

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 6, 2023**

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

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.

Edan Nail Spa Sign Plans	ACABOR #23-28
Review of Sign Plan	Approved with
35 Route 303, Tappan	an Option
Section 77.15, Block 1, Lot 34; CS zoning district	

Momentive Performance Sign Plans	ACABOR #23-29
Review of Sign Plan	Approved as
401 N. Middletown Road, Pearl River	Presented
Section 68.08, Block 1, Lot 1; LO zoning district	

Sillon Centroamericano Sign Plan	ACABOR #23-30
Review of Sign Plan	Approved as
580 Route 303, Orangeburg	Presented
Section 70.14, Block 4, Lot 13; CC zoning district	

SMK Erie West – Lot #1 Plans	ACABOR #23-31
Review of Site/Structure Plans	Approved with a
30 Private Del Regno Court, Blauvelt	Condition
Section 70.13, Block 1, Lot 20.5, R-15 zoning district	

Gorgeous K Salon Sign Plans	ACABOR #23-32
Review of a Sign Plan	Approved as
6 Orangetown Shopping Center	Presented
Orangeburg,	
Section 74.10, Block 1, Lot 67; CS zoning district	

A motion was made to adjourn the meeting by Sharon Burke
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
8:00 p.m.

Dated: July 6, 2023
Cheryl Coopersmith
Town of Orangetown

Cheryl Coopersmith

TOWN CLERK'S OFFICE
2023 JUL 18 P 2:02
TOWN OF ORANGETOWN

ACABOR #23-28
Edan Nail Spa Sign Plan
Approved with an Option

Permit #Sign-3350-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 1 of 1

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 Maile
Shinin, applicant, for Benbrooke Tappan, owner for Review of a Sign Plan
at a site to be known as "**Edan Nail Spa 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 35 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 34; CS
zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, July 6, 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, Hispana Signs, dated May 25, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a 12' by 2' sign with a black main field. The lettering would be white and the logo, "Crown" would be white and green with colored circles at the bottom of the Crown logo. The materials would be white plexi glass, black trim cap and black aluminum, as noted on the submitted plans. The Board gave the applicant the option to make the sign colors bolder.

2. The Board found that the sign would be LED lighting. The sign would be placed on the building façade as noted on the submitted photographs.

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 with the Option of making the colors on the sign bolder.**

The foregoing resolution was presented and moved by Joseph Milillo, and seconded by Brian Aitcheson 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: July 6, 2023
Cheryl Coopersmith



ACABOR #23-29
Momentive Performance Sign Plan
Approved as Presented

Permit #Sign-1477-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 1 of 1

TO: Michael Hennessy, 769 Old Saw Mill River Road,
Tarrytown, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Momentive Performance Sign Plan:** The application of Michael Hennessy, applicant for Hudson Valley iCampus, owner for Review of a Sign Plan at a site to be known as "**Momentive Performance 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 401 N. Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 6, 2023**, at which time the Board made the following determinations:

Michael Hennessey, Pedro Lederman and Monte Berzon 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 June 21, 2023.
- C. Sign Plans prepared by Gensler and Rock Brook.
- D. Email from Wayne, area resident, dated June 5, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place two signs on the property; building wall mounted sign with 33" channel letters/logo, internally illuminated with LED. The main field of color would be blue with white and red lettering. The second sign would be on a masonry block with blue and red letters and would be non-illuminated letters/logo, both signs are noted on the submitted plans.

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 Christopher Dunnigan, Chairman, 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: July 6, 2023

Cheryl Coopersmith
Town of Orangetown

ACABOR #23-30
Sillon Centroamericano Sign Plan
Approved as Presented

Permit #Sign-3463-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 1 of 1

TO: Louis Rakaszyski, 6 Crabapple Court, Monsey, New York 10952
FROM: Architecture and Community Appearance Board of Review

RE: **Sillon Centroamericano Restaurant & Grocery Sign Plan:** The application of Louis Rakaszyski, applicant for Westshore Plaza, LLC, owner for the Review of a Sign Plan at a site to be known as “**Sillon Centroamericano Restaurant & Grocery 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 589 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 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, July 6, 2023**, at which time the Board made the following determinations:

