

Soft Cloth Car Wash Sign and Canopy Plans

Attached please find a description of the proposed sign and canopy for the Soft Cloth Car Wash, located at 558 North Middletown Road, Pearl River. The colors are as depicted on the plans; blue, red and white.





Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2019 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input checked="" type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input checked="" type="checkbox"/> Other (specify): <u>Sign</u>	

PERMIT#: 40828
 ASSIGNED _____
 INSPECTOR: Gm

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Soft Cloth Car Wash Sign Plan

Street Address: 558 N. MIDDLETOWN Rd.
Pearl River, NY 10965

Tax Map Designation:

Section: 64.17 Block: 1 Lot(s): 77
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the E side of N Middletown Rd, approximately 304 feet N of the intersection of Townline, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel .84
School District Pearl River
Ambulance District Pearl River
Water District JNEZ

Zoning District CO
Postal District Pearl River
Fire District Pearl River
Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)

Install Standing Seam Awning

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 10/16/19 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Sign Creations Phone # 845-706-2220
Address: 60 N Harrison Ave. Suite 39 Congers NY 10900
Street Name & Number (Post Office) City State Zip Code

Property Owner: Tim Weigel Phone # 914-804-2010
Address: 358 N. Middletown Rd. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Bob Behles Phone # 800-779-8205
Address: 60 N Harrison
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | _____ |
| <input type="checkbox"/> Other | _____ |

Architectural & Community Appearance Board of Review

Date: 10/10/19 Section: 64.17 Block: 1 Lot: 77

Project Name: Soft Cloth Car Wash

Project Address: 558 N. Middletown Rd. Pearl River, NY 10965

Questions to be answered and returned to ACABOR with your completed application. Please state the Brand Name, Type, Style, Model and color numbers, etc. Actual material samples will need to be produced at the hearing.

1. Roof Shingles: /
2. Siding Type: /
3. Windows/Trim/Rail/etc: /
4. Any stone or rock being used on the structure and/or walkway(s):
/
5. Facade color schemes: Red / Blue - Canopy
6. Any other specific materials being used in the construction and/or renovation:
/
7. Do you have a landscape drawing attached? If not, please explain. (An explanation could be that the applicant is not changing the existing landscape.)
/
8. Where will any exterior air conditioning units be placed?
/
9. What type of lighting will be used in this project? And where will the lighting be placed on the property? Please provide a description.
/
10. Other Important Site and/or Architectural Features:
See Attached Description

- Fabricate (1) Shed Style Awning
- Welded Aluminum Square Tube Frame
- Drop 56", Projection 48", Width 492" and 12" Valance
- Blue Standing Seam Cover and Red Valance
- Fabricate (1) Gable Style Canopy
- Welded Aluminum Square Tube Frame
- Drop 74", Projection 177", Width 207" and 12" Valance
- Blue Standing Seam Cover
- Fabricate (8) Wall Panels
- (4) 108"H x 59"W and (2) 108"H x 48"W
- Blue 3mm Durabond Bottom Panels Painted Regal Blue
- Clear Plastic Upper Window Panels
- Fabricate (1) 48" x 120" Oval Light Box Sign (Soft Cloth Car Wash)
- Welded Aluminum Frame Blue
- .040 Aluminum Returns and Red Trim Cap
- White Translucent Acrylic Face with Digitally Printed Vinyl Overlay
- White LED Illumination
- Fabricate (1) 28" x 144" Light Box Sign (Kwik Lube)
- Welded Aluminum Frame
- Black .040 Aluminum Returns and Moldings
- White Translucent Acrylic Face with Digitally Printed Vinyl Overlay
- White LED Illumination

The above specification is
 been issued to the client
 SignCreations and may not be
 used without its written
 permission. The entire artwork
 protected under federal
 Copyright Laws. No photo
 reproduction or contact scale
 Make no Reproductions.

