

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 21, 2019**

MEMBERS PRESENT:

Andrew Andrews, Chairman
Shirley Goebel Christie
Brian Aitcheson
John McCullough
Deborah Stuhlweissenburg

MEMBER ABSENT: Christopher Dunnigan and Katie Beckmann

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.

Lee Construction Structure/Site Plan	ACABOR #19-07
Review of Structure/Site Plans	Approved
23 Sterling Avenue, Tappan	with Conditions
77.06/2/69.2; R-15 zoning district	

St. Dominic Generator Plan	ACABOR #19-08
Review of Generator and Location Plan	Approved
496 Western Highway, Blauvelt	as Presented
74.06/3/1.1; R-40 zoning district	

Dr. Tro's Medical Weight Loss Sign	ACABOR #19-09
Review of Sign Plan	Approved
121-125 Oak Tree Road, Tappan	as Presented
77.15/1/23; CS zoning	

A motion was made to adjourn the meeting by Brian Aitcheson and second by 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, but are available. As there was no further business before the Board, the meeting was adjourned at 8:15 p.m.

Dated: February 21, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2019 FEB 25 P 1:36
TOWN CLERK'S OFFICE

**ACABOR #19-07: Lee Construction Plans
Approved Subject to Conditions
Site and Structure plans**

Permit #48332

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

**February 21, 2019
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**TO: William Brodsky, 350 Boxberger Road, Valley Cottage,
New York 10989**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Lee Construction LLC Plans: The application of Ryerson Farms LLC, applicant for Lee Construction LLC, owner, for review of Structure/Site Plans a site to be known as “**Lee Construction LLC 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 23 Sterling Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 69.2 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, February 21, 2019** at which time the Board made the following determinations:

William Brodsky appeared and testified.

The Board received the following items:

A. Architectural Plan prepared by Barry Terach, R.A., dated November 26, 2018:

- A-1: First Floor Plan & Cellar Plan
- A-2: Roof Plan
- A-3: Elevations

B. Site Plan prepared by Paul Gdanski, P.E., dated November 5, 2017, last revised January 14, 2019.

C. Landscape Plan dated January 15, 2019.

D. Exterior Building Material Specifications, dated January 10, 2019.

E. A copy of the Building Permit Referral dated January 17, 2019, prepared by Building Inspector Rick Oliver.

F. A copy of PB #18-12, dated January 9, 2019, Preliminary Site Plan Approval Subject to Conditions.

G. Submitted at the meeting, a color rendering of the proposed house.

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FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding in Natural Clay with light maple trim, manufactured by Main Street/Certainteed, or equal. The shakes on the front façade would also be natural clay color. Decorative stonework in Heritage Buckstown Stone, manufactured by Stonecraft Heritage, or equal, would be placed on the front façade. The roof would be Slate Gray, manufactured by GAF Timberline, or equal. The shutters would be Musket Brown, manufactured by Ply Gem, or equal
2. The Board found that proposed house lighting would be according to Town Code, and consisted of sconce lighting fixtures on the front door area and in the rear of the house.
3. The Board found that the air conditioning unit and generator would be placed at the left rear corner, on the west side of the house, with Boxwood plants surrounding the units.
4. The Board found that the landscaping plan was acceptable, however, requested the applicant to add the following two items to the plan:
 - a. Two additional Boxwood plants shall be planted by the front of the air conditioning unit and generator, and
 - b. The proposed Douglas fir trees at the rear of the site should be planted in a staggered manner and planted 4 to 4.5 feet on center.

