

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of July 20, 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.

<b>Elite Auto Body Sign Plan</b>		<b>ACABOR #23-33</b>
Review of Sign Plan	<b>Approved as</b>	
439 Valentine Avenue, Sparkill	<b>Presented</b>	
Section 78.05, Block 1, Lot 10		
CS zoning district		

<b>Project Vitality Plans</b>		<b>ACABOR #23-34</b>
Consultation	<b>Consultation</b>	
401 North Middletown Road, Pearl River		
Section 68.08, Block 1, Lot 5; LI zoning district		

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

**Dated: July 20, 2023**  
**Cheryl Coopersmith**  
**Town of Orangetown**



TOWN OF ORANGETOWN  
2023 AUG - 3 A 10:43  
TOWN CLERK'S OFFICE

ACABOR #23-33  
Elite Auto Body Sign Plan  
Approved as Presented

Permit #Sign-....-23

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Board of Review Decision  
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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: Elite Auto Body Sign Plan:** The application of Maite Shinia for Hispana Signs, applicant for Joseph Falcone Irrevocable Trust, owner, for Review of a Sign Plan at a site to be known as “Elite Auto Body 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 439 Valentine Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.05, Block 1, Lot 10; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 20, 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 June 26, 2023.
- C. Sign Plans prepared by Garcia Enterprises, Hispana Signs, dated June 14, 2023.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place a 15' by 3' sign with a main field color of white. The lettering “Elite” would be red and the words “Auto Body Inc.” would be black. The telephone number and “All Insurance Accepted” would be white on a black band and the logo lines would be black. The materials would be aluminum with 1” frame with vinyl decal over aluminum board. The sign would be attached to the wall on stainless steel crews and sealed with silicone.

2. The Board found that the sign would not have lighting and would be placed on the building façade as noted on the submitted drawings.

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 seconded by Christopher Dunnigan, Chairman 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 20, 2023, Cheryl Coopersmith, Town of Orangetown

TOWN OF ORANGETOWN  
CLERK'S OFFICE  
JUL 20 2023  
Cheryl Coopersmith

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**TO:** Kristen Solloway, PE, Fuss & O'Neill, 146 Hartford Road,  
Manchester, CT 06040  
**FROM:** Architecture and Community Appearance Board of  
Review

**RE:** **ACABOR #23-33: Project Vitality Consultation Plans - Pfizer Campus:** The application of Fuss & O'Neill, applicant for Pfizer, Inc. owner, for a **Consultation Review** at a site known as "**Project Vitality Plans - Pfizer Campus**", 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 North 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 5; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 20, 2023**, at which time the Board made the following determinations:

Stephen Kettinger, Ross Pinski and Liam Lowry appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.
- B. Site, Landscaping and Architectural Plans signed and stamped by Jeffrey Zutz, RA, Entitled Pfizer Pearl River Project Vitality, dated July 6, 2023.
- C. Letter from Fuss & O'Neill Consulting Engineers, dated July 5, 2023, signed by Kristen Solloway, PE, Vice President.
- D. Copy of Planning Board Preliminary Site Plan Approval subject to Conditions, dated June 28, 2023, PB #23-33.

**FINDINGS OF FACT:**

1. The Board found that the proposed redevelop of the site would be a new research and development 5 -story structure, with a new parking structure. New landscaping and lighting is proposed. The finishes of the building would match Building #200, the façade would be red brick colored terra cotta and profiled & plate aluminum panel – painted. The mechanical equipment would be placed on the roof.
2. The Board found that the landscaping would consist of native plantings in fall colors.

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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.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, offered the following **RECOMMENDATIONS:**

1. The front entrance to the building is very inviting, however the rear of the structure appears industrial.
2. At the next appearance the applicant shall provide the following information:
  - Color Elevations of the proposed structures
  - Site plan should include sight lines to the other roadways
  - Rendering of the proposed landscaping
  - Show screening at NYS Route 304 and Middletown Road

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** 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 20, 2023  
Cheryl Coopersmith  
Town of Orangetown



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