

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 7, 2020**

MEMBERS PRESENT:

Christopher Dunnigan, Chairman	Brian Aitcheson
Deborah Stuhlweissenburg	Sharon Burke
Joseph Milillo	Shirley Goebel Christie
Kenyatta Jones Arietta (arrived 8:15 p.m.)	

MEMBER ABSENT: None

ALSO PRESENT: Elizabeth Brancati, Deputy Town Attorney and Cheryl Coopersmith, Chief Clerk Boards and Commissions

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

ACABOR #20-12: 1050 Route 9W Plans

Review of Site/Structure Plans
1050 Route 9W, Nyack
71.09/1/28; R-22 zoning district

Approved as Presented

ACABOR #20-13: Soft Scrub Car Wash Plans

Review of Sign/Canopy Plan
558 North Middletown Road, Pearl River
64.17/1/77; CO zoning district

Approved as Presented

ACABOR #20-14: Nonna Rosa Sign Plan

Review of Sign Plan
315 Route 303, Orangeburg
74.11/2/50; CC zoning district

Approved as Presented

ACABOR #20-15: Gino's Bagels Sign Plan

Review of Sign Plan
315 Route 303, Orangeburg
74.11/2/50; CC zoning district

Approved as Presented

ACABOR #20-16: Cassie's Restaurant Sign Plan

Review of Sign Plan
204 Route 303, Orangeburg
74.15/1/7; LI zoning district

Approved as Presented

301110 S.KR773 NMO1

LI & A 61 AM 0302

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**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 7, 2020**

ACABOR #20-17: Cataldo House/Site Plans

Review of Architectural Elevations and Site Plans
16 Virginia Street, Tappan
77.08/2/53; RG zoning district

Approved as Presented

ACABOR #20-18: Mercato Sign Plan

Review of Sign Plan
31 Route 303, Tappan
75.15/1/34; CS zoning district

Approved as Presented

ACABOR #20-19: 7-Eleven Sign Plan

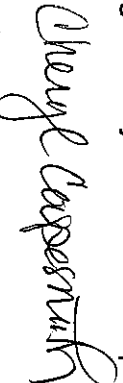
Review of Sign Plan
73 North Middletown Road, Pearl River
68.12/4/18; CC zoning district

Approved as Presented

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded Sharon Burke 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 8:40 p.m.

Dated: May 7, 2020

Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2020 MAY 19 A 9:17
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
May 7, 2020
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TO: Brian Joachim, 118 Route 59, Nyack, New York
FROM: Architecture and Community Appearance Board of Review

RE: 1050 Route 9W Plans: The application of Paola Cornielle, owner, for the review of Structure/ Site/ Plans at a site located in the Critical Environmental Area to be known as "1050 Route 9W 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 1050 Route 9W, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 28 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020**, at which time the Board made the following determinations:

Jenny Zuniga-Casal appeared and testified.

The Board received the following communications:

- A. A letter from Jenny Zuniga-Casal, R.A., dated March 2020, with attachments.
- B. A copy of PB #19-04, Preliminary Site Plan Approval Subject to Conditions, dated February 26, 2020.

C. Material Specification Sheet.

D. Plans prepared by Jenny Zuniga-Casal, R.A., dated October 24, 2018, last revised March 3, 2020:

- Cover Sheet
- A-1: Cellar Floor Plan
- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Front and Right Side Elevations
- A-5: Rear and Left Side Elevations

E. Plans prepared by Anthony Celentano, P.E., dated March 20, 2017, revised February 7, 2020, unless noted:

- Sheet 1 of 6: Survey/Site Plan, last revised February 19, 2019
- Sheet 2 of 6: Proposed Erosion Control Plan
- Sheet 3 of 6: Proposed Landscape & Lighting Plan
- Sheet 4 of 6: Existing Plan
- Sheet 5 of 6: Profile Plan
- Sheet 6 of 6: Details

301110 S.KR73 NM01
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NM0139VAV0 JO NM01

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

May 7, 2020

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FINDINGS OF FACT:

1. The Board found that the applicant is constructing a new house where a fire destroyed the previous dwelling. The site is located in the Town of Orangetown Critical Environmental Area. The siding would be stucco in beige tone with a darker stucco trim, manufactured by Sto Stucco, or equal. The roof would be manufactured by Timberline, or equal, in brown. Stonework would be placed along the foundation and around the front door way, as noted in the submitted plan. The stonework would be natural brown/grey tones, in ledge stone style. The retaining wall would be natural brown/grey tones to match the house. The landscaping will remain as is, no changes planned.

