

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 18, 2024**

MEMBERS PRESENT: Shirley Goebel Christie
Joseph Milillo
Matt Miller
Sharon Burke

MEMBERS ABSENT: Brian Aitcheson and Deborah Stuhlweissenburg

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney,
Elizabeth Decort, Secretarial Assistant II, and Gerard Chesterman, Planning
Assistant

Shirley Goebel Christie called the meeting to order at 7:35 p.m.
Ms. Goebel Christie read the agenda. Hearings as listed on this meeting's
agenda, which are made a part of these minutes, were held as noted below.

New Items:

IL Fresco Awning Plan **ACABOR #24-16**
Review of Awning Plan
15 Kings Highway, Orangeburg **Approved a with**
Section 74.11, Block 2, Lot 2 **Condition**
LIO zoning district

9 O'Grady Court Plans **ACABOR #24-05**
Review of Site/ Structure Plan
9 O'Grady Court, Orangeburg **Approved with**
Section 69.08, Block 1, Lot 2.6 **Conditions**
R-40 zoning district

Keyword Plans **ACABOR #24-17**
Review of Site Plan
Architectural Plan reviewed by HABR
37 Highland Avenue, Palisades **Approved as**
Section 78.18, Block 2, Lot 13.2 **Presented**
R-80 zoning district

Dunkin Sign Plans **ACABOR #24-18**
Review of Sign Plans
100 N Middletown Road, Pearl River **Approved as**
Section 69.13, Block 1, Lot 3 **Presented**
CC zoning district

A motion was made to adjourn the meeting by Shirley Goebel Christie and
seconded by Matt Miller 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 8:30 p.m.

Dated: April 18, 2024
Gerard Chesterman, Town of Orangetown



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TO: Frank Garritano, 15 Kings Highway, Orangeburg, New York 10962

FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #24-16: IL Fresco Awning Plan : The application of IL Fresco, applicant for Frank Garritano, owner, for the review of an Awning Plan at a site to be known as “**IL Fresco Awning 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 15 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 2; LIO zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 18, 2024** at which time the Board made the following determinations:

Frank Garritano from IL Fresco appeared and testified. The Board received the following items:

- A.** A black and white photograph of the proposed awning.
- B.** A colored photograph prepared by Dean Custom Awnings.
- C.** Ariel survey renderings of the building showing the location of the proposed awning.
- D.** Building Department Referral dated February 9, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

- 1.** The Board found that the proposed awning would be constructed by Dean Custom Awnings, be placed in front of the restaurant entrance, and be consistent with the blue color of the existing awning or be navy blue in color, or equal.
- 2.** The Board found that the awning would consist of canvas fabric walls and that the length of the awning is to be 12’5’, the height is to be 8’1”, contain a doorway entrance that is to be 36” in length and contain plastic window material that is to be 44” from the ground.
- 3.** The Board found that the awning is to leave 11” of paved driveway clearance.

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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.

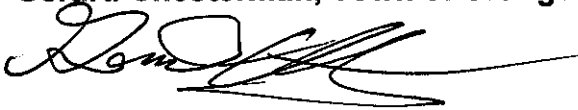
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the following Condition:**

1. The color of the awning is to match the existing blue awning or be navy blue.

The foregoing resolution was presented and moved by Joseph Milillo and second by Sharon Burke and carried as follows; Shirley Goebel Christie, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, aye; Debbie Stuhlweissenburg, absent; and, Joseph Milillo, aye.