DATE: 10/10/2019	CLIENT: Soft Cloth Car Wash	APPROVAL:
CONTACT: Bob Behles	LOCATION: Pearl River, NY	DATE:
REVISIONS:	SIGN TYPE: Awnings and signage	

SIGNCREATIONS, INC.

60 N Harrison Ave
 Unit 39
 Congers, NY 10920
 T- 845-708-2220
 E- signcreationsny@gmail.com



PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: CD COMM **OFFICIAL USE ONLY** **ACREAGE:** .84
Inspector: G **Date App Received:** 4-30-19 **Received By:** LR
Permit No. 48828 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$300 **Ck#** 1025 **Paid By:** Sign Creations
GIS Fee: _____ **Ck#** _____ **Paid By:** _____
Stream Maintenance Fee **Ck#** 3111 **Paid By:** Molatanih Sign & Awning
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 558 N. Middletown Road, Pearl River, NY 10965
Section: 64.17 **Block:** 1 **Lot:** 77
Property Owner: Tim Weigel
Mailing Address: 558 Middletown Road, Pearl River, NY 10965
Email: _____ **Phone #:** 201-767-3070
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: Car Wash
Contact Person: Bob Behles **Relation to Project:** Contractor
Email: signcreationsny@gmail.com **Phone#:** 845-708-2220
Architect/Engineer: _____ **NYS Lic #** _____
Address: _____ **Phone#:** _____
Builder/General Contractor: Sign Creations **RC Lic #** _____
Address: 60 N. Harrison Ave. Congers, NY 10920 **Phone#:** 845-708-2220
Plumber: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Electrician: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: Car Wash
Proposed Project Description: Replacing Canopies and Signs

Proposed Square Footage: _____ **Estimated Construction Value (\$):** 18,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 2, Section 2-4 requires a CDOB approval.

Jan 11 - 9-13-19

Chapter 43, Table 3.11, Column 1, CO District, Column 5, paragraph 6
will move onto 1234 56789 with 605.2058 proposed.

FOR OFFICE USE ONLY SECTION 6417 BLOCK 1 LOT 77 NAME Bob Behles Car Wash PERMIT# 48828

RECEIVED

APR 30 2019

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Handwritten notes:
 3/28/19
 4/10/19
 4/12/19

DECISION

§ 3.11, COLUMN 5 PARAGRAPH 6: SIGN SIZE VARIANCE APPROVED

To: Bob Behles (Soft Cloth Carwash)
60 N. Harrison Avenue
Congers, New York 10920

ZBA #20-03
Date: February 5, 2020
Permit #48828

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#20-03: Application of Soft Cloth Car Wash for a variance from Zoning Code (Chapter 45) of the Town of Orangetown Code, CO District, Section 3.11, Column 5 Paragraph 6 (12 sq. ft. of signage permitted 428.18 sq. ft. existing, 605. 20 sq. ft. proposed) for the replacement of canopies and signs at an existing carwash. The carwash is located at 558 North Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 77 in the CO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 5, 2020 at which time the Board made the determination hereinafter set forth.

Maureen Flynn, Designer, Sign Creations, appeared and testified.

The following documents were presented:

1. Six pages of pictures of existing signage.
2. Four pages of proposed signage.
3. Site plan prepared by (no name) dated October 16, 2019.
4. ZBA Decision #70-167 dated 12/16/1970.
5. A letter dated December 11, 2019 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
6. A letter dated November 18, 2019 from the Rockland County Highway Department signed by Dyan Rajasingham, Engineer III.
7. A letter dated January 2, 2020 from the Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II.
8. No comment form from Rockland County Department of Health signed by Elizabeth Mello dated 12/30/ 2019.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that based upon the testimony heard by this Board, and the facts presented in the application, submissions and in the record, since this application seeks area or bulk variances for the construction or expansion of a primary or accessory or appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent

TOWN CLERK'S OFFICE
2020 FEB 13 P 1:36
TOWN OF ORANGETOWN

with local land use controls, this application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye; Mr. Bonomolo, aye; and Ms. Castelli, aye.

