

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF APRIL 20, 2017**

MEMBERS PRESENT: Blythe Yost, Chair
Andrew Andrews Brian Terry
Shirley Goebel Christie Christopher Dunnigan
Brian Aitcheson Deborah Stuhlweissenburg
MEMBERS ABSENT: None

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Chair, called the meeting to order at 7:30 p.m.
Ms Yost read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Kolb Subaru Plans **ACABOR #17 - 09**
Review of Site/Structure Plans **Approved**
Route 303 Overlay Zone **Subject to**
582 Route 303, Blauvelt **Conditions**
70.14/4/12; CC zoning district

118 N. Middletown Road Roof Top Plan **ACABOR#17 - 10**
Review of Roof Top Wireless **Applicant Requested**
Communication Facility Plan **Continuation: Revise Plans**
118 North Middletown Road, Pearl River
69.13/1/3; CC zoning district

Pearl Mont Corporation Sign Plans **ACABOR #17 - 11**
Review of Sign Plans **Approved**
164 South Street, Pearl River **Subject to**
72.08/1/2; LIO zoning district **Conditions**

TD Bank **ACABOR #17-12**
Exterior Protective Bollards Plan **Approved as Presented**
Review of Exterior Protective Bollards Plan
105 East Central Avenue, Pearl River
68.16/6/45; CS zoning district

A motion was made to adjourn the meeting by Andrew Andrews 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. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 9:05 p.m. The next ACABOR Meeting is scheduled for May 4, 2017.

Dated: April 20, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Donald Brenner, 4 Independence Avenue, Tappan
New York, 10983
FROM: Architecture and Community Appearance Board of Review

RE: **Kolb Subaru Plans:** The application of Bill Kolb Jr. Subaru, owner, for the review of Site/Structure Plans at a site located in the Route 303 Overlay Zone, to be known as "Kolb Subaru 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 582 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 12; in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 20, 2017**, at which time the Board made the following determinations:

Donald Brenner, Jay Greenwell and Matt DeGiaino appeared and testified. The Board received the following items:

A. Site Plan for Kolb Subaru prepared by Jay Greenwell, PLS, dated November 9, 2016, last revision date of April 13, 2017.

B. Architectural Plans prepared by DeGiaino Group Architects dated January 10, 2017, last dated February 21, 2017:

Color renderings of Building Elevation, 2 sheets

A-1.1: Proposed First Floor Plan

A-1.2: Proposed Mezzanine Plan

A-3.0: Proposed Exterior Elevations

C. Landscaping Plan prepared by Ronald Haelen, RLA, dated February 16, 2017.

D. Planning Board Decision #16-74, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated January 25, 2017 and ZBA #17-19, Variances Approved, dated March 1, 2017.

E. Copy of the Building Permit Referral dated October 20, 2016, signed by Building Inspector Rick Oliver.

F. Material Specification Sheet, dated March 7, 2017.

FINDINGS OF FACT:

1. The Board found that the project consisted of the demolition of an existing structure and the construction of a new building and parking facility. The applicant proposes to use the space to service vehicles.

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2. The Board found that the signage noted on the building elevations is not under review as part of this application. The Applicant will need to reappear at ACABOR for the review of signage.
3. The Board found that the façade color scheme is Grey with Blue Accents; Subaru standard colors. The materials are as follows, and as noted on the submitted plans;
 - a. Split Face Block manufactured by Trenwyth Trendstone in Rutherford Grey, or equal with a “Subaru Blue” band in Split Face Block.
 - b. Prefinished Steel/ Aluminum panels manufactured by Metal Era.
 - c. Storefront is clear grey glass with anodized aluminum frames manufactured by Mitsubishi Alpolic Citadel Architectural Projects in silver metallic, or equal.
4. The Board found the proposed Landscaping Plan to be acceptable.

