

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF OCTOBER 19, 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; Ann Marie Ambrose, 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.

Skae Shed and Antenna Plans	ACABOR #17- 46
Review of Structure/Landscaping Plans	Permit #46354
337-339 Blaisdell Road, Orangeburg	Approved
76.08/1/3 & 4; LIO zoning district	as Presented

Askenas Sign Plan	ACABOR #17- 47
Review of Sign Plan	Permit #46708
67 South Main Street, Pearl River	Approved
68.20/1/48; CO zoning district	As Presented

Dapperways Sign Plan	ACABOR #17- 48
Review of Sign Plan	Permit #46674
18 South Main Street, Pearl River	Approved
68.20/1/8; CS zoning district	As Presented

T-Mobile Sign Plan	ACABOR #17- 49
Review of Sign Plan	Permit #46675
63 East Central Avenue, Pearl River	Approved
68.16/6/52; CS zoning district	As Presented

Pearl River ShopRite Sign Plan	ACABOR #17- 50
Review of Sign Plans	Permit #46560
26 North Middletown Road, Pearl River	Approved
69.13/1/9; CC zoning district	As Presented

Rockland Country Club Terrace Plan	ACABOR #17-51
Review of Expansion to	Permit #46756
Existing Terrace Plan	Approved
380 Route 9W, Sparkill	Subject to
78.09/1/24; R-80 zoning district	a Condition

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Andrew Andrews 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: October 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
TOWN CLERK
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ACABOR #17-46: Skae Shed & Antenna Plans
Shed/Antenna Plans
Approved as Presented

Permit #46354

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

RE: **Skae Shed & Antenna Plans:** The application of Peter Skae,
owner, for the review of a Shed and Antenna Plans a site known as “**Skae
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
337-339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County,
New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1,
Lots 3 & 4 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, October 19, 2017**, at which
time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following items:

A. Site Plans prepared by Sparco & Youngblood, PLLC, dated
November 11, 2016:

Drawing 1 of 2: Conceptual Site Plan

Drawing 2 of 2: Conceptual Part Plans & Details

B. Two Photographs:

Photograph #1: Sample shelter

Photograph #2: Sample Rendering of Existing Cell Tower

C. Material Specification Sheet, dated September 29, 2017, signed by
Peter Skae.

D. Project Narrative.

E. Building Permit Referral dated December 6, 2016, signed by Building
Inspector Rick Oliver.

F. A copy of PB #17-09, Preliminary Site Plan approval Subject to Conditions,
Neg. Dec., dated July 26, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to erect a wireless 75 foot
antenna tower and a 6'by 6' by 8' high frame shed. The color of the shed
siding would be clay/tan color.

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2. The Board found that the driveway leading to the shed/antenna area would be grass pavers and since the site is located in a wooded area, no additional landscaping is contemplated. The shed would not be visible to the public street, since it would be at least 300 feet back from the roadway. The air conditioning unit would be mounted on the rear of the shed, facing the woods.
3. The Board found that the applicant obtained the needed variance at the Town of Orangetown Zoning Board of Appeals as ZBA #17-80, at the October 18, 2017 meeting.

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 Christopher Dunnigan and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, nay; Christopher Dunnigan, aye; Brian Aitcheson, abstain; Andrew Andrews, aye and Deborah Stuhlweissenburg, nay.

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 19, 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: **Askenas Sign Plan:** The application of Frohling Sign Company, applicant, for SNT Futures, LLC, owner, for the review of a Sign Plan at a site known as "**Askenas 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 67 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 48 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 19, 2017**, at which time the Board made the following determinations:

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

- A. Sign Plan prepared by Foley Sign Company dated July 19, 2017.
- B. Cut of a Tax Map noting location of business and location of proposed sign on storefront.
- C. Sign Material Specification Sheet, dated September 9, 2017, signed by Monika Szcpaniec, Frohling Signs Co.
- D. Project Narrative, dated September 8, 2017, signed by Monika Szcpaniec, Frohling Signs Co.
- E. Building Permit Referral dated August 2, 2017, signed by Building Inspector Michael Manzare.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install an internally illuminated single faced exterior sign, measuring 35 square feet. The sign consists of the following:
 - a. Round Channel Box with a bright blue band and white lettering, a white center and a logo. The round sign measuring 42" "Askenas Chiropractic".
 - b. Below the round box are white 11" lettering "Gramercy Pain & Rehabilitation"; all in capital lettering.
2. The Board found that the sign would be turned off with the hours of operation of the business.

