

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 6, 2018**

MEMBERS PRESENT:

Andrew Andrews, Chairman	Shirley Goebel Christie	Brian Aitcheson
Christopher Dunnigan	Katie Beckmann	John McCullough
Deborah Stuhlweissenburg		

MEMBER ABSENT: None

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Debbie Arbolino, Administrative Aide

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.

Schneider Garage Plan		ACABOR #18 - 52
Review of Garage Plan	Approved with	
425 Oak Tree Road, Tappan	Conditions	
77.20/1/14; R-15 zoning district		

Falzon Garage Plan		ACABOR #18 - 54
Review of Garage/Site Plan	Approved with	
105 Gatto Lane, Pearl River	Conditions	
68.07/2/37; R-15 zoning district		

Tappan Zee Barber Shop Sign Plan		ACABOR #18 - 55
Review of Sign Plan	Postponed	
Westshore Shopping Center, Orangeburg		
70.14/4/13; CC zoning district		

340 Blauvelt Road Plans		ACABOR #18 - 56
Review of Site/Structure Plans	Continued: Revise	
340 Blauvelt Road, Pearl River	Plans	
69.13/2/18.1; R-15 zoning district		

Verizon Sign Plan		ACABOR #18 - 57
Review of Sign Plan	Approved as	
Orangetown Shopping Center	Presented	
1-45 Orangeburg Road, Orangeburg		
74.10/1/67; CS zoning district		

Dean Custom Awnings Plan		ACABOR #18 - 58
Review of a Site/Landscaping Plan	Approved with	
529 Route 303, Orangeburg	Conditions	
70.19/1/40; LIO zoning district		

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 6, 2018**

Palisades Veterinary Hospital Plans

Review of a Site/Landscaping Plan
37 Hunt Road, Orangeburg
73.15/1/11; R-80 zoning district

**Approved as
Presented**

ACABOR #18 - 59

**William Helmke Homes Structure/Site
and Landscaping Plans**

Review of Site/Structure
and Landscaping Plans
491 Orangeburg Road, Pearl River
69.18/1/26; R-15 zoning district

**Continued: Revise
Plans**

ACABOR #18 - 60

Other Business:

1. Rohland Site Plan: 74.18/3/29,30 & 31; 401 Western Highway, Tappan. The Board reviewed and approved changing the pavement areas on the Site Plan to pavers.

2. Sign Discussion

A motion was made to adjourn the meeting by Brian Aitcheson and seconded Christopher Dunnigan 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 10:30 p.m.

Dated: December 6, 2018

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2018 DEC 14 P 1:28
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**December 6, 2018
Page 1 of 2**

**TO: Roger Schneider, 425 Oak Tree Road, Palisades
New York, 10964**

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

RE: Schneider Garage Plan: The application of Roger Schneider, owner, for review of a garage plan at a site known as “**Schneider Garage 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 425 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 1, Lot 14 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, December 6, 2018**, at which time the Board made the following determinations:

Roger Scheider and Audrey Schneider appeared and testified.

The Board received the following items:

- A. Architectural Plans prepared by Moore and Associates, dated April 6, 2017.**
- B. A Narrative prepared by the applicant, dated September 14, 2018.**
- C. Material Specification Sheet signed by Audrey Schneider.**
- D. Building Permit Referral dated August 15, 2018.**
- E. Plans prepared by Roger Schneider noting location of proposed garage and Landscaping Plan dated August 28, 2018, with attachments of photographs of the existing site conditions.**
- F. An email from an abutting property owner, Cynthia Anselmo, dated November 14, 2018.**
- G. An email from abutting property owners, Dawn and Keith Parnas, dated December 6, 2018.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to construct a concrete pad and place a garage on it, 233 feet from the front property line. The applicant noted that the structure would not be visible to adjacent neighbors or Oak Tree Road.**
- 2. The Board found that the garage would match the color scheme of the dwelling on the lot. The garage would be sided in Pewter Grey metal siding with Quaker Grey corner trim with Quaker Grey metal roof, or equal. The garage doors would be white.**
- 3. The Board found that in order to provide privacy to an abutting property owner, the applicant should plant 4 Green Giant Arborvitae trees; each tree should be a minimum of 10 feet in height, planted close to the eve of the garage.**

TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD
DEC 11 2018

Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

December 6, 2018
Page 2 of 2

The hearing was then opened to the Public.

Public Comment:

Dawn Parnas, 426 White Oak Road, Palisades, raised concerns regarding the proposed erection of the garage. She held that her backyard would face the garage and requested the Board to require plantings to buffer the structure. Ms Parnas also requested that the garage be vinyl sided since the metal would glare into her property.

