

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 7, 2018**

MEMBERS PRESENT:

Andrew Andrews, Chairman
Shirley Goebel Christie
Christopher Dunnigan
Brian Aitcheson
Katie Beckmann

MEMBER ABSENT: Brian Terry 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.

125 South Greenbush Plans

Review of Loading Dock Plans
125 So. Greenbush Road, Orangeburg
74.07/1/15.1; LI zoning district

**Approved
as Presented**

ACABOR #18-13

Miller Plans

Review of Site/Structure Plans
61 Buttonwood Place, Blauvelt
69.20/1/40; R-15 zoning district

**Approved
as Presented**

ACABOR #18-14

A motion was made to adjourn the meeting by Andrew Andrews and seconded by Brian Aitcheson 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 8:15 p.m.

Dated: June 7, 2018

**Cheryl Coopersmith
Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN
2018 JUN 12 P 4:30
TOWN CLERK'S OFFICE

ACABOR #18-13:
125 South Greenbush Site Plan - Loading Docks
Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of Review
Decision

Permit #47236

June 7, 2018
Page 1 of 1

TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: **125 South Greenbush Site Plan - Loading Docks:** The application Alexander Properties, applicant for 125 So. Greenbush LLC, owner, for review of Loading Dock Plans, at a site known as “**125 South Greenbush Site Plan- Loading Docks**”, 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 125 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 7, 2018** at which time the Board made the following determinations:

Donald Brenner and Barry Poskanzer appeared and testified. The Board received the following items:

- A. Architectural Plan prepared by Poskanzer Skott Architects, entitled “Proposed Loading Doors” dated April 30, 2018.
- B. Copies PB #18-17, Final Site Plan Approval Subject to Conditions, dated April 25, 2018.
- C. A copy of the Building Permit Referral signed by Rick Oliver, Building Inspector, dated January 12, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant obtained Final Site Plan Approval from the Planning Board, subject to appearing at ACABOR.
2. The Board found that the applicant proposed to relocate two existing loading docks and add 4 new doors, for a total of 6 loading dock doors.
3. The Board found that the loading docks doorways to be removed will be bricked up with bricks that match the existing façade. The new loading dock doors will match in color and materials to the existing loading dock doors. **Lighting will be down lighting. The applicant will provide lighting specifications.**

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 Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye and Brian Aitcheson, 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 7, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions


TOWN CLERK'S OFFICE
2018 JUN 12 P 4:30
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
June 7, 2018
Page 1 of 2

TO: Scott Miller, 61 Buttonwood Place, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review

RE: **Miller Plans:** The application of Scott Miller, owner, for the review of an addition to an existing house, at a site known as “Miller 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 61 Buttonwood Place, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.20, Block 1, Lot 40 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 7, 2018**, at which time the Board made the following determinations:

Colleen Miller and Scott Miller appeared and testified. The Board received the following items:

A. Plans prepared by Harry Goldstein, R.A., dated January 31, 2018:

- Sheet 1 of 3: Elevations
- Sheet 2 of 3: Floor Plans
- Sheet 3 of 3: Floor Plans, Site Plan

B. A copy of the Building Permit Referral dated March 13, 2018 signed by Building Inspector Dave Majewski.

C. Material Specification Sheet.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add an addition to an existing house, as well as a rear deck, front porch and a 2 car garage. The façade would consist of 6 inch clapboard vinyl siding in Harvard Slate (medium grey tone), manufactured by Royal Crest/ Royal Building Solutions, or equal. The roof would be Charcoal color (grey tone) and the trim would be white. The garage door will match the front entry door, both in faux wood. The deck and front porch would be Trex, or equal.
2. The Board found no new landscaping is planned. The applicant noted that landscaping is in their future plans for the site.
3. The Board found that the house would have security lighting on the front porch, deck and garage.
4. The Board found that the air conditioning unit will be placed in the rear of the house, behind the garage and screened with plantings.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.

2018 JUN 12 P 12 30
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
June 7, 2018
Page 2 of 2

6. 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.

The hearing was then opened to the Public. 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 as Presented**.

The foregoing resolution was presented and moved by Katie Beckmann and seconded by Brian Aitcheson and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Christopher Dunnigan, aye; Katie Beckmann, aye and Brian Aitcheson, 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 7, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2018 JUN 12 P 4:31
TOWN CLERK'S OFFICE