

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of September 21, 2023**

MEMBERS PRESENT:

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

MEMBERS ABSENT: Matt Miller

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.

New Items:

St. Thomas Aquinas Plans		ACABOR #23-41
Review of Exterior Walkway Plan	Approved	
125 Route 340, Sparkill	with an Option	
Section 74.16, Block 1, Lot 1		
R-40 zoning district		

Verizon Sign Plan		ACABOR #23-42
Review of Sign Plan	Approved	
23 Kings Highway, Orangeburg	as Presented	
Section 74.11, Block 2, Lot 3		
LIO zoning district		

M & R United Deli Sign Plan		ACABOR #23-43
Review of Sign Plan	Approved	
500 Route 303, Orangeburg	as Presented	
Section 74.07, Block 1, Lot 6		
CC zoning district		

McAndrew Plans		ACABOR #23-44
Review of Site/Structure Plans	Approved	
Deer Park Estates Subdivision	with Options	
4 Regina Court, Blauvelt		
Section 69.16, Block 3, Lot 21; R-40 zoning district		

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg
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 8:05 p.m.

Dated: September 21, 2023
Cheryl Coopersmith

TOWN CLERK'S OFFICE
2023 OCT 17 P 1:26
TOWN OF ORANGETOWN

ACABOR #23-41
St. Thomas Aquinas Plans
Review of Exterior Walkways to provide ADA Routes
Approved with an option

Permit #BLDC-3538-23

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TO: Arcari & Lovino Architects, One Katherine Street, Little Ferry, New Jersey 07643
FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas Plans: The application of, applicant, for St. Thomas Aquinas College, owner, for Review of Exterior Walkways to provide ADA Routes at a site known as “**St. Thomas Aquinas 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 21, 2023**, at which time the Board made the following determinations:

Edward Arcari and Joseph Donini appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative, prepared by Arcari & Lovino Architects.**
- B. Building Permit Referral prepared by Rick Oliver, dated June 27, 2023.**
- C. Plans prepared by Arcari & Lovino Architects, dated May 31, 2023, last revision date of August 11, 2023:**
 - G.001: Location Plan, Symbols, Site Plan, Abbreviations, & Drawing List**
 - A.101: Existing Site Plan – Area 1**
 - A.102: Proposed Site Plan & Details – Area 2**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to reconstruct existing walkways to provide ADA Routes .**
- 2. The Board found new wall mounted LED light fixture would be placed above the new door.**
- 3. The Board found that the slope of the ramp should be adjusted to be ADA compliant. The readjustment of the slope will not change the look of the ramp.**

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 OCT 17 P 1:26
TOWN OF ORANGETOWN

ACABOR #23-41

Permit #BLDC-3538-23

St. Thomas Aquinas Plans

Review of Exterior Walkways to provide ADA Routes

Approved with an option

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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with an Option:**

1. The applicant may select to adjust the slope of the ramp to accommodate ADA requirements.

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, absent 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: September 21, 2023, Cheryl Coopersmith, Town of Orangetown

TOWN OF ORANGETOWN
2023 OCT 17 P 1:26
TOWN CLERK'S OFFICE

ACABOR #23-42
Verizon Sign Plan
Approved as Presented

Permit #Sign-3798-23

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TO: Brian O'Connor, Frohling Sign Company, 711 Executive
Boulevard, Congers, New York 10989
FROM: Architecture and Community Appearance Board of
Review

RE: Verizon Sign Plan: The application of Frohling Sign Company – Brian O'Connor, applicant for Verizon, owner, for Review of a Sign Plan at a site known as "Verizon 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 23 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 3; LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 21, 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 and Project Narrative prepared by Frohling Sign Company, dated September 5, 2023..
- B. Building Permit Referral prepared by Rick Oliver, dated August 8, 2023.
- C. Sign Plans prepared by Ware Malcomb design, dated May 5, 2023:

Cover Sheet, last revised June 5, 2023

Sheet Number 2: Sign Location Plan

Sheet Number 4: Street/Context Photos, revised May 12, 2023

Sheet Number 5: Sign 1 – West Elevation Wall Sign Rendering

Sheet Number 6: Sign 1 – West Elevation Wall Sign Fabrication Detail

Location Plan, Kings Highway Orangeburg

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sign measuring 55" by 88" and is a non-illuminated panel. The sign is the same size as the existing sign and will be installed in the same location.

