

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of June 20, 2019**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman      Shirley Goebel Christie      Brian Aitcheson  
Christopher Dunnigan      John McCullough

**MEMBER ABSENT:** Katie Beckmann and Deborah Stuhlweissenburg

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

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

**Lowe's Home Center Plan**      **ACABOR #19-23**  
Review of Outdoor Storage      **Continued:**  
and Fire Lane Designation Plan      **Revise Plan**  
200 Route 303, Orangeburg  
74.15/1/3 & 4; LI zoning district

**SMK Homes – Valenza Plans**      **ACABOR #19-25**  
Review of Site/Structure Plans      **Approved**  
24 Valenza Lane, Blauvelt      **as Presented**  
70.11/1/19; R-40 zoning district

**Schneider Subdivision Plan**      **ACABOR #19-26**  
Review of Minor Subdivision Plan      **Approved**  
Tappan Historic District      **as Presented**  
40 Van Wardt Place, Tappan  
77.15/1/72; R-15 zoning district

**Schneider Plans**      **ACABOR #19-27**  
Review of Site/Landscaping Plans      **Approved**  
Tappan Historic District      **as Presented**  
40 Van Wardt Place, Tappan  
77.15/1/72; R-15 zoning district

**348 South Middletown Road Plans**      **ACABOR #19-28**  
Review of Site/Structure Plans      **Postponed to**  
348 S. Middletown Road, Pearl River      **July 11<sup>th</sup> Meeting**  
73.09/1/5; R-15 zoning district

A motion was made to adjourn the meeting by Brian Aitcheson and seconded Shirley Goebel Christie 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 8:50 p.m.

**Dated: June 20, 2019**  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2019 JUN 27 P 12:02  
TOWN OF ORANGETOWN

**SMK Homes – Valenza Site/Structure**

Approved as Presented

Town of Orangetown

**Architecture and Community Appearance Board of Review Decision**

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**TO: Sean Keenan, 24 Waters, Congers, New York 10920**

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

**RE: SMK Homes – Valenza Plans:** The application of Sean Keenan, owner, for review of Site/Structure Plans at a site to be known as “**SMK Homes - Valenza 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 24 Valenza Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.11, Block 1, Lot 19 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 20, 2019**, at which time the Board made the following determinations:

Sean Keenan appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS dated September 8, 2017, revised November 11, 2017.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated October 31, 2017, last revision date of February 8, 2019:

- 1 of 5: Front & Right Elevations
- 2 of 5: Rear and Left Elevations
- 3 of 5: Foundation/ Basement Floor Plan
- 4 of 5: Sections & First Floor Plan
- 5 of 5: Second Floor Plan and General Notes

**C.** Exterior Building Material Specifications, prepared by Sean Keenan dated July 7, 2017.

**D.** Building Permit Referral signed by Rick Oliver, Building Inspector, dated March 12, 2019.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of Hardi Board siding, or equal, with decorative stonework, as noted on the submitted plans. The color of the Hardi Board would be gray, or equal. The decorative stone would be cultured stone or natural stone, in field ledge stone manufactured by El Dorado (natural tones), or equal. The roof shingles would be Slate manufactured by Timberline, or equal and the shutters (hold backs) would be black. Standing seam metal roofs, as noted on the submitted plans, would be black.

TOWN CLERK'S OFFICE

2019 JUN 27 P 12:02

TOWN OF ORANGETOWN

SMK Homes – Valenza Site/Structure

Approved as Presented

Town of Orangetown

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2. The Board found that the porch would be bluestone and the rear deck either treated wood or trax, or equal. The garage doors would be white. The Board offered the applicant an option of a black front entry door or another color to blend with the house colors.
3. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.
4. The Board found that trees to be saved would be protected with snow fencing to the drip line during construction.
5. 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.
6. The Board found that the applicant would comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye, and John McCullough, 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: June 20, 2019

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2019 JUN 27 P 12:02  
TOWN CLERK'S OFFICE

**ACABOR #19-26: Schneider Subdivision Plan  
Approved as Presented  
Town of Orangetown  
Architecture and Community Appearance Board of Review Decision**

**June 20, 2019  
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**TO: William Brodsky, 350 Boxberger Road, Valley Cottage,  
New York**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Schneider Minor Subdivision Plan:** The application of Ryerson Farms, applicant, for Audrey Schneider, owner, for review of a Subdivision Plan at a site to be known as "**Schneider Minor Subdivision**", located in the Tappan Historic District, 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 40 Van Wardt Place, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 72 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 20, 2019**, at which time the Board made the following determinations:

William Brodsky appeared and testified for the applicant.

The Board received the following items:

**A.** Subdivision Plan prepared by Jay Greenwell, PLS, dated November 29, 2018, last revised March 6, 2019.

**B.** Copy of PB#19-09, Preliminary Subdivision Plan Approval Subject to Conditions, dated February 13, 2019.

**FINDINGS OF FACT:**

1. The Board found the proposed subdivision to be acceptable. The applicant noted that the perimeter of the subdivision, as noted on the subdivision plan, would be bermed with Green Giant Arborvitae trees, planted 8 feet on center.

The Board reviewed the plans. 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 Christopher Dunnigan and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye, and John McCullough, 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: June 20, 2019**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE  
2019 JUN 27 P 12:02  
TOWN OF ORANGETOWN

Approved as Presented

Town of Orangetown

Architecture and Community Appearance Board of Review Decision

June 20, 2019

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TO: William Brodsky, 350 Boxberger Road, Valley Cottage, New York

FROM: Architecture and Community Appearance Board of Review

RE: Schneider Site/ Landscaping Plan: The application of Ryerson Farms, applicant, for Audrey Schneider, owner, for review of a Site/ Landscaping Plans at a site to be known as "Schneider Site/ Landscaping Plan", located in the Tappan Historic District, 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 40 Van Wardt Place, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 72 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Thursday, June 20, 2019, at which time the Board made the following determinations:

William Brodsky appeared and testified for the applicant.

The Board received the following items:

- A. Subdivision Plan prepared by Jay Greenwell, PLS, dated November 29, 2018, last revised March 6, 2019.
- B. Landscaping Plan.
- C. Copy of PB#19-09, Preliminary Subdivision Plan Approval Subject to Conditions, dated February 13, 2019.
- D. Architectural Plans prepared by Barry Terach, R.A., dated May 3, 2019.
- E. Building Permit Referral signed by Rick Oliver, Building Inspector, dated May 15, 2019.

**FINDINGS OF FACT:**

- 1. The Board found that the proposed house is located in the Tappan Historic District and that the Town of Orangetown Historic Areas Board of Review would review the house at a July 9, 2019 Meeting.
- 2. The Board found that the plans noted a detention basin; however the applicant held an underground system would be constructed.
- 3. The Board found that the applicant would not touch the trees along the property line, just clean up the garbage and bush.
- 4. The Board found that trees to be saved would be protected with snow fencing to the drip line during construction.
- 5. 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.
- 6. The Board found that the applicant would comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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Approved as Presented

Town of Orangetown

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The Board reviewed the plans. 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 Shirley Goebel Christie and seconded by Andrew Andrews and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye, and John McCullough, 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: June 20, 2019

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2019 JUN 27 P 12:03  
TOWN OF ORANGETOWN