

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of November 2, 2023**

**MEMBERS PRESENT:**

Christopher Dunnigan, Chairman  
Deborah Stuhlweissenburg  
Shirley Goebel Christie  
Joseph Milillo  
Matt Miller

**MEMBERS ABSENT:** Sharon Burke and Brian Aitcheson

**ALSO, PRESENT:** Denise Sullivan, 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.

**La Famiglia Lanni Awning Plan**

**ACABOR #23-48**

Review of Awning Plan  
645 Main Street, Sparkill  
Section 77.08, Block 5, Lot 48.1  
CS zoning district

**Approved  
as Presented**

**Caribbean Food Delights Site Plan**

**ACABOR #23-49**

Review of Site/Architectural Plans  
117 Route 303, Tappan  
Section 74.19, Block 1, Lot 2  
Route 303 Overlay and LI zoning district

**Approved with  
a Condition**

**Orangeburg Commons Plan Amendment**

**ACABOR #23-50**

Review of Site/ Architectural Plan  
Route 303 and Stevens Way  
Orangeburg  
Section 74.15, Block 1,  
Lots 21.1, 21.2, 21.3, 21.4, 21.5 and 22  
Route 303 Overlay and LI zoning district

**Approved with  
Conditions**

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 applicant. As there was  
no further business before the Board, the meeting was adjourned at 8:30 p.m.

**Dated: November 2, 2023**  
**Cheryl Coopersmith**

*Cheryl Coopersmith*

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ACABOR #23-48

Permit #Sign-.4104-23

La Famiglia Lanni Awning Plan  
Approved as Presented

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TO: Quinn Development, 127 River Road, Nyack, New York  
10960  
FROM: Architecture and Community Appearance Board of  
Review

RE: **La Famiglia Lanni Awning Plan:** The application of La Famiglia Lanni, applicant, for Quinn Development, owner, for Review of an Awning I Plan at a site known as “**La Famiglia Lanni Awning 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 645 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 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 2, 2023**, at which time the Board made the following determinations:

Kimberly Lanni 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 27, 2023.
- C. Awning photographs.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a weather protection awning, as noted on the submitted drawings. The material would be canvas in black with a gold logo. The plans note the dimensions of the awning. The awning would be placed over the entrance to the building.


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 Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; 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: November 2, 2023  
Cheryl Coopersmith  
Town of Orangetown

  
TOWN OF ORANGETOWN  
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**ACABOR #23-49**  
**Caribbean Food Delights Site Plan**  
**Approved with a Condition**

**Permit #BLDC-2833-23**

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

**RE: Caribbean Food Delights Plan:** The application of Caribbean Food Delights, applicant, for 117 Route 303 LLC, owner, for Review of Site/ Architectural Plans at a site known as “**Caribbean Food Delights 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 117 Route 303, in the Route 303 Overlay Zone, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.19, Block 1, Lot 2 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 2, 2023**, at which time the Board made the following determinations:

Donald Brenner, Mike Robarge and Steven Kad 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 February 27, 2023.**
- C. Plans prepared by Rettew Associates, dated May 17, 2023, last revised September 29, 2023:**
  - C1.0: Existing Conditions/ Demolition Plan
  - C2.0: Enlarged Layout plan
  - C3.0: Enlarged Grading/Utility Plan
  - C4.0: Enlarged Landscaping Plan
  - C5.0: Details
  - C5.1: Details
  - ES1.0: Erosion and Sedimentation Control Plan
  - ES2.0: Erosion and Sedimentation Control Plan
- D. Design plans prepared by Jewett Construction and MA Design, dated April 28, 2023 and color renderings.**
- E. Lighting Specifications, manufacture Lithonia Lighting, WSQ Architectural Wall Sconce.**
- F. Copy of PB #.23-43, Preliminary Site Plan Approval Subject to Conditions, dated October 11, 2023.**

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed the construction of a new 1,939 square foot building addition on the northwest corner of the existing building with new sidewalks around the addition.
2. The Board found that the plans include an on-site berm to create a rain garden depression. Two trees would be relocated in order to create the rain garden. The Board requested that 4 maple trees, each a minimum of 10-12 feet in height, be added on the Route 303 side of the building, along the front of side of the berm, in front of the new addition. The trees should avoid the new rain garden.
3. The Board found that the proposed addition does not fit with the existing structure, there is no transition between the two buildings.

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. Two trees are to be relocated in order to create the rain garden, therefore 4 maple trees, each a minimum of 10-12 feet in height, shall be added on the Route 303 side of the building, along the front of side of the berm, in front of the new addition. The trees should avoid the new rain garden.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; 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: November 2, 2023**  
Cheryl Coopersmith  
Town of Orangetown

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**ACABOR #23-50**  
**Orangetown Commons Plan Amendment**  
**Approved with Conditions**

**Permit #BLDC-3680-23**

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**TO:** Noelle Wolfson, One North Broadway, Ste. 400, White Plains, New York 10601  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Orangeburg Commons Plan Amendment:** The application of FB Orangetown Retail Three LLC, owner, for Review of Site/ Architectural Plans at a site known as “**Orangeburg Commons Plan Amendment**” 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 Route 303 and Stevens Way, in the Route 303 Overlay Zone, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lots 21.1, 21.2, 21.3, 21.4, 21.5 and 22 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 2, 2023**, at which time the Board made the following determinations:

Chirag Thakkar, Noelle Wolfson and Todd Nacy appeared and testified. The Board received the following items:

- A.** Material Specification Sheet and Project Narrative, prepared by Hocherman Tortorella and Wekstein, dated October 4, 2023.
- B.** Building Permit Referral prepared by Rick Oliver, dated July 19, 2023.
- C.** Architectural renderings and plans prepared by Michael Crislip, dated October 3, 2023.
- D.** Civil Plans prepared by Bhatt Thakkar Engineering, last revision date of August 17, 2023, Sheets 1 through 16.
- E.** Tree plan prepared by Bhatt Thakkar Engineering, dated October 2, 2023.

**FINDINGS OF FACT:**

- 1. The Board found that the applicant proposed two commercial buildings at an existing shopping center pad. One building would measure approximately 2,556 SF (Tenant Space A) and one measuring approximately 4,612 SF for two tenants (Chipotle in Tenant Space B and Tenant for Tenant Space C) with related landscaping and site improvements as depicted on the submitted plans.

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2. The Board found that tenant signage is not proposed as part of this application and approval for signs shall be sought under a separate building permit.
3. The Board found that the Landscaping plan shall note River Rock instead of Mulch. The plans shall be revised to note the change in material.
4. The Board found that each building should have its own garbage container enclosure. The Enclosure should be masonry block to match the building, with three sides with a front gate.
5. The Board found that on the Chipotle building, tube lighting would be attached to the wall and light up red at night. The material would be metal/aluminum. All existing light poles in the area of the improvements would remain, however updated with new LED fixtures.

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 the following Conditions:**

1. Tenant signage is not proposed as part of this application and approval for signs shall be sought under a separate building permit.
2. The Landscaping plan shall note River Rock instead of Mulch. The plans shall be revised to note the change in material.
3. Each building shall have its own garbage container enclosure. The Enclosure shall be masonry block to match the building, with three sides with a front gate.
4. The Chipotle building shall have tube lighting attached to the wall and light up red at night. The material will be metal/aluminum. All existing light poles in the area of the improvements will remain, however updated with new LED fixtures.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; 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: November 2, 2023  
Cheryl Coopersmith  
Town of Orangetown

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