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, Chairman and seconded by Brian Aitcheson and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye, and Joseph Millillo, 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: May 7, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



OFFICE SECRETARY
MAY 11 10 51 AM 2020
ORANGETOWN

ACABOR #20-13: Soft Scrub Car Wash
Sign/Canopy Plans
Approved as Presented

Permit #48828

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
May 7, 2020
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TO: Bob Behles, Sign Creations, 541 Commerce Street, Suite
1, Franklin Lakes, New Jersey 07417
FROM: Architecture and Community Appearance Board of
Review

RE: **Soft Cloth Car Wash Plans:** The application of Sign Creations,
applicant, for Tim Weigel, owner for the review of sign and canopy plans at a site
known as "**Soft Cloth Car Wash 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 558 North Middletown Road, Pearl River,
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 64.17, Block 1~~8~~^C, Lot 77 in the CO zoning
district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020**, at which
time the Board made the following determinations:

Maureen Flynn, Designer, appeared and testified. The Board received the
following items:

- A. Sign plans prepared by Sign Creations dated October 10, 2019.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated April 30, 2019 prepared by
Rick Oliver, Deputy Building Inspector.
- E. Copy of Town of Orangetown Zoning Board of Appeals Decision #20-03, Sign
Size Variance Approved, dated February 5, 2020.

FINDINGS OF FACT:

- 1. The Board found that the applicant requested approval for signs and
canopy at an existing car wash. The main field of color would be blue,
with a white and red designs, as depicted on the submitted plans. The
applicant described the proposed improvements as a shed style awning
and a gable style canopy. The display includes two light boxes, an oval
one stating "Soft Cloth Car Wash" and a rectangular one stating "Kwik
Lube". Both light boxes would have white LED illumination.
- 2. The Board found that the hours of illumination would be from the morning
at the start of business until 10:00 p.m. – 11:00 p.m.
The hearing was then opened to the Public. There being ~~no one~~ ^{no one} to be heard
from the public, the Public Hearing portion of the meeting was closed. ~~at 11:00 a.m.~~ ^{at 11:00 a.m.}

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ACABOR #20-13: Soft Scrub Car Wash
Sign/Canopy Plans
Approved as Presented

Permit #48828

Town of Orangetown – Architecture and Community Appearance
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May 7, 2020

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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 Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows:
Christopher Dumnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitchison, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye, and Joseph Millillo, 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: May 7, 2020 
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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NMOJ3GNVAVO JO NMOJ

ACABOR #20-14
Nonna Rose Sign Plan
Approved as Presented

Permit #49755

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
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TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Nonna Rose Sign Plan: The application of Foley Sign Shop, applicant, for Johnson Kirchner Holdings, owner for the review of a sign plan at a site known as "Nonna Rose Sign Plan", 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 315 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 50 in the CC zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

- A. Material Specification Sheet.
- B. Sign Plan prepared by Foley Sign Shop.
- C. Location Plan.
- D. Building Permit Referral dated January 28, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant presented a plan seeking approval for a 30" x 130" x 3.5" deep extruded light box cabinet internally illuminated with LED. The sign face would be made of Lexan, with a black main field, with white lettering and a green, white, red and white logo. The size and products used are coordinated with other signage at this location.
2. The Board found that the owner of the shopping center would like to have the storefront signage match, for a uniform appearance at the site.
3. The Board found that the sign would be hung higher on the facade so not to appear as hanging over the eave, as depicted in the submitted sign 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.

