MAY 19 11:00  
TOWN CLERK'S OFFICE

**ACABOR #23-24  
NoCo Kitchen Sign Plan  
Approved with Conditions**

**Permit #Sign-2949-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
Page 1 of 2**

**TO: Joe Agnello, 22 Greenbush Road, Tappan, New York  
FROM: Architecture and Community Appearance Board of Review**

**RE: NoCo Kitchen Sign Plan:** The application of Joe Agnello, applicant for Ada Biondi, owner for Review of a Sign Plan at a site to be known as “NoCo Kitchen 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 67 Old Tappan Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.10, Block 3, Lot 18; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 4, 2023**, at which time the Board made the following determinations:

Joe Agnello appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Building Permit Referral prepared by Rick Oliver, dated March 16, 2023.**
- C. Sign Plans prepared by Lighthouse, last revision date of February 16, 2023.**

**FINDINGS OF FACT:**

- 1. The Board found that the applicant proposed to place two signs on the storefront. One sign would be placed above the storefront window and measure 8'-0" by 2'-4". The other sign would be placed protruding out from the building, as noted on the submitted plan. This sign would measure 41" by 2'. Both signs would be printed lettering on wood carved signs. The main field of color would be black with lettering in grey and stars in red, white and blue, as noted on the submitted plans**
- 2. The Board found that the signs would not have lighting. The sign would also have scalloped corners. The Board recommended that the applicant repaint the hanging sign frame black.**
- 3. The Board found that the sign needed to be reviewed by the Town of Orangetown Historic Areas Board of Review.**

The hearing was then opened to the Public.

**Public Comment:**

Ada Biondi, owner, requested information regarding the ACABOR process.

TOWN OF ORANGETOWN  
2023 MAY 19 AM 11:00  
CLERK'S OFFICE

**ACABOR #23-24  
NoCo Kitchen Sign Plan  
Approved with Conditions**

**Permit #Sign-2949-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
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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 Subject to the Following Conditions:

1. The sign will have scalloped corners and the applicant shall repaint the hanging sign frame black.
2. The sign shall be reviewed and approved by the Town of Orangetown Historic Areas Board of Review.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, aye, Mat Miller, 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: May 4, 2023  
Cheryl Coopersmith  
Town of Orangetown**



RECEIVED  
MAY 10 11 00 AM '23  
TOWN OF ORANGETOWN

**ACABOR #23-25  
Kantina Sign Plan  
Approved as Presented**

**Permit #Sign-2690-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
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**TO: Jensen DiBattista, P.O. Box 182, Sparkill, New York  
10976**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Kantina Sign Plan:** The application of Kantina NY, applicant for Joseph Printz/ Real Buy, LLC, owner for Review of a Sign Plan at a site to be known as “**Kantina 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 4 Depot Square, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 25; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 4, 2023**, at which time the Board made the following determinations:

Jensen DiBattista appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Building Permit Referral prepared by Rick Oliver, dated January 25, 2023.**
- C. Sign Plans.**

**FINDINGS OF FACT:**

- 1. The Board found that the applicant proposed to install a new storefront sign. The sign would be 46” x 60” and is made of wood. The logo would be branded into the wood. The wood is light in color with the lettering having dark branding around each letter.**
- 2. The Board found that there is an existing light fixture on the storefront that would illuminate the sign from above.**

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**.

PLANNED AND DEVELOPMENT  
TOWN OF ORANGETOWN  
COMPLETION OF WORK

**ACABOR #23-25  
Kantina Sign Plan  
Approved as Presented**

**Permit #Sign-2690-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
Page 2 of 2**

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, aye, Mat Miller, 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: May 4, 2023  
Cheryl Coopersmith  
Town of Orangetown**



RECEIVED  
MAY 17 6 1 AM '23  
TOWN OF ORANGETOWN

**ACABOR #23-26  
SMK Erie West Subdivision Lot #5  
Approved as Presented**

**Permit #BLDG-3050-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
May 4, 2023  
Page 1 of 2**

**TO: Sean Keenan, 24 Waters Edge, Congers, New York  
FROM: Architecture and Community Appearance Board of  
Review**

**RE: SMK Erie West Subdivision – Lot #5 Plans:** The application of SMK Homes Builders, owner, for Review of Site/Structure/Landscape Plans at a site to be known as “**SMK Erie West Subdivision – Lot #5 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 Private Del Regno, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.53, Block 1, Lot 20.1 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, May 4, 2022**, at which time the Board made the following determinations:

Sean Keenan appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated March 29, 2023:**

- A-4: Elevations
- A-5: Elevations

**B. Landscape Plan.**

**C. Site Plan prepared by Jay Greenwell, PLS, dated March 28, 2023.**

**D. Material Specification Sheet, and Project Narrative prepared by Applicant.**

**E. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated April 5, 2023.**

SEARCHED  
INDEXED  
SERIALIZED  
FILED



ACABOR #23-26  
SMK Erie West Subdivision Lot #5  
Approved as Presented

Permit #BLDG-3050-23

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a house in the SMK Erie West Subdivision, Lot #5. The house would have white vinyl Board & Batten and Clapboard siding, manufactured by Certainteed, or equal, and the roof would be black shingles, manufactured by Timberline, or equal.
2. The Board found that the Landscaping Plan needed to be revised; the deck location should be shifted to match the House and Site plans. Also, boxwood plantings should be placed around the air conditioning units. Revised Landscaping plans need to be submitted.
3. The Board found that the exterior air condition unit located on the west side of the building.
4. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
5. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. The Board found that if applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 Subject to the following Conditions:**

1. The Landscaping Plan shall be revised; the deck location shall be shifted to match the house and site plans.
2. The Landscape Plan shall be revised to note boxwood plantings to be placed around the air conditioning units.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and second by Joseph Milillo and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, 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: May 4, 2023  
Cheryl Coopersmith  
Town of Orangetown

*Cheryl Coopersmith*