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 Subject to the following Conditions:**

1. The signage noted on the building elevations is not under review as part of this application. The Applicant shall reappear at ACABOR for review and approval of any signage.
2. The façade color scheme is Grey with Blue Accents; Subaru standard colors. The materials are as follows, as noted on the submitted plans;
 - a. Split Face Block manufactured by Trenwyth Trendstone in Rutherford Grey, or equal with a “Subaru Blue” band in Split Face Block.
 - b. Prefinished Steel/ Aluminum panels manufactured by Metal Era.
 - c. Storefront is clear grey glass with anodized aluminum frames manufactured by Mitsubishi Alpolic Citadel Architectural Projects in silver metallic, or equal.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; Andrew Andrews, aye; and Deborah Stuhlweissenburg, 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: April 20, 2017
Town of Orangetown
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Raymond Ahmadi, RA Associates, 227 South Mountain Road, New City, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: **Pearl Mont Corporation Sign Plan:** The application of Raymond Ahmadi, owner, for the review of Signs at a site known as "Pearl Mont Corporation 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 164 South Pearl Street (Route 304), Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 72.08, Block 1, Lot 2 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, April 20, 2017**, at which time the Board made the following determinations:

Raymond Ahmadi appeared and testified. The Board received the following items:

A. Site Plan, S-1: entitled "As-Built Site Plan Proposed Sign Locations", for VAHID LLC (Pearl Mont Corp.), prepared by RA Associates, dated November 6, 2017, last revised January 25, 2017.

B. Elevation/Sign/Detail, S-2: Pearl Mont Corporation, prepared by RA Associates, dated July 28, 2016.

C. Elevation/Sign/Detail, S-3: Pearl Mont Corporation, prepared by RA Associates, dated July 28, 2016.

D. Project Narrative, dated November 9, 2007, revised March 28, 2017.

E. Material Specification Sheet, undated.

F. A copy of the Building Permit Referral, dated October 4, 2016, signed by Building Inspector Michael Manzare.

G. Copy of Board Decisions: ZBA #17-21, Signage Variance Approved with Conditions, dated March 1, 2017 and PB #17-02, Preliminary Site Plan/ Sign Location Plan Approved Subject to Conditions/ Neg. Dec., dated January 11, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install 8 signs, as noted on the submitted plans. On March 1, 2017, the applicant obtained a variance from the Town of Orangetown Zoning Board of Appeals, ZBA #17-21, increasing the sign square footage at the site. The ZBA approved 286.2 square feet, while the permitted signage in the zoning district is 60 square feet.

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2. The Board found that 8 proposed signs cluttered the appearance of the structure and site and requested that Sign #3 and #8 be removed from the Sign Plan. The applicant agreed to the removal of the signs and revised plans would be submitted.
3. The Board found that the applicant had proposed to use channel letters mounted on the building, with internally white LED lights. The face of the letters would be white with a colored trim; giving the applicant a range of acceptable color trim options; red, orange, blue or yellow. The size of the lettering varied with each of the proposed signs, and as noted on the submitted plans.
4. The Board found that the applicant proposed to use an alternative style of signage to the channel letters. The applicant presented the proposed material to the Board; consisting of a ¼ inch thick aluminum plate that is cut with a laser beam in the shape of the required letter and powder coated. To illuminate the sign, low wattage LED lights are hidden behind the letter and shine on the building wall. The halo created behind the aluminum letter allows the letter to be seen at night.
5. The Board found that the alternative sign material to be acceptable in style and suitable to the structure, however, requested that the Buildings Department review the use of the material and any other revision to the material or application that would be required.
6. The Board reviewed each of the remaining proposed signs for the property:
 - a. Sign 1: Located near the roadway and north entrance to the site - The upper portion of the sign consists of a 1½ clear plastic engraved logo sign, with LED green lighting. The lower portion would be a scrolling sign with rotating images and motion in multi-color LED lights. The Board found the motion and flashing lights of the digitized sign to be visually distracting.
 - b. Sign 2: Menu Board sign, located in the rear of the Site, notes the prices of the services available at the Car Wash.
 - c. Sign 4: Located on the front façade of the structure by car wash bays, "Self Service Wash", two signs.
 - d. Sign 5: Located on the front façade of the structure by car wash bays, "Oil Change" and "Detail", two signs.
 - e. Sign 6: Located on the front façade; Street Number sign, "164".
 - f. Sign 7: Located on the front façade of the structure by a car wash bay, "Hand Car Wash".