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 Subject to the Following Conditions:**

1. The proposed house will have four sides of vinyl siding in Natural Clay with light maple trim, manufactured by Main Street/Certainteed, or equal. The shakes on the front façade will also be natural clay color. Decorative stonework in Heritage Buckstown Stone, manufactured by Stonecraft Heritage, or equal, will be placed on the front façade. The roof will be Slate Gray, manufactured by GAF Timberline, or equal. The shutters will be Musket Brown, manufactured by Ply Gem, or equal. **The house elevation plans shall be revised to note the colors and materials.**

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ACABOR #19-07: Lee Construction Plans
Approved Subject to Conditions
Site and Structure plans

Permit #48332

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2. The air conditioning unit and generator will be placed at the left rear corner, on the west side of the house, with Boxwood plants surrounding the units as screening. An additional 2 Boxwood plants shall be added to the screening.
3. The landscaping plan was acceptable, however, the applicant to add the following two items to the plan:
 - a. Two additional Boxwood plants shall be planted by the air conditioning unit and generator, and
 - b. The proposed Douglas fir trees at the rear of the site shall be planted in a staggered manner, planted 4 to 4.5 feet on center.
4. The architectural plan prepared by Barry Terach;
Sheets A-1, A-2 and A-3, must be signed and sealed.
5. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 Andrew Andrews and seconded by Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, absent; John McCullough; aye; Katie Beckmann, absent 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: February 21, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2019 FEB 25 P 1:36
TOWN OF ORANGETOWN

**ACABOR #19-08
St. Dominic Generator Plan
Generator Plan - Approved as Presented**

Permit #48326

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

**February 21, 2019
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**TO:
FROM: Architecture and Community Appearance Board of Review**

RE: St. Dominic Generator Location Plan: The application of David Reeves, applicant, for Sisters of St. Dominic, owner, for review of a Generator Location Plan a site known as "**St. Dominic Generator Location 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 496 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1.1 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, February 21, 2019** at which time the Board made the following determinations:

David Reeves and Robert Lutz appeared and testified for the applicant. The Board received the following items:

- A.** Copy of a Site Development Plan noting location of Generator.
- B.** Specifications of Generator and Fence to be installed.
- C.** A copy of the Building Permit Referral dated November 19, 2018, from Building Inspector Rick Oliver.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed to place a 400 kW Diesel emergency generator next to an existing generator at the site. The application is scheduled to appear at the Town of Orangetown Zoning Board of Appeals for the review of a Performance Standards application.
- 2.** The Board found that the applicant proposed to plant Arborvietie plantings to screen the generators, each plant measuring 8 to 10 feet in height. The applicant noted that they wanted to plant trees that obscured the visual impact of the generators.
- 3.** The Board found that the existing line of bollards would be extended to protect the existing generator and the new generator

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.

TOWN CLERK'S OFFICE
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ACABOR #19-08:
St. Dominic Generator Plan
Generator Plan - Approved as Presented

Permit #48326

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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 John McCullough and second by Brian Aitcheson and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, absent; John McCullough; aye; Katie Beckmann, absent 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: February 21, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

PB #19-09: Dr. Tro's Medical Weight Loss
Approved as Presented - Sign Plan

Permit #48226

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

February 21, 2019
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TO: Robin Foley, Foley Sign Shop
FROM: Architecture and Community Appearance Board of Review

RE: Dr. Tro's Medical Weight Loss Sign Plan: The application of Dr. Tro Kalayjian, applicant, for Stateline Plaza, Inc., owner, for review of a Sign Plan at a site to be known as "**Dr. Tro's Medical Weight Loss 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 121-125 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, February 21, 2019** at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:
A. A Narrative and Specification sheet submitted by the applicant.
B. Sign Plan prepared by Foley Sign Shop with drawings depicting location of store in the shopping center and noting the location of the sign on the storefront.
C. Copy of the Building Permit Referral, dated November 2, 2018, from Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign consisted of a new face covering over an existing internally illuminated wall sign box. The proposed replacement sign will be 24" by 180" with blue, red and grey lettering and, as noted on the submitted plan.

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 Brian Aitcheson and second by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, absent; Katie Beckmann, absent 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: February 21, 2019
Cheryl Coopersmith Chief Clerk Boards and Commissions



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