

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of October 1, 2020**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Sharon Burke
Deborah Stuhlweissenburg

Brian Aitcheson
Joseph Milillo

MEMBERS ABSENT: Shirley Goebel Christie and Kenyatta Jones Arietta

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

Christopher Dunnigan, Chairman called the virtual 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.

Cataldo Site Plan Amendment **ACABOR #20-44**
Review of Cataldo Site Plan **Approved as**
Amendment to ACABOR #20-17 **Presented**
16 Virginia Street, Tappan
77.08/2/53; RG zoning district

Chestnut Market Pylon Sign **ACABOR #20-45**
Review of Pylon Sign Plan **Approved as**
75 Dutch Hill Road, Orangeburg **Presented**
74.10/1/68; CS zoning district

Orangetown Quick Stop **ACABOR #20-46**
Façade Improvement Plan
Review of Façade Improvement Plan **Continued:**
299 Route 303, Orangeburg **Provide Material**
74.11/2/48; CC zoning district **Samples**

Orangetown Shopping Center Electric **ACABOR #20-47**
Charging Stations Site Plan **Postponed**
Review of Electric Charging Stations **to Oct. 15, 2020**
Orangetown Shopping Center **Meeting**
Orangeburg
74.10/1/67; CS zoning district

Nice Pak Corporate **ACABOR #20-48**
Headquarters Renovation Plans **Approved as**
Review of Exterior Building **Presented**
Two Nice Pak Park, Orangeburg
74.07/1/16; LIO zoning district

TOWN OF ORANGETOWN
2020 OCT 20 P 12:30
TOWN CLERK'S OFFICE

**Town of Orangetown Architecture and Community Appearance Board of Review
Virtual Meeting of October 1, 2020**

**Henry Kaufmann Campgrounds
Pedestrian Bridge Plan**
Review of Pedestrian Bridge
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21
R-80 zoning district

ACABOR #20-49

**Approved
with an
Option**

Homes for Hero's
Review of Site/ Structure Plans
335 Western Highway, Tappan
74.18/3/48; R-15 zoning district

ACABOR #20-50

**Approved as
Presented**

A motion was made to adjourn the meeting by Joseph Milillo and seconded Deborah Stuhlweissenburg 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 8:20 p.m.

Dated: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:30
TOWN CLERK'S OFFICE

ACABOR #20-44
Cataldo Site Plan Amendment
Approved as Presented

Permit ##49721

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
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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 an amendment to ACABOR #20-17, at a site 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, October 1, 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, 2020 prepared by Rick Oliver, Deputy Building Inspector.

B. Material Specification Sheet and Project Narrative dated September 9, 2020.

C. Proposed Deck Plan.

D. Revised Site Plan noting relocated air conditioning unit with landscaping prepared by Robert Sorace, PLS, dated December 16, 2019.

FINDINGS OF FACT:

1. The Board found that the applicant requested that the air conditioning unit be moved from the back-left corner of the house to the left side of the house, approximately 12 feet from the original placement. The unit will have boxwoods planted around it, as originally proposed and a fence will be placed around the property to hide the unit from the street and neighboring property.
2. The Board found that the original plan called for a patio with pavers at the rear of the house, however, they are now requesting a 9-foot by 11-foot deck, constructed out of pressure treated wood to be stained when completed.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:31
TOWN CLERK'S OFFICE

ACABOR #20-44
Cataldo Site Plan Amendment
Approved as Presented

Permit ##49721

Town of Orangetown – Architecture and Community Appearance
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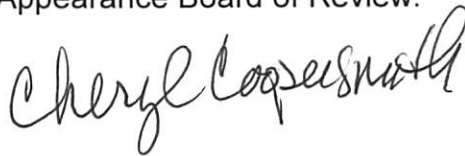
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Joseph Milillo and seconded by Christopher Dunnigan and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent;
Deborah Stuhlweissenburg, aye; 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: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:31
TOWN CLERK'S OFFICE