Maureen Flynn, sign designer, testified that they are proposing a standing seem awning that would clean up the façade and come out four feet from the building; that it would be 108" high and it will replace the 492 sq. ft. that exists; that she does not know how they determined the new measurement that the copy are for the Quick Lube Awning is 1' x 6'; that they may have measured everything including the color background; and that the proposal will look cleaner.

Public Comment:

No public comment

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested §3.11, Column 5 #6 sign size variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board agreed with the applicant that the proposed new signs and awning will be cleaner and more appealing to the eye. The applicant has agreed to the comply with the conditions imposed by the Rockland County Highway Department: (1) the proposed awnings shall be located on private property; (2) the proposed awnings shall no conflict with the traffic control signs or traffic signal lights on the County Road; and (3) a road work permit shall be obtained from the Rockland County Highway Department prior to starting any construction activities on the site.
2. The Board overrode the disapproval from Rockland County Planning in their letter dated December 11, 2019 because the proposal before the Board will not have an adverse effect on the neighborhood and will actually clean up the site.

TOWN OF ORANGETOWN
2020 FEB 13 P 1:36
TOWN CLERK'S OFFICE

3. The requested §3.11, Column 5 #6 sign size variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board agreed with the applicant that the proposed new signs and awning will be cleaner and more appealing to the eye. The applicant has agreed to the comply with the conditions imposed by the Rockland County Highway Department: (1) the proposed awnings shall be located on private property; (2) the proposed awnings shall no conflict with the traffic control signs or traffic signal lights on the County Road; and (3) a road work permit shall be obtained from the Rockland County Highway Department prior to starting any construction activities on the site.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
5. The requested §3.11, Column 5 #6 sign size variance, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board agreed with the applicant that the proposed new signs and awning will be cleaner and more appealing to the eye. The applicant has agreed to the comply with the conditions imposed by the Rockland County Highway Department: (1) the proposed awnings shall be located on private property; (2) the proposed awnings shall no conflict with the traffic control signs or traffic signal lights on the County Road; and (3) a road work permit shall be obtained from the Rockland County Highway Department prior to starting any construction activities on the site.
6. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested §3.11, Column 5 #6 sign size variance is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

TOWN OF ORANGETOWN
2020 FEB 13 11:36
TOWN CLERK'S OFFICE

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested §3.11, Column 5 #6 sign size variance is APPROVED; was presented and moved by Ms. Castelli seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; and Ms. Castelli, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: February 5, 2020

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. OF ENVIRONMENTAL
MGMT. and ENGINEERING
FILE/ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE
2020 FEB 13 P 4:38
TOWN OF ORANGETOWN

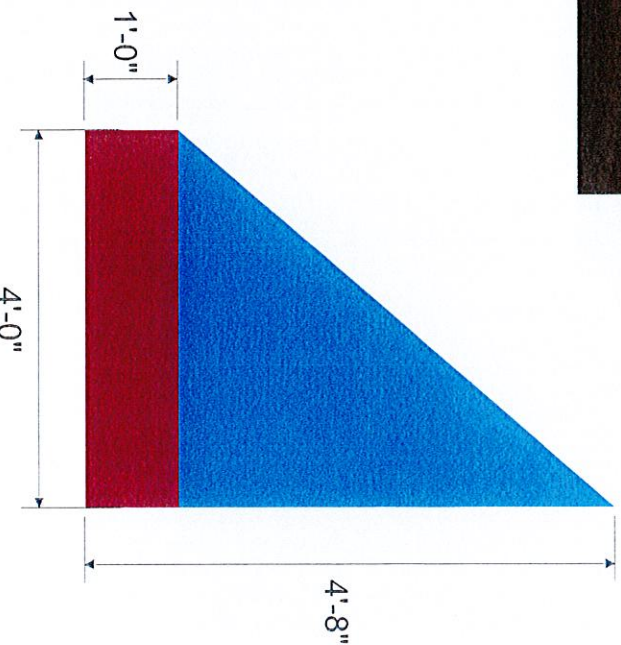
Soft Cloth Car Wash Standing Seam Awnings



