

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF NOVEMBER 16, 2017**

MEMBERS PRESENT: Blythe Yost, Chair
Brian Aitcheson Brian Terry
Shirley Goebel Christie Deborah Stuhlweissenburg
Andrew Andrews Christopher Dunnigan

MEMBERS ABSENT: None

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ester Katz, Stenographer
and Cheryl Coopersmith, Chief Clerk Boards and Commissions

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.

Sequa Chromalloy Sign Plan

Review of Sign Plan
330 Blaisdell Rd., Orangeburg
73.20/1/1; LIO zoning district

**Approved
as Presented**

ACABOR #17-54

Permit #46613

Gentle Giant Brewing Co. Sign Plan

Review of Sign Plan
7 North Main St., Pearl River
68.16/1/16; CS zoning district

**Approved
as Presented**

ACABOR #17-55

Permit #46946

Sparkill-Palisades Fire District Plans

Review of Site & Structure Plans
520 Route 340, Sparkill
78.05/2/60 & 61
RG & R-15 zoning districts

**Approved
Subject to
Conditions**

ACABOR #17-56

Permit #46585

Other Business: The Board discussed Outdoor Signage.

A motion was made to adjourn the meeting by Brian Aitcheson and seconded by
Christopher Dunnigan 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 8:30 p.m.

Dated: November 16, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: Brian O'Connor, 419 East Route 59, Nanuet, New York 10954
FROM: Architecture and Community Appearance Board of Review

RE: **Sequa Chromalloy Sign Plan:** The application of Frohling Sign Company, applicant, for Chromalloy Corporation, owner, for the review of a Sign Plan at a site known as "**Sequa Chromalloy 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 330 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 1 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, November 16, 2017**, at which time the Board made the following determinations:

Brian O'Connor appeared and testified. The Board received the following items:

- A. Sign Plans prepared by Frohling Sign Company dated May 2017, revised June 27, 2017:
- B. Cut of a Tax Map noting location of business and location of proposed sign on storefront.
- C. Sign Material Specification Sheet, dated October 19, 2017, signed by Monika Szcapaniec, Frohling Signs Co.
- D. Project Narrative, dated October 19, 2017, signed by Monika Szcapaniec, Frohling Signs Co.
- E. Building Permit Referral dated June 28, 2017, signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install one new flush mounted stainless steel wall sign measuring 17.42 square feet as well as two single faced internally illuminated signs measuring 7 and 5.9 square feet, installed on existing monument signs. The wall sign design colors include blue lettering with an exception of the letter "Q" that is white with blue stripes. The monument signs include blue stencil cut letters on brushed aluminum background. The location of the wall sign is on the front façade above the existing Chromalloy sign and the proposed monument sign cabinets will be mounted on top of the existing monument signs, as noted on the submitted plans.

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ACABOR #17-54: Sequa Chromalloy Sign Plan
Approved as Presented

Permit #46613

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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 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: November 16, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Matt Worgol, 7 North Main Street, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Gentle Giant Brewing Company Sign Plan:** The application of Matt Worgol, applicant for Peach Property, LLC, owner, for the review of a sign plan at a site to be known as “**Gentle Giant Brewing Company 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 7 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 16 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 16, 2017**, at which time the Board made the following determinations:

Matt Worgol and Robin Foley appeared and testified. The Board received the following items:

A. Sign Plans prepared by Foley Sign Shop undated:

- Sheet 1: Proposed sign on storefront, with sign dimensions and material description
- Sheet 2: Proposed lighting; number and type

B. Survey Map for Peach Property LLC, prepared by Robert Rahnefeld, dated January 11, 2003.

C. Sign Material Specification Sheet, undated and unsigned.

D. Project Narrative, dated October 27, 2017, signed by Matt Worgol.

E. Building Permit Referral dated October 3, 2017, signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install acrylic cut out letters and logo, 1/2" thickness letters, white and golden colors with a satin finish, as noted on the submitted plan, stud mounted to the façade. The sign would be lit with five 15" angled cone shade, Gooseneck fixtures, spaced 3'-6" on center to illuminate the sign with soft white lights, as presented on the submitted plans.
2. The Board found that the sign would be lit in accordance with hours of operation of the business.