ACABOR #20-45: Chestnut Market Plan
Pylon Sign Plan
Approved as Presented

Permit #50416

Town of Orangetown – Architecture and Community Appearance
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Page 1 of 2

TO: Gloede Neon Signs, 97 North Clinton Street,
Poughkeepsie, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Chestnut Market Plan:** The application of **Gloede Neon Sign Group**, applicant, for Baum, Baum Heights & Lehrer, owner for the review of a pylon sign plan at a site known as "**Chestnut Market 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 75 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block1, Lot 68 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, October 1, 2020**, at which time the Board made the following determinations:

Lia Montenegro appeared and testified. The Board received the following items:

- A. Sign plans prepared by GNS Group dated August 13, 2020, revised August 28, 2020.
- B. Project Narrative revision date September 1, 2020.
- C. Material Specification Sheet, August, 11, 2020.
- D. Copy of the Building Permit Referral dated August 7, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested approval for the installation of a pylon sign to match the channel letter sign proposed to be placed on the building. The application in front of the board consisted of the replacement of new cabinets on both sides of the existing pylon sign. The new cabinets are as follows:

1 – New 50-³/₄" x 48-³/₄" embossed acrylic "Shell", internally illuminated with 12-volt LED and power supply 17 foot.

1- New 50-³/₄" x 48- 3/8" chargeable LED Price Sign 17 sq. ft

1- New 3'- 5 1/4" x 48-3/8" Acrylic sign with translucent vinyl film. "Chestnut Market" Internally illuminated with 12 v LED and power supply. 13.8 sq. ft.

1- New 14" x 48 3/8" Acrylic sign with translucent vinyl film "Shell V-Power" Internally Illuminated with 12 Volt LED and power supply. 4.7 sq. ft.

Overall Height stays the same as existing.

TOWN CLERK'S OFFICE
2020 OCT 20 P 12:31
TOWN OF ORANGETOWN

ACABOR #20-45: Chestnut Market Plan
Pylon Sign Plan
Approved as Presented

Permit #50416

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 Joseph Milillo and seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:31
TOWN CLERK'S OFFICE

ACABOR #20-48
Nice Pak Headquarters Renovation Plans
Approved as Presented

Permit #50212

Town of Orangetown – Architecture and Community Appearance
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TO: Erik Kaeyer, KG & D Architects, 285 Main Street, Mt.
Kisco, New York, 10549

FROM: Architecture and Community Appearance Board of
Review

RE: **Nice Pak Corporate Headquarters Renovation Plans:**
The application of KG + D Architects, applicant, for Picker Properties, owner, for the review of exterior building renovations at a site known as “**Nice Pak Corporate Headquarters Renovation 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 Two Nice Pak Park, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 16; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, October 1, 2020**, at which time the Board made the following determinations:

Sarah Dirsa and Erik Kaeyer appeared and testified. The Board received the following items:

A. Architectural Plans prepared by KG & D Architects, last dated July 29, 2020:

- G000-Cover with rendering
- A202- Lobby Floor Plans & Interior Elevations
- A301- Overall Elevations
- A302- Curtainwall Plan, Elevation & Sections
- A303- Exterior Elevations & Sections
- Photos of existing elevations
- Proposed Site Landscaping Plan – L101 – Planting Plan, Details & Notes
- “Growing Stasis” Nice-Pak Headquarters Entrance Sculpture (plan, elevation & 2 renderings 8 x 11)

B. Existing Site Plans prepared by Michael Herlands, last dated October 29, 1984, Grading and Drainage Plan, Planting Plan and Notes and Details Plan.

C. Material Specification Sheet dated September 2, 2020 and Project Narrative prepared by KG & D Architects, dated August 12, 2020.

