

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 7, 2024**

MEMBERS PRESENT:

Deborah Stuhlweissenburg
Joseph Milillo
Matt Miller
Sharon Burke

MEMBERS ABSENT: Brian Aitcheson and Shirley Goebel Christie

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney and Elizabeth Decort, Secretarial Assistant II

Joseph Milillo called the meeting to order at 7:30 p.m.
Mr. Milillo 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:

Orangetown Jewish Center Light Pole Plan	ACABOR #24-09
Review of Light Pole Plan	Approved as
8 Independence Avenue, Tappan	Presented
Section 74.14, Block 1, Lot 4, R-15 zoning district	

Monzon Plans	ACABOR #24-10
Review of Site/ Architectural Plans	Approved as
44 Grand Avenue, Tappan	Presented
Section 77.10, Block 2, Lot 36, R-15 zoning district	

Mandara Wine Sign Plan	ACABOR #24-11
Review of Sign Plan	Approved as
27 Route 303, Tappan	Presented
Section 77.15, Block 1, Lot 34, CS, LO and Route 303 Overlay zoning districts	

A motion was made to adjourn the meeting by Matt Miller 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 8:00 p.m.

Dated: March 7, 2024
Cheryl Coopersmith

TOWN OF ORANGETOWN
2024 MAR 25 PM 4:30
RECEIVED TO NINGI

ACABOR #24-09
Orangetown Jewish Center Light Pole Plan
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
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TO: Bernard Weintraub, OJC, 8 Independence Avenue,
Orangeburg

FROM: Architecture and Community Appearance Board of
Review

RE: **Orangetown Jewish Center Light Pole Plan:** The application of Bernard Weintraub, applicant for Orangetown Jewish Center, owner for Review of a Light Pole Plan at a site to be known as “**Orangetown Jewish Center 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 8 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.14, Block 1, Lot 4 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2024** at which time the Board made the following determinations:

Bernard Weintraub appeared and testified. The Board received the following items:

A. Plan of Light Pole location.

FINDINGS OF FACT:

1. The Board found that Orangetown Jewish Center (OJC) is concerned about security and they received a grant to improve security at the site. The congregation decided to increase the number of light poles in the parking lot. The light poles close to #1 and #3 Chapel Court, are owned by OJC.

2. The Board found that the lights will be on timers, sundown to sunrise.

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 Matt Miller and second by Deborah Stuhlweissenburg and carried as follows;

Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, 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: March 7, 2024
Cheryl Coopersmith
Town of Orangetown



TOWN CLERK
2024 MAR 26 10:50 AM
TOWN OF ORANGETOWN

**ACABOR #24-10
Monzon Plans
Approved as Presented**

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

RE: Monzon Plans: The application of Abel Monzon, owner for Review of Site/ Architectural Plans at a site to be known as “**Monzon 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 44 Grand Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.10, Block 2, Lot 36 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2024** at which time the Board made the following determinations:

Donald Brenner and Abe Monzon appeared and testified. The Board received the following items:

- A.** Site Plan prepared by Robert Sorace, PLS, dated May 13m 2023, last revised September 21, 2023.
- B.** Architectural Plans prepared by Harry Goldstein, RA, dated August 12, 2021; Drawings 1 through 3.
- C.** Material Specification Sheet and Project Narrative prepared by Applicant.
- D.** A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

- 1.** The Board found that the site consisted of two lots that were merged to create one lot. The applicant obtained a Zoning Variance and is now appearing at ACABOR.
- 2.** The Board found that four sides of the house would be vinyl siding in Flint color, manufactured by Georgia Pacific Double 5-inch Lap Siding, or equal. The roof shingles would be Pewter, manufactured by Timberline, or equal. The Board granted the applicant the option of using stonework on the house, as noted on the plan. The stonework would be El Dorado Mezzafield Light, or equal.

BOARD APPROVED 3/7/24
DATE: 3/7/24
TOWN OF ORANGETOWN

ACABOR #24-10
Monzon Plans
Approved as Presented

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3. The Board found that the air conditioning unit would be placed on the left side of the garage. Lighting would consist of LED wall light fixtures above the garage door, front door and rear sliding glass door.
4. The Board found that there would be no additional tree plantings on the site.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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 second by Deborah Stuhlweissenburg and carried as follows;
Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, 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: March 7, 2024
Cheryl Coopersmith
Town of Orangetown

TOWN CLERK'S OFFICE
2024 MAR 29 P 1:30
TOWN OF ORANGETOWN

ACABOR #24-11
Mandara Wine Sign Plan
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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TO: Hispana Signs, 175 North Route 9W, Suite 12, Congers,
New York

FROM: Architecture and Community Appearance Board of
Review

RE: **Mandara Wine Sign Plan:** The application of Hispana Signs, applicant for Benbrook Tappan, owner for Review of a Sign Plan at a site to be known as “**Mandara Wine 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 27 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 34 in the CS, LO and Route 303 Overlay zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2024** at which time the Board made the following determinations:

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

A. Sign Plans and photographs prepared by Hispania Signs, dated January 29, 2023.

FINDINGS OF FACT:

1. The Board found that the proposed sign would be channel letters with a black cabinet, and would be internally illuminated, as noted on the submitted plans.

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 Matt Miller and second by Deborah Stuhlweissenburg and carried as follows;

Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, 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: March 7, 2024
Cheryl Coopersmith
Town of Orangetown

