

**Town of Orangetown Architecture and Community Appearance Board of Review**  
**Meeting of September 3, 2020 - Virtual**

**MEMBERS PRESENT:** Christopher Dunnigan, Chair

Shirley Goebel Christie  
Brian Aitcheson  
Sharon Burke  
Joseph Millillo

**MEMBERS ABSENT:** Deborah Stuhlweissenburg and Kenyatta Jones Arietta

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

Christopher Dunnigan, Chair, 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.

**Protein Science Sign Plan**

Review of Sign Plan  
401 N. Middletown Road, Pearl River  
68.08/1/1; LI zoning district

**Approved as Presented**

**ACABOR #20-36**

**Dionne's Way Plans**

Review of Site/ Structure/  
Landscaping Plans  
12-15 North Main Street, Pearl River  
68.16/6/67; PAC zoning district

**Approved with a Condition**

**ACABOR #20-37**

**814 Route 9W Site Plan**

Critical Environmental Area  
Review of Septic &  
New Retaining Wall Plans  
814 Route 9W South, Nyack  
75.05/1/5; R-22 zoning district

**Approved as Presented**

**ACABOR #20-38**

**R2M Sign Plan**

Review of Sign Plan  
42 E. Central Avenue, Pearl River  
68.20/2/2; CS zoning district

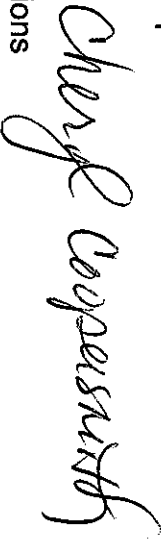
**Approved as Presented**

**ACABOR #20-39**

A motion was made to adjourn the meeting by Brian Aitcheson and seconded Christopher Dunnigan, Chair, 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. As there was no further business before the Board, the meeting was adjourned at 8:36 p.m.

**Dated: September 3, 2020**

Cheryl Coopersmith  
Chief Clerk Boards and Commissions



301140 S.MR570 MM01  
65 4 V 51 03S 0202  
MM0130NVR0 30 MM01

ACABOR #20-36  
Protein Science Sign Plan  
Approved as Presented

Permit #49933

Town of Orangetown – Architecture and Community Appearance  
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September 3, 2020  
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TO: William Edsall, 401 North Middletown Road, Pearl River,  
New York  
FROM: Architecture and Community Appearance Board of  
Review

RE: Protein Science Sign Plan: The application of Bill Edsall, applicant, for Pearl River Campus, owner, for the review of a Sign Plan at a site known as “Protein Science 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 401 N. Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1 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, September 3, 2020**, at which time the Board made the following determinations:

Bill Edsall, Eliana Colina and Francis McDermott appeared and testified. The Board received the following items:

- A. Sign plan prepared by Lizardos Mechanical & Engineering, dated December 10, 2019, last revised May 29, 2020.
- B. Project Narrative.
- C. Material Specification Sheet.
- D. Copy of the Building Permit Referral dated March 19, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

- 1. The Board found that the applicant proposed to replace an existing sign on the structure, providing for a more modern design. The proposed sign would have dimensional aluminum fabricated letters on a fabricated backer panel, 3” return on the letters, 2” return on the backer panel, 5” total projection secured to the building façade using ¼” 75 lbs. butterfly anchors. The letters would be blue with a white and blue logo, as depicted on the submitted plan. The sign would not be lighted.
- 2. The Board found that the sign would face towards the existing parking facility, and does not front on a public roadway.

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ACABOR #20-36

Permit #49933

Protein Science Sign Plan  
Approved as Presented

Town of Orangetown – Architecture and Community Appearance  
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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 Aitcheson and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 3, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



FOIA b 7 - EXEMPT

DATE: 9/3/20

TIME: 10:00 AM

ACABOR #20-37

Permit #48020

Dionne's Way Plans  
Approved with a Condition

Town of Orangetown – Architecture and Community Appearance  
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**TO:** Barry Terach, 8 Turner Road, Central Valley, New York  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Dionne's Way Plans: The application of Dionne's Way LLC, owner, for the review of Site/ Structure/ Landscaping Plans at a site to be known as "Dionne's Way 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 12-15 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 6, Lot 67 in the PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, September 3, 2020**, at which time the Board made the following determinations:

Barry Terach, Brian Quinn, and Jay Greenwell appeared and testified. The Board received the following communications:

A. Material Specification Sheet with colored elevation sheet.

B. Project Narrative, prepared by Barry Terach

C. Architectural Plans prepared by Barry Terach, R.A.:  
March 18, 2020:

- A-0: Code Review
- R-1: First Floor Removal Plan, dated July 16, 2020
- R-2: Roof Removal Plan, dated July 16, 2020
- A-1: Basement Floor Plan, dated July 16, 2020
- A-2: First Floor Plan, dated July 16, 2020
- A-3: Second Floor Plan, dated July 16, 2020
- A-4: Third Floor Plan, dated July 16, 2020
- A-5: Roof Plan, dated July 16, 2020
- A-6: Building Elevations, dated July 21, 2020
- A-7: Elevations/ Section/ Wall Section, dated July 21, 2020
- A-8: Details/ Wall Section, dated July 21, 2020
- SP-1: Wall Details/ Roof Details, dated July 21, 2020
- SP-2: General Notes, dated July 21, 2020

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ACABOR #20-37

Permit #48020

Dionne's Way Plans  
Approved with a Condition

Town of Orangetown – Architecture and Community Appearance  
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D. Site Plan prepared by Jay Greenwell, PLS, dated November 20, 2017, last revised August 13, 2018.