D. A copy of the Building Permit Referral dated June 23, 2020 prepared by Rick Oliver, Deputy Building Inspector.

TOWN CLERK'S OFFICE
2020 OCT 20 P 12:30
TOWN OF ORANGETOWN

ACABOR #20-48
Nice Pak Headquarters Renovation Plans
Approved as Presented

Permit #50212

Town of Orangetown – Architecture and Community Appearance
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FINDINGS OF FACT:

1. The Board found that the applicant proposed to remove the existing main entrance vestibule and a portion of the exterior masonry walls in order to create a larger curtainwall opening and bring more natural light into the Lobby. It will also add two smaller expanses of curtainwall to the rounded masonry areas. The project includes limited landscaping renovations in the immediate vicinity of the front Main Entrance of the work area by removing ornamental trees and shrubs and adding a sculpture.
2. The Board found the new materials to be used all match the existing materials on the building

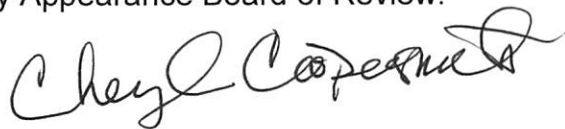
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

**ACABOR #20-49
Henry Kaufmann Campground
Pedestrian Bridge Plans
Approved with an Option**

Permit #47696

**Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Orangetown Planning Board**

RE: Henry Kaufmann Campgrounds, Inc. Pedestrian Bridge Plans: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for the review of Pedestrian Bridge Plans at a site known as "**Henry Kaufmann Campgrounds, Inc. Pedestrian Bridge 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meeting held **Thursday, October 1, 2020** at which time the Board made the following determinations:

Justin Lim, David Schmeltzer and Donald Brenner appeared before the Board. The Board received the following communications:

A. A copy of the Building Department Referral, dated May 18, 2018, signed by Building Inspector, Rick Oliver.

B. Plans entitled "Pedestrian Bridge at Henry Kaufmann Campground", prepared by Leonard Jackson Associates:

- Drawing 1: Title Sheet, dated March 5, 2018, revised July 30, 2019
- Drawing 2: Overall Plan – Pedestrian Bridge at Dam, dated March 5, 2018, revised July 30, 2019
- Drawing 3: Grading & Drainage – Part Plans, dated March 5, 2018, revised July 30, 2019
- Drawing 4: Erosion Control Plan, dated July 30, 2019, revised July 3, 2020
- Drawing 5: Construction Details (1 of 3) dated March 5, 2018, revised July 3, 2020
- Drawing 6: Construction Details (2 of 3), dated July 18, 2019
- Drawing 7: Construction Details (3 of 3), dated July 18, 2019, revised March 2, 2020

TOWN OF ORANGETOWN
2020 OCT 20 P 12:30
TOWN CLERK'S OFFICE

ACABOR #20-49
Henry Kaufmann Campground
Pedestrian Bridge Plans
Approved with an Option

Permit #47696

Town of Orangetown
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C. Structural Plans prepared by Eagle Bridge Ltd., dated December 6, 2017, revised February 25, 2018:

- 1 of 4: General Arrangement – Bridge Plan
- 2 of 4: Miscellaneous Details
- 3 of 4: Bolt Splicing of Bridge Sections A & B
- 4 of 4: Abutments and Hoisting Details (Hoisting of Completed Bridge)

D. Plans prepared by Joseph Benigno Engineering Associates Inc. dated February 16, 2018, Bridge Elevations and Sections:
Sheet 1: Abutment and Sections
Sheet 2: East Abutment Sections

E. Topographic Map at Dam, prepared by Jay Greenwell, PLS dated April 18, 2018

F. Photographs of a similar type of bridge and a material specification summary brochure "Presto Geosystem", dated April 1, 2015.

G. Material Specification Sheet

H. A copy of PB#19-81, Preliminary Site Plan Approval Subject to Conditions, dated December 11, 2019.

FINDINGS OF FACT:

1. The Board found that the project provides a way for campers to get from one part of the site to another in a safe way. The current way sometimes gets inundated with water.
2. The Board found that the bridge would be constructed from galvanized steel that would naturally rust and create a coating that protects the bridge. The walkway across the bridge platform would be made out of the same material. The keystones at the ends of the bridge would be painted grey and the abutments would also be painted grey.
3. The Board gave the applicant the option to use the same rust color to be used on the bridge or select an alternate color for the bridge platform.

