

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of November 16, 2023**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:** Matt Miller

**ALSO, PRESENT:** Stephine Schera, 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:**

<b>Rivian Blauvelt Service and Delivery Plan</b>	<b>ACABOR #23-51</b>
Exterior Painting and Lighting Plans	<b>Approved</b>
800 Bradley Hill Road, Blauvelt	<b>with a Condition</b>
Section 65.18, Block 1, Lot 3; LI zoning district	

<b>East Coast BLR Plans</b>	<b>ACABOR #23-52</b>
(11 Kings Highway Plans)	<b>Approved</b>
Review of Site/Architectural Plans	<b>with a Condition</b>
11 Kings Highway, Orangeburg	
Section 74.11, Block 2, Lot 4; LIO zoning district	

<b>Doo's Acupuncture Sign Plan</b>	<b>ACABOR #23-53</b>
Review of Sign Plan	<b>Continued to</b>
Orangetown Shopping Center	<b>December 7, 2023</b>
Dutch Hill Road and	<b>Meeting</b>
Orangeburg Road, Orangeburg	
Section 74.10, Block 1, Lot 67; CS zoning district	

<b>Noble Essence Market Sign Plan</b>	<b>ACABOR #23-54</b>
Review of Sign Plan	<b>Approved as</b>
646 Main Street, Sparkill	<b>Presented</b>
Section 77.08, Block 4, Lot 21	
CS zoning district	

**Other Business:** The Board reviewed and approved the change in façade color  
for a new house in the SMK Erie Subdivision, 70.13-1-20.5, 30 Pvt. Rel Regno  
Court, Blauvelt. The approved new colors are as follows: off white siding with  
dark grey stone under the window sills across the front façade and no stone on  
the gable.

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman  
and seconded by Deborah Stuhlweissenburg 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 applicants. As there was  
no further business before the Board, the meeting was adjourned at 8:30 p.m.

**Dated: November 16, 2023**  
**Cheryl Coopersmith**

*Cheryl Coopersmith*  
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CLERK TYPIST

**ACABOR #23-51: Rivian Blauvelt Service  
and Delivery Plan**

**Permit #BLDC-3617-23**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
Approved with a Condition  
November 16, 2023  
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**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 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, November 16, 2023**, at which time the Board made the following determinations:

Michael Darcy and Mi Rae Lee 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 dated June 1, 2023, last revision date of October 2, 2023:**
  - AE-000: Cover Sheet
  - AE-010: Architectural Site Plan
  - AE-161A: Reflected Ceiling Plan – Area A-Ground Floor
  - AE-201: Exterior Elevations
  - AE-202: Exterior Elevations
  - EE-101: Electrical Exterior Plan
  - EE-601: Electrical Exterior Schedules
- D. S-1: Site Plan prepared by SESI, dated March 31, 2023**
- E. Wac lighting Specification Sheets.**

TOWN OF ORANGETOWN  
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Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
Approved with a Condition  
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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place surface mounted Can Lights and Linear Wall Wash fixtures installed under an existing overhang on the south corner of the Building. The lighting exterior and the entire exterior would be painted black.
2. The Board found that signage for the site would need to come back for review and approval as a separate item.

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. Signage for the site shall return to ACABOR for review as a separate item.

The foregoing resolution was presented and moved by Shirley Goebel Christie 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: November 16, 2023  
Cheryl Coopersmith  
Town of Orangetown



TOWN OF ORANGETOWN  
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**ACABOR #23-52**  
**East Coast BLR Plans**  
**Approved with a Condition**

**Permit #BLDC-2053-22**

**Town of Orangetown – Architecture and Community Appearance**  
**Board of Review Decision**  
**November 16, 2023**  
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**TO:** Bart Rodi, 234 South Grant Avenue, Congers, New York  
07624  
**FROM:** Architecture and Community Appearance Board of  
Review

**RE:** **East Coast BLR Plans:** The application of Thota Nagaraja, applicant, for East Coast BLR 1993, owner, for Review of Site/ Architectural Plans at a site known as “**East Coast BLR 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 11 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 4 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, November 16, 2023**, at which time the Board made the following determinations:

Bart Rodi appeared and testified. The Board received the following items:

- A.** Material Specification Sheet and Project Narrative, dated October 15, 2023.
- B.** Building Permit Referral prepared by Rick Oliver, dated September 20, 2022.
- C.** Plans prepared by Bart Rodi, PE:
  - T-1: Title Page and Vicinity Map, dated November 2, 2022, last revised May 2, 2023
  - SP-1: Proposed Site Plan, dated October 20, 2022
  - SP-2: Existing Conditions Site Plan, dated May 2, 2023
  - SP-5: Proposed Lighting & Landscape Plan, dated May 2, 2023
  - A-1: Proposed Elevations, dated September 15, 2022, last revised November 4, 2023
  - A-2: Proposed Warehouse Addition, dated September 15, 2022
- D.** Copies of the following Board Decisions: ZBA #23-39, Variances Approved with Specific Conditions, dated October 4, 2023 and Planning Board Decision #23-07, Preliminary Site Plan Approval Subject to Conditions, dated June 28, 2023.

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

ACABOR #23-52  
East Coast BLR Plans  
Approved with a Condition

Permit #BLDC-2053-23

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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**FINDINGS OF FACT:**

1: The Board found that the applicant proposed an expansion to an existing structure. The siding would be brick/ split face block. The brickwork on the existing building would need to be painted to match the color of the proposed addition, burgundy color. The side elevation of the addition would be split face in a grey color. The architectural plan would need to be revised to reflect the color changes to the façade.

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 siding will be brick/ side-split face block. The brickwork on the existing building shall be painted to match the color of the proposed addition, burgundy color. The side elevation of the addition will be split face in a grey color. The architectural plan shall be revised to reflect the color changes to the façade.

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, 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: November 16, 2023  
Cheryl Coopersmith  
Town of Orangetown



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

ACABOR #23-54

Permit #Sign-3844-23

Noble Essence Market Sign Plan  
Approved as Presented

Town of Orangetown – Architecture and Community Appearance  
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November 16, 2023  
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TO: Nabila Sarwari, 646 Hispana Signs, Maite Shinin, 175  
North 9W, Congers, New York  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Noble Essence Market Sign Plan:** The application of  
Nabila Sarwari, owner, for Review of a Sign Plan at a site known as “**Nobel  
Essence Market 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 646 Main Street, Sparkill, Town of Orangetown, Rockland  
County, New York, and as shown on the Orangetown Tax Map as Section 77.08,  
Block 4, Lot 21 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, November 16, 2023**, at  
which time the Board made the following determinations:  
The Board received the following items:

- A. Material Specification Sheet and Project Narrative.
- B. Building Permit Referral prepared by Rick Oliver, dated September 1, 2023.
- C. Sign Plan prepared by Foley Sign Shop, dated October 24, 2023.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed a new sign to be hung from  
the existing sign bracket. The sign would be aluminum double-sided vinyl  
gold metallic lettering. The sign would measure 40” by 40”, with the main field  
of black with the logo and lettering in gold.

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.

**Public Comment:**

James Clerny, 20 Valentine, Sparkill stated that he liked the sign.

**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: November 16, 2023  
Cheryl Coopersmith  
Town of Orangetown

*Cheryl Coopersmith*  
TOWN OF ORANGETOWN  
NOV 16 2023