Town Of Orange town
MEETING OF:
MAR 19 2020
ARCHITECTURE & COMMUNITY
APPEARANCE BRD OF REVIEW

Specifications

- Fabricate (1) Shed Style Awning
- Welded Aluminum Square Tube Frame
- Drop 56", Projection 48", Width 492" and 12" Valance
- Blue Standing Seam Cover and Red Valance
- Fabricate (1) Gable Style Canopy
- Welded Aluminum Square Tube Frame
- Drop 74", Projection 177", Width 207" and 12" Valance
- Blue Standing Seam Cover
- Fabricate (8) Wall Panels
- (4) 108"H x 59"W and (2) 108"H x 48"W
- Blue 3mm Durable Bottom Panels Painted Regal Blue
- Clear Plastic Upper Window Panels



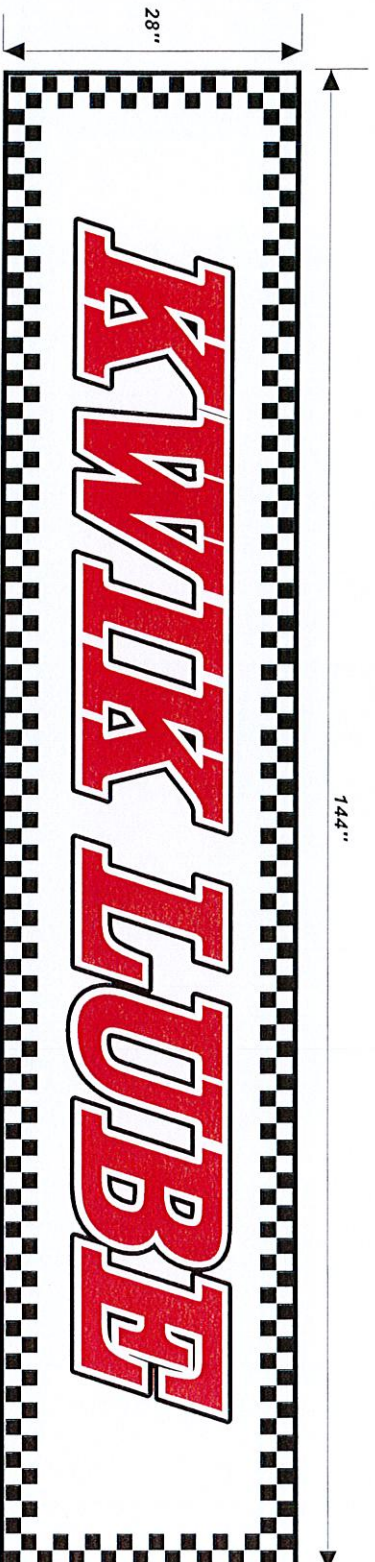
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DATE: 10/10/2019	CLIENT: Soft Cloth Car Wash	APPROVAL:
CONTACT: Bob Behles	LOCATION: Pearl River, NY	DATE:
REVISIONS:	SIGN TYPE: Awnings and Signs	SIGN CREATIONS, INC. 60 N Harrison Ave Unit 39 Congers, NY 10920 T- 845-708-2220 E- signcreationsny@gmail.com



Soft Cloth Car Wash

KWIK LUBE Light Box Sign



Specifications

- Fabricate (1) 28" x 144" Light Box Sign (Kwik Lube)
- Welded Aluminum Frame
- Black .040 Aluminum Returns and Moldings
- White Translucent Acrylic Face with Digitally Printed Vinyl Overlay
- White LED Illumination