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The hearing was then opened to the Public.

Public Comment: Linda Curly, 95 Grand Avenue, Pearl River; raised concerns regarding the evening security at the site.

There being no one else 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 subject to the following Conditions:**

1. The site and structure had a cluttered appearance, proposing 8 signs in various sizes. In order to improve the visual appearance of the site and structure, Sign #3 and #8 shall be removed from the Sign Plan. The applicant shall revise the plans and resubmit the revised plans.
2. The Board granted the applicant the option of material for the signage, subject to review and approval by the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement.
 - a. Alternative 1: Channel letters mounted on the building, with internally white LED lights. The face of the letters would be white with a colored trim; giving the applicant a range of acceptable color trim options; red, orange, blue or yellow. The size of the lettering varied with each of the proposed signs, and as noted on the submitted plans.
 - b. Alternative 2: Quarter inch thick aluminum plate that is cut with a laser beam in the shape of the required letter and powder coated. To illuminate the sign, low wattage LED lights are hidden behind the letter and shine on the building wall. The halo created behind the aluminum letter allows the letter to be seen at night. Revised plans shall be submitted to the Building Inspector for review and approval of the use of the material and any other revision to the material or application that would be required.
3. Five of the remaining 6 signs are acceptable. The lower portion of Sign 1 shall be revised to not have scrolling or rotating digitized images in multi-color LED lights, motion or flashing lights. The act of making a sign blink or flash is visually distracting. The lower portion of Sign 1 shall be revised to remain **static and the image may change only once a day**. In the event that the applicant wishes to have a sign with increased rotating images, motion, flashing lights, or changed more frequent than daily, application must be made to ACABOR for review and approval. **This information shall be placed as a note on the revised sign plans.**

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The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; Andrew Andrews, aye; and Deborah Stuhlweissenburg 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: April 20, 2017
Town of Orangetown
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Jennifer Adams, Core States Group, 5501 Merchants View Square
#753, Haymarket, Virginia 20169
FROM: Architecture and Community Appearance Board of Review

RE: TD Bank – Exterior Protective Bollards Plan: The application Core States Group, applicant, for TD Bank, NA, for the review of the installation of an Exterior Protective Bollards Plan at a site known as “TD Bank – Exterior Protective Bollards 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 105 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 45 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, April 20, 2017**, at which time the Board made the following determinations:

Kevin Furao appeared and testified. The Board received the following items:

- A.** Photographic depiction of the Site, entitled “Site Plan” prepared by Core States Group, dated January 26, 2017, A-101.
- B.** Typical Bollard Plan prepared by Maser Consulting, dated April 6, 2015.
- C.** Material Specification Sheet, dated March 31, 2017.
- D.** Project Narrative prepared by Core States Group, signed by Jennifer Adams, Project Manager dated April 5, 2017.
- E.** Prior ACABOR Decisions at the project site; ACABOR #14-10, TD Bank Trash Toter Enclosure, Approved as Presented, dated April 3, 2014; ACABOR #08-44, TD Bank Sign Plans, Approved Subject to Conditions, dated October 7, 2017 and ACABOR #02-45, Building and Site Plan (Commerce Bank) Approved Subject to Conditions, dated June 4, 2002.
- F.** A copy of the Building Permit Referral, dated March 2, 2017, signed by Building Inspector Michael Manzare.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install 16 black colored exterior protective bollards along the front of the bank entrance and windows adjacent to the parking area. No parking or landscaping would be affected and no impact to the accessibility path of travel.
2. The Board found that the proposed improvement to the site plan was acceptable, however recommended that the sign located left of the building needed to be updated.

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ACABOR #17-12: TD Bank Exterior
Protective Bollards Plan
Approved as Presented

Permit # 46210

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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 Brian Terry and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; Andrew Andrews, aye; and Deborah Stuhlweissenburg 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: April 20, 2017
Town of Orangetown
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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