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ACABOR #17-55: Gentle Giant Brewing Company
Approved as Presented

Permit #42567

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3. The Board found that the sign placed on the door will remain; however, other signs on the storefront are temporary and will be removed.

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 Andrew Andrews 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: November 16, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #17-56: Sparkill-Palisades Fire District Plans Permit #46585
Approved Subject to Conditions

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**TO: John Atzl, Atzl, Nasher & Zigler, 234 North Main Street, New
City, New York 10956**
FROM: Architecture and Community Appearance Board of Review

RE: Sparkill-Palisades Fire District Plans: The application of Sparkill-Palisades Fire District, owner, for the review of Site and Addition Plans to the existing structure at a site known as “**Sparkill-Palisades Fire District 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 520 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.05, Block 2, Lot 60 & 61 in the RG & R-15 zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 16, 2017**, at which time the Board made the following determinations:

John Atzl and Arthur Rast appeared and testified. The Board received the following items:

A. Architectural Plans prepared by Martin Sendlewski, A.I.A. dated October 30, 2017:

- A-1.1: Lower Level Floor Plan
- A-1.2: First Floor Plan
- A-1.3: Second Floor Plan
- A-3: Elevations
- Photograph of Existing Building and proposed brick
- Specification Sheet entitled The Milford Metal Cupola

B. Site Plans prepared by Atzl, Nasher & Zigler, dated May 15, 2017, last revision date of October 9, 2017, unless noted:

- Drawing 1: Existing Site
- Drawing 2: Site Plan
- Drawing 3: Grading Plan
- Drawing 4: Erosion & Sediment Control Plan
- Drawing 5: Landscape & Lighting Plan, dated October 9, 2017

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C. Project Narrative, dated November 4, 2017, signed by Atzl, Nasher & Zigler

D. Board Decisions: PB#17-41, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated July 26, 2017 and ZBA#17-72, Side Yard and Total Side Yard Variances Approved, dated October 4, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add a 6,000 square foot addition to the existing firehouse building. The materials of the additional will match the existing structure; red brick, white trim and doors. The applicant proposed to re-roof the structure with English Gray slate shingles, manufactured by Timberline, or equal.
2. The Board found that the building elevations should be revised to note a concrete base along the east elevation rather than having the brick carried down to the grade. The Plans shall be revised.
3. The Board found that the columns on the rear of the building should be heavier and suggested increasing the size of the columns to 24 inches - 30 inches each. The columns should be constructed of either brick or mill work. The Plans shall be revised.
4. The Board found that the applicant should select an alternate style of cupola; the presented cupola was not in the same style of the existing and proposed structure. An alternate style shall be selected and submitted.
5. The Board found that the applicant proposed landscaping along the south side of the building. In addition to the proposed landscaping, the Board requested the applicant to add landscaping along the east elevation of the building. The Landscaping Plan shall be revised.

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.

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ACABOR #17-56: Sparkill-Palisades Fire District Plans Permit #46585
Approved Subject to Conditions

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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the following Conditions:**

1. The materials of the additional shall match the existing structure; red brick, white trim and doors and the structure will be re-roofed with English Gray slate shingles, manufactured by Timberline, or equal.
2. The building elevations shall be revised to note a concrete base along the east elevation rather than having the brick carried down to the grade.
3. The columns on the rear of the building shall be made heavier; increasing each column size to 24 inches - 30 inches. The columns may be constructed of either brick or mill work. The Plans shall be revised.
4. The presented cupola was not in the same style of the existing and proposed structure; an alternate style shall be selected and submitted.
5. In addition to the proposed landscaping along the south side of the building; the applicant shall plant landscaping along the east elevation of the building. The Landscaping Plan shall be revised.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Christopher Dunnigan 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: November 16, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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