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 Conditions:**

1. The garage will match the color scheme of the dwelling on the lot. The garage will be sided in Pewter Grey metal siding with Quaker Grey corner trim with Quaker Grey metal roof, or equal. The garage doors will be white.
2. The applicant shall plant 4 Green Giant Arborvitae trees; each tree shall be a minimum of 10 feet in height, planted close to the eve of the garage.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Katie Beckmann and seconded by Christopher Dunnigan and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; 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: December 6, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Boards and Commissions



TOWN CLERK'S OFFICE
2018 DEC 14 P 1:28
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 6, 2018
Page 1 of 3**

**TO: Peter Falzon, 105 Gatto Lane, Pearl River,
New York, 10965**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Falzon Garage Plan: The application of Peter Falzon, owner, for review of a car garage plan at a site known as “**Falzon Garage 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 105 Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.07, Block 2, Lot 37 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, December 6, 2018**, at which time the Board made the following determinations:

Peter Falzon and Matt Kelleher appeared and testified. The Board received the following items:

A. Plans prepared by C.A. Ciccone, R.A., Harry Goldstein, R.A., dated June 28, 2018, issued for permit review July 27, 2018:

- Sheet A.000: Info, Sheet List & Symbols
- Sheet A.001: Plot Plan, Code & Zoning
- Sheet A.002: General Notes & I.R.C. Code Info
- Sheet A.100: Foundation Plan & Foundation Details
- Sheet A.101: First Floor & Roof Plan w/Schedule & Details
- Sheet A.200: Exterior Elevations
- Sheet A.300: Longitudinal, Cross & Typical Wall Sections
- Sheet E.100: Power & Lighting Plan
- Sheet S.000: Structural Notes
- Sheet S.100: Ground Floor & Roof Structural Plan with Details

B. Site Plan prepared by Atzl, Nasher & Zigler, dated August 27, 2018, last revised September 13, 2018.

C. A copy of the Building Permit Referral dated July 31, 2018 prepared by Rick Oliver, Building Inspector.

D. Material Specification Sheet and Project Narrative.

RECEIVED
TOWN OF ORANGETOWN
PLANNING DEPARTMENT
DECEMBER 14 2018

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 6, 2018
Page 2 of 3**

FINDINGS OF FACT:

1. The Board found that the applicant proposed a 40' by 40' garage with the intention of storing vintage cars. The garage would have minimal lighting; one exterior light. The façade of the structure would have blue colored vinyl siding to match the existing house. The garage trim would be white and the roof would be standing seam.
2. The Board found that plantings were needed on the site and requested that on each side of the front garage doors, plant 1 or 2 stand alone, deer resistant evergreen trees. In addition, along the fence the applicant should plant 1 or 2 arborvitaes.
3. The Board found that the architectural plans refer to "optional" items. The word "optional" should be removed. The plans should be revised and submitted.
4. The Board found that on the proposed 24" window; the applicant should add an eyebrow or arch to the window detail. The architectural plans should be revised to reflect the revision and submitted.

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 with the following Conditions:**

1. The garage will have minimal lighting; one exterior light. The façade of the structure will be blue colored vinyl siding to match the existing house. The garage trim will be white and the roof will be standing seam.
2. Plantings shall be planted on each side of the front garage doors, plant 1 or 2 stand alone, deer resistant evergreen trees. In addition, along the fence the applicant shall plant 1 or 2 arborvitaes.
3. The plans shall be revised to remove the word "optional" on selected items. The plans shall be revised and submitted.
4. An arch or eyebrow shall be added to the proposed 24" garage window detail. The plans shall be revised to reflect the revision and submitted.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN CLERK'S OFFICE
2018 DEC 14 PM 4:28
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 6, 2018
Page 3 of 3

6. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, nay; Christopher Dunnigan, aye; Katie Beckmann, nay; 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: December 6, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2018 DEC 14 P 1:20
TOWN CLERK'S OFFICE

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

December 6, 2018

Page 1 of 2

**TO: Eric Mendoza, 27 North Middletown Road, Nanuet, New York
10954**

FROM: Architecture and Community Appearance Board of Review

RE: Verizon Sign Plan: The application of Eric Mendoza applicant for UB Orangetown, LLC, owner, for the review of a Sign Plan at a site known as “Verizon 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 1-45 Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 6, 2018** at which time the Board made the following determinations:

Eric Mendoza and George Hanken appeared and testified. The Board received the following items:

A. Material Specification Sheet submitted by Blink Signs.

B. Sign Plan prepared by Blink Signs dated June 28, 2018.

C. Copy of the Building Permit Referral dated October 9, 2018 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign would consist of white lexan panel with applied vinyl field and logo, mounted to existing double sided sign. The sign would be 1'.7” high, in LED lighting. The main field of the sign would be Opaque Dark Grey, white lettering and a translucent Poppy Red check mark, or equal, and as noted on the submitted plan.
2. The Board found that on the existing Pylon Sign, the existing vinyl sign panel would be removed and replaced with a new panel for the applicant, as noted on the submitted plan.
3. The Board found that the front double entryway would have white text lettering and a red logo, noting the hours of the store.

