

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 4, 2024**

MEMBERS PRESENT:

Deborah Stuhlweissenburg
Shirley Goebel Christie
Joseph Milillo
Matt Miller
Sharon Burke
Brian Aitcheson

MEMBERS ABSENT: None

ALSO, PRESENT: Denis Michaels, Deputy Town Attorney and
Katlyn Bettmann, Clerk Typist

Shirley Goebel Christie called the meeting to order at 7:30 p.m.
Ms. Goebel Christie read the agenda. Hearings as listed on this meeting's
agenda, which are made a part of these minutes, were held as noted below.

Rockland Country Club Golf Cart Wash Plan	ACABOR #24-01
Review of Site/ Structure Plan	Approved
597 Route 340, Sparkill	as Presented
Section 78.09, Block 1, Lot 24; R-80 zoning district	

M & Sons Construction Sign Plan	ACABOR #24-02
Westshore Plaza	Approved with
Review of Sign Plan	Options
580-14 Route 303, Blauvelt	
Section 70.14, Block 4, Lot 13; CC zoning district	

One Ramland Road Exterior Improvement Plans	ACABOR #24-03
Review of Exterior Improvement Plan	Approved
1 Ramland Road, Orangeburg	as Presented
Section 73.20, Block 1, Lot 24; LIO zoning district	

BCR Realty Light Pole Plan	ACABOR #24-04
Review of Light Pole Plan	Approved
516 Route 303, Orangeburg	as Presented
Section 74.07, Block 1, Lot 3; CC zoning district	

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg
and seconded by Brian Aitcheson 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: January 4, 2024
Cheryl Coopersmith

Cheryl Coopersmith

TOWN OF ORANGE TOWN
JAN 19 11:04
TOWN CLERK'S OFFICE

ACABOR #24-01
Rockland Country Club Golf Cart Washer Plans
Approved as Presented

Permit #BLDC-3040-23

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TO: Bart Rodi, 234 South Grant Avenue, Congers, New York
07624
FROM: Architecture and Community Appearance Board of
Review

RE: **Rockland Country Club Golf Cart Wash Plan:** The application of Bart Rodi, applicant, for Rockland Country Club, owner, for Review of Site/ Architectural Plans at a site known as “**Rockland Country Club Golf Cart Wash 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 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 4, 2024**, at which time the Board made the following determinations:

Bart Rodi, Steven Yarky and Christopher Smith appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative, dated September 23, 2023.
- B. Building Permit Referral prepared by Rick Oliver, dated April 7, 2023.
- C. Plans prepared by Bart Rodi, PE, dated March 25, 2023, last revision date of November 13, 2023, with photographs of the site.
- D. Copy of PB #23-39, Preliminary Site Plan Approval Subject to Conditions, dated November 8, 2023.

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2024 JAN 19 A 11:04
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FINDINGS OF FACT:

1. The Board found that the applicant proposed the addition of a stainless-steel wash station to the site for the applicant's use.
2. The Board found that no lighting would be erected at the site for the wash station and that there would be a low hum sound when in use.

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 Sharon Burke and seconded by Joseph Milillo and carried as follows: 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: January 4, 2024
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2024 JAN 19 A 11:04
TOWN CLERK'S OFFICE

M & Sons Construction Sign Plan
Approved with Options

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TO: Louis Rakoszynski, 580 Route 303, Westshore Plaza,
Blauvelt, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **M & Sons Construction Sign Plan:** The application of Martin Gonzalez, applicant, for Westshore Plaza, owner, for Review of Sign Plan at a site to be known as “**M & Sons Construction 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 580-14 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, January 4, 2024**, at which time the Board made the following determinations:

Martin Gonzalez 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 November 6, 2023.
- C.** Sign Plan prepared by Westshore Plaza, undated.

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, as noted on the plans. The materials of the sign would be white acrylic with vinyl graphics. The sign on the storefront would measure 3/16” by 20” by 10’. The words “& Sons Construction” would be Black and the “M” would be red. The sign on the pylon sign would be white background with black lettering.
2. The Board gave the applicant two options regarding the pylon sign:
 - a. Option one was to have the “M” on the pylon made red to match the storefront sign,
 - b. Option two was to have the font on the pylon match the font on the storefront sign as well. The storeowner will check with the landlord to verify the requirements for the tenant signs and choose his options.

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
2024 JAN 19 A 11:04
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with Options:**

1. The sign on the storefront will measure 3/16" by 20" by 10'. The words "& Sons Construction" will be Black and the "M" would be red. The sign on the pylon sign will be white background with black lettering.
2. The Board gave the applicant two options regarding the pylon sign:
 - a. Option one was to have the "M" on the pylon made red to match the storefront sign,
 - b. Option two was to have the font on the pylon match the font on the storefront sign as well. The storeowner will check with the landlord to verify the requirements for the tenant signs and choose his options.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Joseph Milillo and carried as follows: 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: January 4, 2024
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2024 JAN 19 A 11:04
TOWN CLERK'S OFFICE

ACABOR #24-03

Permit #3602

One Ramland Road Exterior Improvement Plans
Exterior Improvement Plan
Approved as Presented

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: One Ramland Road Exterior Improvement Plans: The application of 1547 CSR – Orangeburg, owner, for Review of an Exterior Improvement Plan to include mechanical and electrical equipment installed on the roof and equipment yard at a site known as “One Ramland Road Exterior Improvement 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 1 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 24 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 4, 2024**, at which time the Board made the following determinations:

Donald Brenner and Patrick Hynes 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 6, 2023.
- C. Plans prepared by BALA Engineers:
 - Drawings A1 through A4, dated October 30, 2023
 - Drawings C-010 through C-900, dated October 18, 2023

FINDINGS OF FACT:

1. The Board found that existing plantings on site created a visual obstruction, not allowing the generators to be viewed from off site.
2. The Board found that 3 generators interior Data Hall RDC-3 #3605-23 and 3 generators RDC6 (interior) would be installed on the roof and equipment yard to support the structure.

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 OF ORANGETOWN
JAN 19 11:04
TOWN CLERK'S OFFICE

ACABOR #24-03
One Ramland Road Exterior Improvement Plans
Exterior Improvement Plan
Approved as Presented

Permit #3602

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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: 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: January 4, 2024
Cheryl Coopersmith, Town of Orangetown



TOWN OF ORANGETOWN
2024 JAN 19 A 11:05
TOWN CLERK'S OFFICE

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TO: Robert Stabile, 16 Lark Street, Pearl River, New York,
10965
FROM: Architecture and Community Appearance Board of
Review

RE: **BCR Realty Light Pole Plan:** The application of Robert Stabile, owner, for Review of a Light Pole Plan at a site known as “**BCR Realty Light Pole 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 516 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 3 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, January 4, 2024**, at which time the Board made the following determinations:

Robert Stabile 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 6, 2023.
- C. Site plan noting location of new light pole and Light Pole Kit Specifications, prepared by Energy Light, Inc., undated.

FINDINGS OF FACT:

1. The Board found that the project scope is the placement of a new ten-foot light pole, with 80 watt per fixture LED in the rear of the site. The light pole matches the design of the existing light poles on site. The light would be on a timer, from dusk till dawn, the same as the existing poles on site.

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 Sharon Burke and carried as follows: Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, absent, 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: January 4, 2024
Cheryl Coopersmith
Town of Orangetown



TOWN CLERK'S OFFICE

2024 JAN 19 11:05

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