The hearing was then opened to the Public.

TOWN OF ORANGETOWN
2020 OCT 20 P 12:30
TOWN CLERK'S OFFICE

ACABOR #20-49
Henry Kaufmann Campground
Pedestrian Bridge Plans
Approved with an Option

Permit #47696

Town of Orangetown
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There being no one from the public, the Public Hearing portion of the meeting was closed.

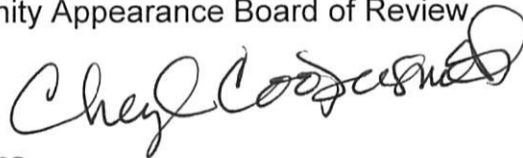
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with an Option:**

1. The applicant has the option to use the same rust color to be used on the bridge or select an alternate color for the bridge platform.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Deborah Stuhlweissenburg carried as follows; Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; 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: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2020 OCT 20 P 12:30
TOWN CLERK'S OFFICE

ACABOR #20-50
Camp Shanks Homes for Hero's Site Plan
Approved as Presented

Permit #49045

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
October 1, 2020
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983
FROM: Architecture and Community Appearance Board of Review

RE: **Camp Shanks – RHFH Phase II Site Plan:** The application of Rockland Homes for Heroes, owner, for Site/Structure Plans at a site to be known as “**Camp Shanks – RHFH Phase II Site**”, 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 335 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 48 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held Thursday, **October 1, 2020**, the Board made the following determinations:

Donald Brenner, Ken DeGennaro, and John Murphy appeared and testified. The Board received the following communications:

A. Site Plans prepared by Brooker Engineering, dated June 26, 2019, last revised September 9, 2020:

- 3: Proposed Site Plan
- 4: Proposed Grading & Utility Plan
- 7: Planting & Lighting Plan

B. Architectural Renderings prepared by The Ives Architectural Studio, by Joel Ives, undated sheets:

Sheet 1 of 5: Building 1 and 2 Perspective

Sheet 2 of 5: Area Site Plan and Building Plans

Sheet 3 of 5: Elevation Facing Patio

Sheet 4 of 5: Building #2 Exterior Elevations

Sheet 5 of 5: Elevation Facing Building 2

Materials and products to be used, color samples

C. A project narrative and material Sheet submitted by Brooker Engineering, dated September 11, 2020.

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TOWN CLERK'S OFFICE

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FINDINGS OF FACT:

1. The Board found that the project consisted of repurposing two existing structures on the site. The foundations will remain and new housing units will be constructed for Veteran Housing. The structures would have facades of fiber cement and natural wood, as noted in the submitted plans. Each unit will have a side light by the door. The air conditioning units will be located in the rear of the units, not visible to the street.
2. The Board found that the lighting plan consisted of seven pole mounted LED lighting fixtures along the new driveway and parking area. Isolux curves are shown on the plan and that there will be no light spillage to adjacent properties. Bollard lighting is proposed along the sidewalk on the west side of the development.
3. The Board found that the Planting plan included new plantings along the driveway to the housing units. It consisted of three shade trees, Silver Linden, and Japanese Zelkova and smaller foundation plantings along the front of the buildings, rhododendrons and boxwoods.

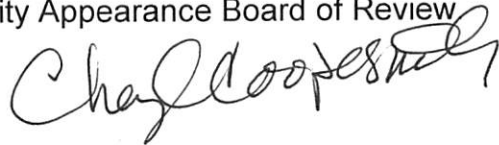
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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, absent; Deborah Stuhlweissenburg, aye; 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: October 1, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2020 OCT 20 P 12:30
TOWN OF ORANGETOWN