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ACABOR #17-47: Askenas Sign Plan
Approved as Presented

Permit #46708

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3. The Board found that the window films in the windows have duplications of the sign Logos and should be reviewed for alternative designs.
4. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on October 18, 2017, as ZBA#17-79, and was Approved.

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, nay; 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: October 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #17-48: Dapperways Sign Plan

Permit #46674

Approved as Presented

Town of Orangetown

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TO: Nicholas Lorelli, 18 South Main Street, Pearl River,
New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: **Dapperways Sign Plan:** The application of Nicholas Lorelli, applicant for RSME Realty, owner, for the review of a Sign Plan at a site known as "**Dapperways 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 18 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 8 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, October 19, 2017**, at which time the Board made the following determinations:

Nicholas Lorelli appeared and testified. The Board received the following items:

A. Proposed sign plan prepared by Hudson Valley Sign Studio dated October 10, 2017.

B. Cut of a Tax Map noting location of business and Photograph noting location of proposed sign on storefront.

C. Land Survey prepared by Robert Rahnefeld, dated January 16, 2016, RSME Realty LLC.

D. Material Sheet.

E. A copy of the Building Permit Referral, dated January 11, 2017, signed by Building Inspector, Glenn Maier.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 1" PVC carved non illuminated sign; measuring 36 inches high by 82.5 inches wide digitally printed matte sign, with laminated vinyl graphics. The lettering "Dapperways" would be white and the logo would be gold and white, as noted on the submitted plan.
2. The Board found that the white border around the sign would be eliminated and the background would be entirely black. The sign would sit lower on the building as presented in the photograph, and would be flush with the ledge on the building.

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 #17-48: Dapperways Sign Plan

Permit #46674

Approved as Presented

Town of Orangetown

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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 Blythe Yost, Chair and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Duggan, aye; Brian Aitcheson, abstain; 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: October 19, 2017

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE

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TO: James Polinsky, Sign Ink, Company, 3255 Crompond Road
Yorktown Heights, New York 10598
FROM: Architecture and Community Appearance Board of Review

RE: **T-Mobile Sign Plan:** The application of James Polinsky, applicant for Frankol Associates, owner, for the review of a Sign Plan at a site known as “**T-Mobile 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 63 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 52 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, October 19, 2017**, at which time the Board made the following determinations:

James Polinsky appeared and testified. The Board received the following items:

A. Photograph of Storefront with proposed sign superimposed, prepared by MC Sign Company, dated February 14, 2017:

Sheet 1: Proposed Storefront

Sheet 2: Sign Specifications; colors, size and materials

B. Material Sheet, signed by James Polinsky undated.

C. A copy of the Building Permit Referral, dated July 22, 2017, signed by Building Inspector Michael Manzare.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 13'-3½" backer by 2' 9-¾" backer sign on the storefront, and as noted on the submitted plan.
2. The Board found that the sign would consist of LED Face Lit white channel letters on a Magenta background, as noted on the submitted plans. The applicant proposed using Matthews Magenta, semi-glo and white autoglas or equal. The applicant noted that the colors are the company logo colors.
3. The Board found that the sign would be lit in accordance with other business signs in the neighborhood.

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 #17-49: T-Mobil Sign Plan
Approved as Presented

Permit #46675

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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 Andrew Andrews and seconded by Blythe Yost, Chair, and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, abstain; Brian Terry, nay; Christopher Dunnigan, aye; Brian Aitcheson, aye; Andrew Andrews, aye, and Deborah Stuhlweissenburg nay.