The Assistant Planner 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: April 18, 2024
Gerard Chesterman, Town of Orangetown



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**TO: Comito Homes LLC, 87 6th Avenue, Nyack, New York,
10960**

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

RE: 9 O'Grady Court Plans: The application of Marc Comito, of Comito Homes LLC, owner, for the review of site/structure plans at a site to be known as "9 O'Grady Court 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 9 O'Grady Court, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.08, Block 1, Lot 2.6; R-40 zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 18, 2024** at which time the Board made the following determinations:

Marc Comito, owner of Comito Homes LLC; Kier Levesque, owner of Kier B. Levesque Architect, R.A; and Jay Greenwell owner of Jay A. Greenwell, PLS, LLC all appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Kier B. Levesque, R.A. Architect, dated January 8, 2024;**
 - A-1: Foundation and Basement Plans, last revised March 25, 2024
 - A-2: First Floor Plan, last revised March 25, 2024
 - A-3: Second Floor Plan, last revised March 25, 2024
 - A-4: Elevations, last revised April 17, 2024
 - A-5: Elevations, last revised April 17, 2024
- B. Plans prepared by Jay A. Greenwell, PLS, LLC, dated December 11, 2024**
 - Sheet 1 of 2: Plot Plan of Property
 - Sheet 2 of 2: Details
- C. Planting Plan prepared by Yost Design Landscape Architecture, last revised for March 22, 2024**
- D. Material Sheet and color renderings**
- E. Building Department Referral, dated December 13, 2023, prepared by Rick Oliver, Chief Building Inspector.**
- F. Specifications sheet of exterior wall lighting.**

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FINDINGS OF FACT:

1. The Board found that the applicant proposed a single-family home on the undeveloped lot. The owner met with neighboring property owners and made changes based on their concerns which are reflected in the submitted plans; garage changed from front elevation to side elevation.
2. The board found that there is a 25-foot vegetation buffer on the east side of the lot (rear). The Board requested that 6 Green Giant Arborvitae be planted along the property line with lot 69.08-1-4.04. The trees shall be planted 10 feet on center, each tree shall be a minimum of 6-8 feet in height
3. The Board found that the applicant would clean up all fallen trees and landscape debris in the 25-foot vegetative buffer.
4. The Board found that the proposed house consisted of four sides of stucco with decorative stonework, as noted in the submitted plans:
 - a. Stone Veneer, manufactured by Halquist in Middleton Style, in grey-beige tones.
 - b. Stucco siding manufactured by Sto Stucco Systems in Sto White, or equal.
 - c. Exposed cement foundation, also in Sto Stucco Systems in Sto White, or equal.
 - d. Roof Shingles in Charcoal color manufactured by Timberline GAF, or equal.
 - e. Metal roofing, as noted on the submitted plans, in Dark Bronze.
 - f. Bluestone front porch/concrete walkway and steps.
 - g. Bay window panels, trim, soffits and fascia in Benjamin Moore Paint in Peppercorn, or equal. Window trim in Iron Ore Benjamin Moore Paint, or equal. Windows would be manufactured by Pella, or equal.

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5. The Board found that the rear deck would be Trex, or equal, in mist color with black rails and stainless-steel cables. The deck does not include stairs to the rear yard. The Board gave the applicant the option of a patio in champagne pavers.
6. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
7. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. The Board found that if applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The hearing was then opened to the Public.

Donald Brenner, 10 Dorsey Court, Orangeburg, abutting property owner complimented the builder for the overall design and architecture of the house. He stressed that landscaping debris being dumped on the property creates a health hazard and feels that the area needs to be cleaned and green giant arborvitae and douglas fir trees should be planted.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the Following Condition.**

1. The landscape Plan and Plot Plan shall be revised to include 6 Green Giant Arborvitae planted along the property line with Lot 69.08-1-4.04. The Trees shall be planted 10 feet on center, each tree shall be a minimum of 6-8 feet in height.
2. Add note to the Plot Plan that the rear patio is optional.

The foregoing resolution was presented and moved by Sharon Burke and second by Joseph Milillo and carried as follows; Shirley Goebel Christie, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, aye; Debbie Stuhlweissenburg, absent; and, Joseph Milillo, aye.

