

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 7, 2023**

MEMBERS PRESENT:

Christopher Dunnigan, Chairman
Shirley Goebel Christie
Matt Miller
Sharon Burke
Brian Aitcheson

MEMBERS ABSENT: Joseph Milillo and Deborah Stuhlweissenburg

ALSO, PRESENT: Dennis Michaels, 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.

Continued item:

Doo's Acupuncture Sign Plan	ACABOR #23-53
Review of Sign Plan	Approved with a
Orangetown Shopping Center	Condition
Dutch Hill Road and	
Orangeburg Road, Orangeburg	
Section 74.10, Block 1, Lot 67; CS zoning district	

New Items:

Rivian Blauvelt Service and Delivery Plan	ACABOR #23-55
Mural Painting Plans	Approved as
800 Bradley Hill Road, Blauvelt	Presented
Section 65.18, Block 1, Lot 3, LI zoning district	

Triumph Tae Kwon Do Sign Plan	ACABOR #23-56
Review of a Sign Plan	Approved as
588 Route 303, Blauvelt	Presented
Section 70.14, Block 4, Lot 9; CC zoning district	

Armoni Inn & Suites Sign Plan	ACABOR #23-57
Review of Sign Plan	Approved with
329 Route 303, Orangeburg	Conditions
Section 74.11, Block 2, Lot 25; CC zoning district	

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman
and seconded by Matt Miller 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: December 7, 2023
Cheryl Coopersmith

Cheryl Coopersmith

RECEIVED
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD
DECEMBER 11 2023

ACABOR #23-53

Permit #Sign-4080-23

**Doo's Acupuncture Sign Plan
Approved with a Condition**

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

December 7, 2023

Page 1 of 2

TO: Hispana Signs, Maite Shinin, 175 North 9W, Congers, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Doo's Acupuncture Sign Plan:** The application of Maite Shinin/ Hispana Signs, applicant, for UB Orangeburg, owner, for Review of a Sign Plan at a site to be known as "**Doo's Acupuncture 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 meetings held **Thursday, November 16 and December 7, 2023**, at which time the Board made the following determinations:

November 16, 2023

Maite Shinin 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 September 25, 2023.
- C.** Sign Plan prepared by Hispana Signs, dated September 21, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sign to be mounted on an existing raceway mounting from a prior occupant of the storefront. The materials of the sign would be plexiglass with plastic trim with LED module lighting. The letter colors would be green and white.
2. The Board found the colors of the sign could be brighter and requested that the colors be changed.

The applicant requested a **CONTINUATION**

December 7, 2023

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

- A.** Sign Plans prepared by Hispana Signs, dated November 11, 2023.

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 7, 2023
Page 1 of 2

1. The Board found that the applicant offered the Board two color combinations for the proposed sign:

A. Navy Blue (color 2B399) and Green (color 8DC63F), or equal
or

B. Red (color EC2036) and Green (color 90C642)

The Board and applicant agreed upon the first color combination of Navy Blue and Green (colors 2B399 and 8DC63F) or equal.

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 a Condition:**

1. The Sign color combination shall be Navy Blue and Green (colors 2B399 and 8DC63F) or equal.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller, aye and Joseph Milillo, absent.

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: December 7, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD
DEC 11 2023

ACABOR #23-55:

Permit #BLDC-4237-23

Rivian Blauvelt Service and Delivery Mural Plan

Approved as Presented

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

December 7, 2023

Page 1 of 1

TO: Michael Darcy, Reztark Design Studio, 601 Main Street,
Suite 200, Cincinnati, OH 45202

FROM: Architecture and Community Appearance Board of
Review

RE: Rivian Blauvelt Service and Delivery Plan: The
application of Reztark Design Studio, applicant for AG-OE 800 Bradley Hill Road,
owner, for Review of exterior paint and lighting plan at a site known as "Rivian
Blauvelt Service and Delivery Mural 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 800 Bradley Hill Road, Blauvelt, Town of
Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 65.18, Block 1, Lot 3 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, December 7, 2023**, at
which time the Board made the following determinations:

Michael Darcy 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 July 10, 2023.

C. Plans prepared by Reztark Design Studio.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a large design mural
on the surface of the building, on a concrete primed surface and hand
painted.

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 Brian Aitcheson and carried as follows: Christopher Dunnigan,
Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent;
Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller, aye and Joseph Milillo,
absent.

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: December 7, 2023
Cheryl Coopersmith
Town of Orangetown

Cheryl Coopersmith
TOWN CLERK

RECEIVED
TOWN OF ORANGETOWN
CLERK'S OFFICE
DEC 11 2023

ACABOR #23-56
Triumph Tae Kwon Do Sign Plan
Approved as Presented

Permit #Sign-3221-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 7, 2023
Page 1 of 1

TO: Maite Shinin, Hispana Signs, 175 North Route 9W, Suite
12, Congers, New York, 10920
FROM: Architecture and Community Appearance Board of
Review

RE: **Triumph Tae Kwon Do Sign Plan:** The application of
Maite Shinin/ Hispana Signs, applicant, for Kyoung Jinch, owner, for Review of a
Sign Plan at a site to be known as "Triumph Tae Kwon Do 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 588
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 9 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, December 7, 2023**, at
which time the Board made the following determinations:

Maite Shinin 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 May 5, 2023.
- C. Sign Plan prepared by Hispana Signs, dated August 22, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sign consisting of front lit
LED Channel Letters with raceway mounting on the storefront. The colors of
the sign would be red and white lettering with a white, yellow and black logo.

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 Sharon Burke and carried as follows: Christopher
Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah
Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller,
aye and Joseph Milillo, absent.

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: December 7, 2023
Cheryl Coopersmith
Town of Orangetown

Cheryl Coopersmith

DECISION 12/7/23
E. J. J. J. J.
TOWN OF ORANGETOWN

Permit #Sign-4184-23

**TO: Leonid Ifrainov, 2571 East 17 Street, 3rd Floor, Brooklyn,
New York 11235**

**FROM: Architecture and Community Appearance Board of
Review**

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 7, 2023**, at which time the Board made the following determinations:

A. Material Specification Sheet and Project Narrative.

B. Building Permit Referral prepared by Rick Oliver, dated May 5, 2023.

C. Sign Plan prepared by Matte Signs.

1. The Board found that the applicant proposed 2 signs. The first sign would be a replacement for an existing monument sign, to be placed at the same location. The new sign would have double sided channel letters and not be lit.

2. The Board found that the second sign requested would be placed on the building façade as noted in the submitted plans. The sign would have internally illuminated channel letters, blue letters with a yellow “A”. The material would be ½” thick white Acrylic with vinyl diffuser.

The hearing was then opened to the Public.

Public Comment:

Tommy Taylor, 40 Kings Highway, Orangeburg; held that before signs are considered, the hotel should be fixed, noting the lights in the east parking lot.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

TO THE CHIEF OF POLICE
CITY OF NEW YORK
NEW YORK

ACABOR #23-57
Armoni Inn & Suites Sign Plan
Approved with Conditions

Permit #Sign-4184-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 7, 2023
Page 2 of 2

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

1. The new monument sign shall not be internally or externally lit.
2. The sign on the building shall have internally illuminated channel letters, blue letters with a yellow "A".

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller, aye and Joseph Milillo, absent.

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: December 7, 2023
Cheryl Coopersmith
Town of Orangetown



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TOWN OF ORANGETOWN
CLERK'S OFFICE
JAN 10 2024