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 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #17-50: Pearl River ShopRite Sign
Approved as Presented
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Permit #46560

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TO: Michael Rosenberg, Pearl River Shoprite Associates, 244 West Passaic Street Rochelle Park, New Jersey
FROM: Architecture and Community Appearance Board of Review

RE: Pearl River ShopRite Sign Plan: The application of Pearl River Shoprite Associates, owner, for the review of Sign Plans at a site known as “**Pearl River ShopRite Sign 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 26 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 9 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, October 19, 2017**, at which time the Board made the following determinations:

The Board received the following items:

A. Sign Plans prepared by Christopher Backer, Wakefern Food Corporation, dated July 11, 2017:

- Sheet 1: Cover Sheet
- Sheets 2 and 3: Visual Analyses Existing Condition, Aerial and Proposed Signage (B) and (C)
- Existing Sign lettering vs Proposed New Sign

B. Material Sheet, signed by Michael Rosenberg, dated September 20, 2017.

C. A copy of the Building Permit Referral, dated June 26, 2017, signed by Building Inspector Dave Majewski.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to remove an existing 100 square foot block letter sign and replace it with an 80 square foot script letter sign; at a new location on the building, as noted on the submitted plan. The color of the sign will remain the same color as the existing sign; red lettering. The letters will be directly mounted to building façade.
2. The Board found that the sign would be lit in accordance with the applicant's business hours.

The hearing was then opened to the Public.

Public Comment:

Helen Shaw, 260 East Central Avenue, Pearl River, reviewed the plans.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

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ACABOR #17-50: Pearl River ShopRite Sign
Approved as Presented
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Permit #46560

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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 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: October 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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TO: David Girton, 44 North Main Street, South Norwalk,
Connecticut, 06854
FROM: Architecture and Community Appearance Board of Review

RE: **Rockland County Club Plans:** Application of David Girton, applicant, for The Rockland County Club, Inc., owner, for the review of Deck Expansion Plans, at a site to be known as "**Rockland County Club 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 380 Route 9W, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24; in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 19, 2017**, at which time the Board made the following determinations:

David Girton appeared and testified for the applicant. The Board received the following items:

A. Plans entitled Clubhouse Expansion and Renovation, prepared by Rogers McCagg Architects, Planners, Interior Designers:

- AR1: Cover Sheet dated October 5, 2017
- AR2: Existing Photos –NTS dated October 5, 2017
- AR3: Lower & First Level Plans dated October 5, 2017
- AR4: Roof Plans & Building Section dated October 4, 2017
- AR5: Building Elevations dated October 2, 2017
- AR6: Building Sections dated October 2, 2017

B. Copy of Material Sheet, signed by David Girton dated October 5, 2017.

C. A copy of the Building Permit Referral, signed by Rick Oliver, Building Inspector dated September 14, 2017.

D. Project Narrative prepared by Rogers McCagg Architects, Planners, Interior Designers.

E. Copy of prior ACABOR Decision #15-12, Deck Extension, Approved as Presented, dated March 19, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to extend an existing exterior deck 1,140 square feet to an existing 570 square foot exterior elevated deck, totaling 1,710 square feet. A new steel/ wood framed roof will be constructed over the existing area. The new expanded terrace will provide additional outdoor dining overlooking the Golf Course for members and will provide an exterior connection between the existing Garden Room, Ball Room and Grill Room.

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2. The Board found that all elements and finishes will match the existing conditions in style, material and color. The existing and new terrace deck will receive new 24" by 24" porcelain tile flooring with new cellular PVC trim, exposed gutters and ornamental metal railing installed at its perimeter; the trim, gutter and railing will match the existing in style and color. The existing stone paver walkway/ cart path will remain and will be repaired as required.
3. The Board found that new decorative exterior wall sconces (4) total and decorative ceiling mounted light fixtures (6) total will be installed at the new covered terrace and the existing curbed wall outside the Ball Room.
4. The Board found that the new lower level wall will be screened by the planting of 28+/-, 30" to 36" high American Boxwood shrubs creating a continuous hedge that is surrounded by an existing Belgian block curb, as noted on the submitted plan.
5. The Board found that to improve the look of the balcony, the applicant should follow up with the addition of a fascia board on the exterior of the gutter for improved visual incorporation.

The hearing was then opened to the Public.

Public Comment:

Mr. Mahmond, 24 Lake Drive, Sparkill; raised concerns regarding the proposed deck extension and requested to review the plans.

Teresa Mahmond, 24 Lake Drive, Sparkill; expressed concerns that the terrace extension may impact her property, and requested to review the plans.

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 a Condition:**

1. To improve the look of the balcony, the applicant should follow up with the addition of a fascia board on the exterior of the gutter for improved visual incorporation.

The foregoing resolution was presented and moved by Brian Terry 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: October 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
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