The Assistant Planner 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: April 18, 2024
Gerard Chesterman, Town of Orangetown



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TO: Eric Bosley, 7 Sugar Hill Road, Nyack, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Key Work Plans:** The application of Eric Bosley, applicant, for Keywork Plan, for Review of plans at a site to be known as “**Keywork 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 37 Highland Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 2, Lot 13.2; R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 18, 2024**, at which time the Board made the following determinations:

Eric Bosley, the contractor, and Robert and Jessalyn Keywork, the owners, appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.
- B. Building Department Referral dated January 30, 2024, prepared by Rick Oliver, Chief Building Inspector
- C. Site Plan prepared by Thomas W. Skrable, P.E., P.P., C.M.E. Consulting Engineer, dated January 25, 2024.
- D. Material sheet
- E. The Town of Orangetown Historical Areas Board of Review (HABR) stamped decisions, HABR #24-02 dated March 26, 2024.
- F. Architectural and Landscape plans prepared by Think Architecture, dated January 29, 2024.

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FINDINGS OF FACT:

1. The Board found that the house plans were approved by the Town of Orangetown Historical Areas Board of Review, HABR #24-02 dated March 26, 2024.
2. The Board found that the property has large wetlands area that will be left undisturbed.
3. The Board found that the applicant proposed; 2 condensers behind the garage at the rear and one condenser behind the master suite at the south end toward the wooded area. Also, the applicant proposed a generator behind the garage. All of which will be screened by a combined total of 16 24"-30" boxwood plants.
4. The Board found that 15 Green Giant Arborvitae trees that are 5'-6' Feet in height, planted 15 Feet on center, and will be placed on the west side of the property.

The hearing was then opened to the Public.

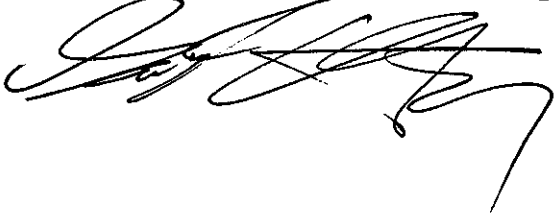
There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 second by Matthew Miller and carried as follows; Shirley Goebel Christie, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, aye; Debbie Stuhlweissenburg, absent; and, Joseph Milillo, aye.

The Assistant Planner 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: April 18, 2024
Gerard Chesterman, Town of Orangetown



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**ACABOR #24-18
Dunkin Sign Plans
Approved as Presented**

Permit #SIGN-4792-24

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**TO: Brian O’Connor, 711 Executive Blvd. Ste G Valley
Cottage, New York 10989**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Dunkin Sign Plans: The application of Brian O’Connor, of Frohling Sign Company, applicant, for owner, for Review of sign plans at a site to be known as “**Dunkin 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 94-120 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 3; CC zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 18, 2024**, at which time the Board made the following determinations:

Brian O’Connor, of Frohling Sign Company, applicant appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Building Department permit dated April 3, 2024, prepared by Rick Oliver, Chief Building Inspector.**
- C. Material Sheet**
- D. A filled out Architectural & Community Appearance Board of Review.**
- E. Sign Plans from GK&A Architects, PC, dated November 21, 2022.**

FINDINGS OF FACT:

- 1. The Board found that the storefront “Dunkin” sign is to be consistent with the company’s orange and pink colors and measure 34.85 SQ. FT.**
- 2. The Board found that the tenant panel on the directory sign is to be consistent with the company’s orange and pink colors, contain a white background.**

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 #24-18
Dunkin Sign Plans
Approved as Presented**

Permit #SIGN-4792-24

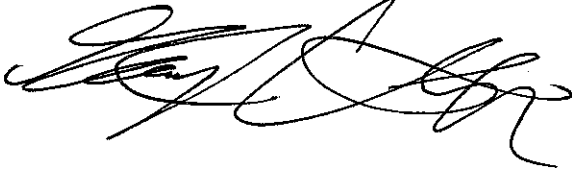
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie and carried as follows; Shirley Goebel Christie, aye; Brian Aitcheson, absent; Matthew Miller, aye; Sharon Burke, aye; Debbie Stuhlweissenburg, absent; and, Joseph Milillo, aye.

The Assistant Planner 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: April 18, 2024
Gerard Chesterman, Town of Orangetown**



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