2. The Board found that the sign would be placed on the west elevation of the existing building. The main field of the sign is gray with white lettering and a red check mark, as 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.

TOWN CLERK'S OFFICE

2023 OCT 17 P 1:26

TOWN OF ORANGETOWN

ACABOR #23-42
Verizon Sign Plan
Approved as Presented

Permit #Sign-3798-23

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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 Shirley Goebel Christie 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, absent 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: September 21, 2023
Cheryl Coopersmith
Town of Orangetown

TOWN OF ORANGETOWN
2023 OCT 17 P 1: 26
TOWN CLERK'S OFFICE

**ACABOR #23-43
M & R United Deli Sign Plan
Approved as Presented**

Permit Sign #3789-23

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**TO: Robin Foley, Foley Sign Shop, 20-H Mountainview
Avenue, Orangeburg, New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: M & R United Deli Sign Plan: The application of M & R United Deli, applicant for Town Plaza 2, owner, for Review of a Sign Plan at a site known as "M & R United Deli 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 500 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 6; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 21, 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 August 7, 2023.**
- C. Sign Plans prepared by Foley Sign Shop, undated.**

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing light box sign with the proposed sign; main field of white with black lettering, a band of red on the bottom with white lettering and a logo of white, black and red. The sign would measure 143 ¾" by 29 ¾" in height and be internally illuminated. In addition, the existing directory would have a double-sided panel stating the name of the store on a white background with black lettering.

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 OCT 17 P 1:27

TOWN OF ORANGETOWN

ACABOR #23-43
M & R United Deli Sign Plan
Approved as Presented

Permit Sign #3789-23

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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 Deborah Stuhlweissenburg, 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, absent 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: September 21, 2023, Cheryl Coopersmith, Town of Orangetown



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TO: John McAndrew, 4 Regina Court, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: **McAndrew Plans:** The application of John McAndrew, owner, for Review of Site/ Structure Plans at a site known as “**McAndrew Plans**”, located in the Deer Park Subdivision, 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 Regina Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.16, Block 3, Lot 21; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 21, 2023**, at which time the Board made the following determinations:

Patricia and John McAndrew appeared and testified.

A. Site Plan.

B. Architectural Plans prepared by John Perkins, RA, last dated July 13, 2023.

C Material Specification sheet.

D. Building Permit Referral from Rick Oliver, Building Inspector, dated July 28, 2023.

FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have Cyprus color vinyl siding manufactured by Dutchlap, or equal. The roof singles would be manufactured by GAF in charcoal grey, or equal. The garage doors and front door would be brown. The deck would be brown composite.
2. The Board found that the applicant requested the option for Decorative Stonework to be placed on as noted on the plans, by the front door and foundation under the living room windows. The plan shall be revised to note that stonework is optional. There would be metal roof over the dormer window. The chimney on the house is optional and may be replaced with gas, a note shall be placed on the plan noting it is an optional feature.
3. The Board found that the existing landscape would remain. The Board requested that in the event the landscaping is damaged during construction new landscaping shall be placed on the site.

TOWN CLERK'S OFFICE

2023 OCT 17 P 1:27

TOWN OF ORANGETOWN

ACABOR #22-44
McAndrew Plans
Approved as Presented

Permit #BLDR-3738-23

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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.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with Options:**

1. The applicant has the option of placing stonework on the house, it should be noted on the plan that it an optional item.
2. The applicant has the option of removing the chimney on the back and just having gas, it should be noted on the plan that it an optional item.
3. In the event that the existing landscaping is damaged during construction, additional landscaping shall be added to the site.
4. The Garage Doors and front door may be the color brown.

The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Matt Miller, 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: September 21, 2023
Cheryl Coopersmith

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