Louis Rakaszyski and Rinaldo Martinez appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated June 14, 2023.
- C. Sign Plans prepared by Westshore Plaza, LLC, dated June 12, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 3'-16" by 20" white acrylic sign with vinyl graphic on an existing lightbox. Also, a white acrylic sign with vinyl letters would be installed into the existing pylon lightbox sign.
2. The Board found that the main field of color would be white with black lettering. Two logos would be placed on either side of the lettering, one would be a bird with colorful feathers the other would be eating utensils.

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, aye; Sharon Burke, aye; Matt 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: July 6, 2023
Cheryl Coopersmith

Cheryl Coopersmith
TOWN OF ORANGETOWN
JUL 11 2023

ACABOR #23-31

SMK Erie West Subdivision Lot #20.5

Approved Subject to a Condition

Permit #BLDG-3435-23

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

July 6, 2023

Page 1 of 3

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

RE: SMK Erie West Subdivision – Lot #20.5 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 #20.5 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 70.13, Block 1, Lot 20.5 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, July 6, 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 June 5, 2023:

- A-1: Foundation Plan
- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

B. Landscape Plan prepared by Steve Griggs Design, dated June 15, 2023.

C. Site Plan prepared by Jay Greenwell, PLS, dated June 6, 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 June 20, 2023.

F. Submitted at the meeting, revised Sheet A-4, revision date of June 5, 2023.

TOWN CLERK'S OFFICE

2023 JUL 18 P 2:03

TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 2 of 3**

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a house in the SMK Erie West Subdivision. The house would have vinyl siding of a mix of Clapboard and Board and Batten. The color would be Carbon (dark grey), manufactured by Market Square or equal. The trim would be white as well as the railing, leaders, garage and front doors. The columns would be PVC in white. Decorative stonework would be natural grey in ledgerstone stone and placed as noted on the submitted plans.
2. The Board found that the applicant submitted a revised Sheet A-4, noting the elevation without shutters.
3. The Board found that the porch floor and rear patio would be Bluestone. Lighting on the house would be near the exterior doors as required by code, and downward facing.
4. The Board found that the Landscape plan may be altered to allow for the air conditioner and generator to be placed next to each other. A revised landscape plan shall be submitted if this option is selected.
5. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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.
7. 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 Condition:**

TOWN OF ORANGETOWN
2023 JUL 18 P 2:03
TOWN CLERK'S OFFICE

ACABOR #23-31
SMK Erie West Subdivision Lot #20.5
Approved Subject to a Condition

Permit #BLDG-3435-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 3 of 3

1. If selected as an option, the Landscaping Plan shall be revised to note landscaping around the air conditioner and generator.

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; Matt Miller, 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: July 6, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 JUL 18 P 2:03
TOWN CLERK'S OFFICE

ACABOR #23-32
Gorgeous K Salon Sign Plans
Approved as Presented

Permit #Sign-3425-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 6, 2023
Page 1 of 1

TO: Ron Troiana, Foley Signs, 20H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of
Review

RE: **Gorgeous K Salon Sign Plan:** The application of Foley Signs, Inc., applicant for UB Orangeburg, owner for Review of Sign Plan at a site to be known as "**Gorgeous K Salon 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, 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, July 6, 2023**, 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 June 9, 2023.
- C. Sign Plans prepared by Foley Sign Shop.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 135" by 42" channel letter sign on an existing grid frame. The letters would be internally illuminated with LED lighting. The coloring of the sign would consist of brown lettering and trim on brown returns. The main field of color would be of white acrylic, as noted in the submitted plans. A sign with the same coloring will be placed in the existing double-sided shopping center directory signage.

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 seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, aye, Matt 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: July 6, 2023
Cheryl Coopersmith
Town of Orangetown

TOWN CLERK'S OFFICE
JUL 18 2023
TOWN OF ORANGETOWN
Cheryl Coopersmith