

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of October 5, 2023**

MEMBERS PRESENT:

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

MEMBERS ABSENT: None

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:

La Casa de las Pupusas Sign Plan

ACABOR #23-45

Review of a Sign
80 Route 303, Tappan
77.15, Block 1, Lot 23; CS zoning district

**Approved as
Presented**

Andres Studio Sign Plan

ACABOR #23-46:

Review of a Sign
82 Route 303, Tappan
77.15, Block 1, Lot 23; CS zoning district

**Approved as
Presented**

Bluebox Shipping Sign Plan

ACABOR #23-47

Review of a Sign
270 Oak Tree Road, Unit A, Palisades
Section 77.16, Block 1, Lot 31
LIO zoning district

**Approved as
Presented**

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: October 5, 2023
Cheryl Coopersmith**



TOWN OF ORANGETOWN
2023 OCT 31 P 1:28
TOWN CLERK'S OFFICE

ACABOR #23-45
La Casa de las Pupusas Sign Plan
Approved as Presented

Permit #Sign-3984-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 5, 2023
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TO: Maite Shimin, Hispana Signs, 175 N. 9W, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: La Casa de las Pupusas Sign Plan: The application of Maite Shimin for Hispana Signs, applicant for Stateline Plaza Inc., owner, for Review of a Sign Plan at a site known as “La Casa de las Pupusas 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 80 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 5, 2023**, at which time the Board made the following determinations:

Maite Shimin 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 August 24, 2023.**
- C. Sign Plans prepared by Hispana Signs, dated August 8, 2023:**
 - 1 of 3: Existing – Temporary Banner
 - 2 of 3: Proposed Sign
 - 3 of 3: Face Replacement to Existing Light Box

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to replace the face of an existing light box a sign. The sign would measure 15' in length by 2' in height. The main field of color is blue, with white and brown lettering with a top border of brown, as noted on the submitted plan. The sign would be placed over the storefront.**

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 31 P 1:28

TOWN OF ORANGETOWN

ACABOR #23-45
La Casa de las Pupusas Sign Plan
Approved as Presented

Permit #Sign-3984-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 5, 2023
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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 Joseph Milillo seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; 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: October 5, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 OCT 31 P 1:28
TOWN CLERK'S OFFICE

**ACABOR #23-46
Andres Studio Sign Plan
Approved as Presented**

Permit #Sign-3895-23

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 5, 2023
Page 1 of 2**

TO: Maite Shimin, Hispana Signs, 175 N. 9W, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: Andres Studio Sign Plan: The application of Maite Shimin for Hispana Signs, applicant for Stateline Plaza Inc., owner, for Review of a Sign Plan at a site known as "Andres Studio 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 82 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 5, 2023**, at which time the Board made the following determinations:

Maite Shimin 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 August 24, 2023.**
- C. Sign Plans prepared by Hispana Signs, dated August 8, 2023:**
 - 1 Of 3: Existing – Temporary Banner**
 - 2 of 3: Proposed Sign**
 - 3 of 3: Face Replacement to Existing Light Box**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to replace the face of an existing light box a sign. The sign would measure 10' in length by 2' in height. The main field of color is black, with gray and gold lettering, as noted on the submitted plan. The sign would be placed over the storefront.**

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
2023 OCT 31 P 1:28
TOWN CLERK'S OFFICE

ACABOR #23-46
Andres Studio Sign Plan
Approved as Presented

Permit #Sign-3895-23

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
October 5, 2023 ACABOR #23-45
Page 2 of 2

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 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, 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: October 5, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 OCT 31 P 1:28
TOWN CLERK'S OFFICE

ACABOR #23-47
Bluebox Shipping Sign Plan
Approved as Presented

Permit #Sign-3480-23

Town of Orangetown – Architecture and Community Appearance
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October 5, 2023
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TO: Yanis Simonovichus, 4422 Southernly Point Drive,
Haverstraw, New York 10920
FROM: Architecture and Community Appearance Board of
Review

RE: **Bluebox Shipping Sign Plan:** The application of Yanis Simonovichy, applicant, for Dean/Carson Tappan, owner, for Review of a Sign Plan at a site known as "Bluebox Shipping 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 270 Oak Tree Road, Unit A, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.16, Block 1, Lot 31; LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 5, 2023**, at which time the Board made the following determinations:

Yanis Simonovichus 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 June 16, 2023.
- C.** Sign Plans undated

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed a free-standing vinyl standing sign. The sign would measure 46.25" by 19.27". The main field of color would be white with blue lettering and black lines.

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
2023 OCT 31 P 1:28
TOWN CLERK'S OFFICE

ACABOR #23-47
Bluebox Shipping Sign Plan
Approved as Presented

Permit #Sign-3480-23

Town of Orangetown – Architecture and Community Appearance
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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 Brian Aitcheson and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; 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: October 5, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
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