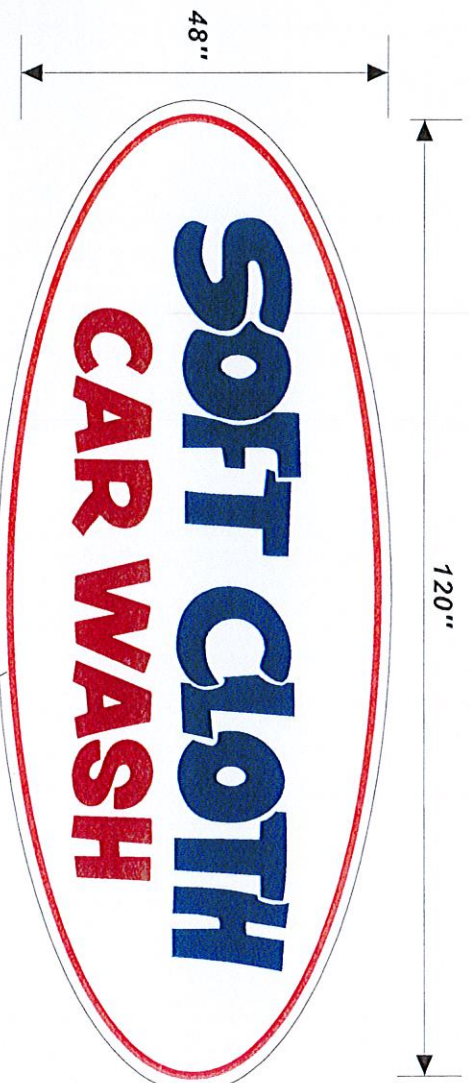
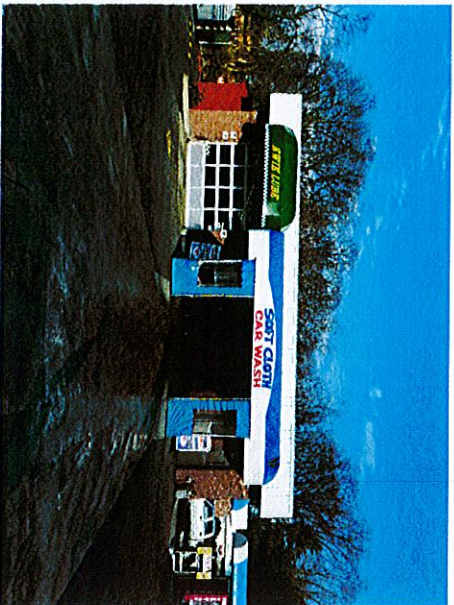


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DATE:	10/10/2019	CLIENT:	Soft Cloth Car Wash	APPROVAL:	
CONTACT:	Bob Behles	LOCATION:	Pearl River, NY	DATE:	
REVISIONS:		SIGN TYPE:	Awnings and Signs	SIGNCREATIONS, INC.	60 N Harrison Ave Unit 39 Congers, NY 10920 T- 845-708-2220 E- signcreationsny@gmail.com



Soft Cloth Car Wash Standing Seam Awnings



- ### Specifications
- Fabricate (1) 48" x 120" Oval Light Box Sign
 - Welded Aluminum Frame Blue
 - .040 Aluminum Returns and Red Trim Cap
 - White Translucent Acrylic Face with Digitally Printed Vinyl Overlay
 - White LED Illumination
 - Total 40 Sq Ft of Signage



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DATE:	10/10/2019	CLIENT:	Soft Cloth Car Wash
CONTACT:	Bob Behles	LOCATION:	Pearl River, NY
REVISIONS:		SIGN TYPE:	Awnings and Signs

APPROVAL:	
DATE:	

SIGNCREATIONS, INC.
 60 N Harrison Ave
 Unit 39
 Congers, NY 10920
 T- 845-708-2220
 E- signcreationsny@gmail.com