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ACABOR #20-14
Nonna Rose Sign Plan
Approved as Presented

Permit #49755

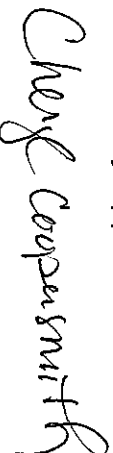
Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye and Joseph Millilo, 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: May 7, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



OFFICE
81 & V 61 WAY 0202
TOWN OF ORANGETOWN

ACABOR #20-15
Gino's Bagels Sign Plan
Approved as Presented

Permit #49756

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
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TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Gino's Bagels Sign Plan: The application of Foley Sign Shop, applicant, for Johnson Kirchner Holdings, owner for the review of a sign plan at a site known as "Gino's Bagels Sign Plan", 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 315 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 50 in the CC zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

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

- A. Material Specification Sheet
- B. Sign Plan prepared by Foley Sign Shop.
- C. Location Plan.
- D. Building Permit Referral dated January 28, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

- 1. The Board found that the applicant presented a plan seeking approval for a 30" x 130" x 3.5" deep extruded light box cabinet internally illuminated with LED. The sign face would be made of Lexan, with a black main field, with white lettering and a logo depicting a bagel in tan with black and brown speckles. The size and products used are coordinated with other signage at this location.
- 2. The Board found that the owner of the shopping center would like to have the storefront signage match, for a uniform appearance at the site.
- 3. The Board found that the sign would be hung higher on the facade so not to appear as hanging over the eave, as depicted in the submitted sign plan.

CEICF30 S.MR370 NM01
81 3 V b1 YW 0702
NM013GNVR0 JO NM01

ACABOR #20-15
Gino's Bagels Sign Plan
Approved as Presented

Permit #49756

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
Page 2 of 2

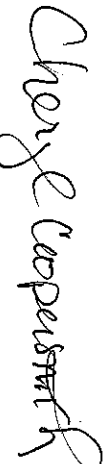
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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, Chairman and second by Sharon Burke and carried as follows;
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Millilo, 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: May 7, 2020



Cheryl Coopersmith
Chief Clerk Boards and Commissions

OFFICE

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MAJL3BNVRO JO MA01

ACABOR #20-16
Cassie's Restaurant Sign Plan
Approved as Presented

Permit #49807

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
Page 1 of 2

TO: Larry Drucker, 30 Cathy Court, Norwood, New Jersey 07648
FROM: Architecture and Community Appearance Board of Review

RE: Cassie's Restaurant Sign Plan: The application of Larry Drucker, applicant, for Bobby Kostopoulos, owner for the review of a sign plan at a site known as "Cassie's Restaurant Sign Plan", 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 203 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 7 in the LI zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

Ed Ruzdin appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Sign Plan prepared by Frohling Sign Company.
- C. Location Plan.
- D. Building Permit Referral dated February 14, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant seeks approval for a double-sided internally lit LED pylon sign, a replacement of an existing sign that was damaged. The main field would be green with white and red lettering. The new sign would match an existing sign on the structure. The sign would be placed on a pylon pole and would measure 4'.0 height by 7'.0 length by 12" wide.
2. The Board found that the sign would be turned on when it gets dark and would be turned off at the close of business.

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.

301150 S.MR373 NM01
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ACABOR #20-16
Cassie's Restaurant Sign Plan
Approved as Presented

Permit #49807

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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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 Kenyatta Jones Arietta and second by Deborah Stuhlweissenburg and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Millillo, 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: May 7, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



OFFICE

81 5 V 61 AM 0207

TOWN

ACABOR #20-17

Cataldo Plans

Approved as Presented

Permit #49721

**Town of Orangetown – Architecture and Community Appearance
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**TO: Tami Cataldo, 18 Virginia Street, Tappan, New York
FROM: Architecture and Community Appearance Board of Review**

RE: Cataldo Plans: The application of Alyssa Cataldo, owner, for the review of Structure/ Site/ Plans at a site to be known as “**Cataldo 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 18 Virginia Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 2, Lot 53 in the RG zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

Alyssa Cataldo appeared and testified.

The Board received the following communications:

- A. A Building Permit Referral** dated January 15, 2019 prepared by Rick Oliver, Deputy Building Inspector.
- B. Material Specification Sheet and Project Narrative** dated March 6, 2020.
- C. House Elevation Plan** prepared by Harold Goldstein, dated December 17, 2019, revised March 16, 2020.
- D. Site Plan** prepared by Robert Sorace, PLS, dated December 16, 2019.