TOWN OF ORANGETOWN
DEC 14 P 1:20
TOWN CLERK'S OFFICE

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

December 6, 2018
Page 2 of 2

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 Andrew Andrews and seconded by Deborah Stuhlweissenburg and carried as follows;
Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; 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: December 6, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2018 DEC 14 P 1:28
TOWN CLERK'S OFFICE

**ACABOR #18-58: Dean Custom Awnings Plan
Review of Site/Structure/Landscaping Plans
Approved with Conditions**

Permit #47418

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 6, 2018
Page 1 of 2**

**TO: Charles Collinshaw, 529 Route 303, Orangeburg,
New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Dean Custom Awnings Plan: The application Dean Custom Awnings, applicant for 33 Twin Avenue Corporation, owner, for the review of a Site/Landscaping Plan, at a site known as “**Dean Custom Awnings 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 529 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 40 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 6, 2018** at which time the Board made the following determinations:

Charles Collinshaw and Sixto Martinez appeared and testified. The Board received the following items:

- A.** A Narrative and Material Specification Sheet of the site, submitted by the applicant.
- B.** Site Plan prepared by Jay Greenwell, PLS, dated July 2, 2018, last revision date of November 5, 2018.
- C.** Copies of Board Decisions: PB #18-24, Preliminary Conditional Use Permit Approval Subject to Conditions, dated June 27, 2018 and ZBA #18-66, Conformance to Performance Standards Approved, dated October 3, 2018.

FINDINGS OF FACT:

1. The Board found that the applicant had been granted approval from the Planning Board for Preliminary Conditional Use Permit, PB #18-24 on June 27, 2018 and ZBA #18-66, dated October 3, 2018. Part of the ZBA recommendation from the Rockland County Planning Department was plantings along the norther property line, noted on the submitted plan.
2. The Board found that the existing structure should be power washed.

TOWN CLERK'S OFFICE
2018 DEC 14 2:14 PM
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
December 6, 2018
Page 2 of 2

3. The Board found that a fence should be erected on the side of the site where the outside material storage containers are located. The fence should be 6 foot high with 2 inch slates in galvanized metal, painted white.

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 Subject to the following Conditions:

1. Part of the ZBA recommendation from the Rockland County Planning Department was plantings along the norther property line, noted on the submitted plan.
2. The existing structure shall be power washed.
3. A fence shall be erected on the side of the site where the outside material storage containers are located. The fence shall be 6 foot high with 2 inch slates in galvanized metal, painted white.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; 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: December 6, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2018 DEC 14 P 1:28
TOWN OF ORANGETOWN

**ACABOR #18-59: Palisades Veterinary Hospital Plans Permit #47346
Review of Site/Structure/Landscaping Plans
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**December 6, 2018
Page 1 of 2**

**TO: Ean Bauer, 2 Roslyn Hill Drive, Orangeburg,
New York, 10962**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Palisades Veterinary Hospital Plans: The application of KazzieGirl, LLC, owner, for review of a Site/Structure/Landscaping Plans, at a site known to be known as “**Palisades Veterinary Hospital 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 Hunt Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 11 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 6, 2018**, at which time the Board made the following determinations:

Ean Bauer and Darren DuVall appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Timothy Ryan, R.A., dated November 16, 2018:

- A-2: Drawing 5 of 13: Proposed Floor Plan
- A-6: Drawing 10 of 13: Front & Rear Elevations and E.I.F.S. Details
- A-7: Drawing 11 of 13: Right & Left Side Elevations and E.I.F.S. Details

B. Site Plan prepared by Engineering & Surveying Properties, dated June 1, 2018, last revision date of November 19, 2018:

- C-101: Site Layout, Landscape, and Lighting Plan
- C-102: Site Grading, Drainage & Utility Plan and Profiles
- C-201: Details
- C-202: Details
- C-203: Details

C. Copy of ZBA #18-56, Granted Variances for Use by Special Permit, Lot Area, Lot Width, Side Yard, Total Side Yard and Accessory Structures Rear Yard, dated September 5, 2018 and PB #18-38, Preliminary Site Plan Approval Subject to Conditions, dated November 14, 2018.

D. Material Specification Sheet and photographs of the existing site.

TOWN CLERK'S OFFICE
2018 DEC 14 PM 4:28
TOWN OF ORANGETOWN

ACABOR #18-59: Palisades Veterinary Hospital Plans Permit #47346
Review of Site/Structure/Landscaping Plans
Approved as Presented

Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

December 6, 2018

Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the existing structure would be demolished and a new building constructed. The proposed building would have four sides of vinyl siding and stonework. The siding would be Certainteed Board and Batten in Pacific Blue, or equal. The stonework would be Quality Stone Single Classic Cobblestone, or equal. The roof would be GAF Timberline, in Charcoal, or equal and the trim would be white.
2. The Board found no new landscaping is planned since the site had existing vegetation from a prior house that needed to be demolished.
3. The Board found that lights will be placed on site, as noted on the submitted lighting plan. A sensor light would be placed on the corner of the building.
4. The Board found that the air conditioning unit will be placed at the rear of the building.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
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 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 and John McCullough carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; 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: December 6, 2018

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE

2018 DEC 14 P 1:28

TOWN OF ORANGETOWN