E. Lighting Plan prepared by Yost Design Landscape Architecture, dated October 15, 2018.

F. A Building Permit Referral prepared by Rick Oliver, Building Inspector dated March 20, 2018.

G. Copy of Planning Board Decision #18-41, Preliminary Site Plan Approval Subject to conditions, dated October 24, 2018.

H. Emails from the following, all dated September 3, 2020: John Murphy, Stephen Doherty and Tim Wolfe.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to add two stories above the existing retail/ office building and add 16 market rate rental units in accordance with PAC zoning. The structure would have four sides of vinyl siding with brick on three sides on the lower level. The siding would be manufactured by Certainteed, in Spruce color, or equal. The crowns, boards, brackets, casing and corner boards would be Sandstone beige, manufactured by Certainteed, or equal. The bricks on the lower level would be Glen-Gery Brick company, Carlisle Series, or equal and the windows would have black frames. The applicant noted that the existing green awnings on the structure would be replaced.
2. The Board found that the awnings and signage for the structure would be reviewed under a separate application to the Architecture and Community Appearance Board of Review.
3. The Board found that the mechanicals on the roof would not be visible to the street level, since they are 12 to 14 feet to the edge of the building and enclosed in a "ring".

The hearing was then opened to the Public.

**Public Comment:**

John Murphy, resident of Pearl River, supported the proposed development, noting it would be an asset to Downtown Pearl River.

301110 S.KR370 NAO1

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MM013GNVRO J0 NAO1

**Dionne's Way Plans  
Approved with a Condition**

**Town of Orangetown – Architecture and Community Appearance  
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Cathy Calvery, 131 Bogart Avenue, Pearl River, noted that Pearl River is an actual town with community services and that she supported the development of Senior Housing.

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 Condition:**

1. The applicant shall return to the Town of Orangetown Architecture and Community Appearance Board of Review for review of the proposed awnings and signage for the structure.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman, and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitchison, 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: September 3, 2020**

**Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



301130 S.MR370 MM01

65 6 V 51 333 0302

MM0130GNV80 JO MM01

ACABOR #20-38

Permit #49304

814 Route 9W Site Plan Approved as Presented

Town of Orangetown – Architecture and Community Appearance

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**TO:** Jorel Vaccaro, 527 W. 48<sup>th</sup> Street, Ground Floor, New York, New York 10036

**FROM:** Architecture and Community Appearance Board of Review

**RE:** 814 Route 9W Site Plan - Critical Environmental Area. The application of Jorel Vaccaro, applicant for Aladar Gyimesi, owner, for review of septic system and new retaining wall plans at a site to be known as “**814 Route 9W Site 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 814 Route 9W South, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.05, Block 1, Lot 5, 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, September 3, 2020**, at which time the Board made the following determinations:

Jorel Vaccaro appeared and testified. The Board received the following items:

- A. Plans prepared by Krypton Engineering, dated November 11, 2019, last revised July 27, 2020:
  - C-100: Site Plan
  - C-500: Notes
- B. Material Specification Sheet and Project Narrative, prepared by Krypton Engineering, dated July 27, 2020.
- C. ZBA #20-14, Driveway Grade Variance Approved, dated February 19, 2020 and Planning Board #19-75, Preliminary Site Plan Approval Subject to Conditions, dated November 13, 2019.
- D. A copy of the Building Permit Referral dated September 11, 2019 prepared by Rick Oliver, Deputy Building Inspector.

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814 Route 9W Site Plan Approved as Presented

Town of Orangetown – Architecture and Community Appearance

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**FINDINGS OF FACT:**

1. The Board found that the scope of the work consisted of the replacement of the septic system and augmentation/ reconfiguration of a portion of the driveway to alleviate the steep slope of the base of the driveway. The retaining wall along the driveway would be replaced, using precast concrete block, Redi Rock, manufactured by Mid-Hudson, or equal. The applicant noted that they would attempt to match the existing retaining wall further up on the site, the color would be a mixture of tan, grey and charcoal.

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.

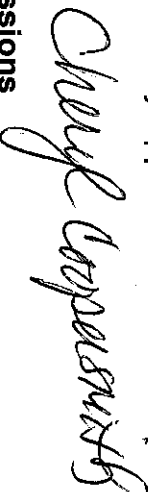
**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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: September 3, 2020

Cheryl Coopersmith  
Chief Clerk Boards and Commissions



OFFICE SECRETARY

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ORANGETOWN JO



ACABOR #20-39

R2M Sign Plan

Approved as Presented

Permit #50324

Town of Orangetown – Architecture and Community Appearance  
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TO: Ron Troiano, Foley Sign shop, 20-11 Mountainview  
Avenue, Orangeburg  
FROM: Architecture and Community Appearance Board of  
Review

RE: **R2M Sign Plan**; The application of Foley Sign Shop, applicant, for Paul Hamil, owner, for the review of a Sign Plan at a site to be known as “**R2M 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 42 E. Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown heard at a virtual meeting held **Thursday, September 3, 2020**, at which time the Board made the following determinations:

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

- A. Sign plans prepared by Foley Sign Shop.
- B. Material Specification Sheet.
- C. Copy of the Building Permit Referral dated July 16, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested approval to reface an existing light box sign, measuring 96” by 24”. The sign would be one piece of acrylic, the main field would be white, with black lettering. The logo would be green with white lettering.

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**.

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Permit #50324

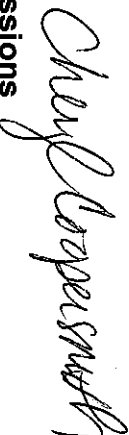
ACABOR #20-39  
R2M Sign Plan  
Approved as Presented

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The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Sharon Burke carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 3, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



OFFICE CLERK  
65 6 V 51 35 07  
ORANGETOWN