FINDINGS OF FACT:

1. The Board found that the applicant is constructing a new house on a vacant lot. The applicant obtained a variance from the Town of Orangetown Zoning Board of Appeals for a height variance on March 4, 2020, ZBA #20-20. The house would have four sides of vinyl siding in Sea Grass (grey tone), manufactured Certained, or equal. The roof would be charcoal color, manufactured by Timberline, or equal. The plans note the placement of cultured stone along three sides of the foundation and under the porch. The applicant stated that the stonework would not be used under the porch or foundation area. Vinyl siding would replace the stone under the porch. Revise plans shall be provided to the ACABOR Office.
2. The Board found that landscaping plan included front yard plantings of rose dwarf knockout bushes, approximately 12” to 36”, depending upon the time of purchase. Dwarf hostas plants would also be placed in the front yard, approximately 7” in height.

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ACABOR #20-17
Cataldo Plans
Approved as Presented

Permit #49721

Town of Orangetown – Architecture and Community Appearance
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3. The Board found that the applicant proposed to plant dwarf boxwood plans around the air conditioning unit, located at the rear of the house. The Board recommended that in order to properly screen the unit, the applicant should plant regular boxwood plants.
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 Deborah Stuhlweissenburg and seconded by Joseph Milillo and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, 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: May 7, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



OFFICE CLERK'S OFFICE
MAY 7 6 11 AM 2020
ORANGETOWN

ACABOR #20-18
Mercato Sign Plan
Approved as Presented

Permit #49824

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
Page 1 of 2

TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: **Mercato Sign Plan:** The application of Mercato, applicant, for Benbrook Tappan, owner for the review of a sign plan at a site to be known as “**Mercato Sign Plan**”, 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 31 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 zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:
A. Material Specification Sheet.

B. Sign Plan prepared by Foley Sign Shop.

C. Location Plan.

D. Building Permit Referral dated February 19, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant presented a plan seeking approval for a 30” x 140” sign cabinet internally illuminated with LED. The sign would have channel letters attached and push through acrylic letters for the tag line with red vinyl surface, as noted in the submitted plan. The size and products used would be coordinated with other signage at this location.
2. The Board found that the store would be part of a new larger shopping center. The shopping center facade appeared to be wood panels. The Board noted that upon application to ACABOR, the structure would be reviewed.

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.

CE11JFJO S,KR37C MM01

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MM013GNVRO JO MM01

ACABOR #20-18

Mercato Sign Plan

Approved as Presented

Permit #49824

Town of Orangetown

Architecture and Community Appearance Board of Review Decision

May 7, 2020

Page 2 of 2

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

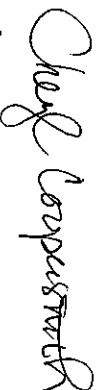
The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Millilo, 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: May 7, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



OFFICE S. JEROME
8 1 5 A 6 1 AM 0702
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Town of Orangetown
Architecture and Community Appearance Board of Review Decision
May 7, 2020
Page 1 of 1

TO: Maria Muniz, Cad Signs, 169 Lodi Street, Hackensack, New Jersey 07601
FROM: Architecture and Community Appearance Board of Review

RE: **7-Eleven Sign Plan:** The application of Cad Signs, applicant, for Grant Distel, owner, for the review of a sign plan at a site known as "7-Eleven Sign Plan", 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 173 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 4, Lot 18 in the CC zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, May 7, 2020** at which time the Board made the following determinations:

Daniela Monroy appeared and testified. The Board received the following items:
A. Material Specification Sheet and Project Narrative, prepared by Cad Signs.
B. Sign Plan prepared by Cummings, dated September 9, 2019.
C. Location Plan.
D. Building Permit Referral dated February 10, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant presented a plan seeking approval for one sign cabinet wall mount connected to the existing electrical circuit replacing an old sign. The new sign would measure 13'9" wide by 24" in height, and the cabinet would be internally illuminated with LED. The sign would be the company logo in white, green, orange and red colors.
2. The Board found that the sign would be illuminated the same hours that presently exists.

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 Deborah Stuhlweissenburg and second by Sharon Burke and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, 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: May 7, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions


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