

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of February 6, 2020**

**MEMBERS PRESENT:** Christopher Dunnigan, Chair  
Shirley Goebel Christie                      Brian Aitcheson  
Deborah Stuhlweissenburg                      Kenyatta Jones Arietta

**MEMBERS ABSENT:** Sharon Burke and Joseph Milillo

**ALSO PRESENT:** Elizabeth Brancati, Deputy Town Attorney and  
Cheryl Coopersmith, Chief Clerk Boards and Commissions

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

<b>Instrumentation Laboratories Plans</b> Review of Site, Structure, & Landscaping Plans 526 Route 303, Orangeburg 70.19/1/45; LO zoning district	<b>Approved as Presented</b>	<b>ACABOR #19-51 Permit #48870</b>
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<b>KFC Exterior Finishes Plan</b> Review of Exterior Finishes Paint/Light Fixtures Plan 130 South Pearl Street, Pearl River 68.20/5/1.1; CC zoning district	<b>Approved as Amended</b>	<b>ACABOR #19-52 Permit #49410</b>
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<b>Alatsas Plans</b> Review of Site/ Structure & Landscape Plan 268 N. Middletown Road, Pearl River 69.09/1/38; R-15 zoning district	<b>Approved with Conditions</b>	<b>ACABOR #19-53 Permit #49511</b>
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<b>Straub Plans</b> Review of Window Replacement Plan 2215 Washington Street, Unit 29, Tappan 77.11/3/11./29; MFR zoning district	<b>Approved as Presented</b>	<b>ACABOR #20-01 Permit #45127</b>
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<b>Natural Organic Skin Spa Sign Plan</b> Review of Sign Plan 123 Oak Tree Road, Tappan 77.15/1/23; CS zoning district	<b>Approved as Presented</b>	<b>ACABOR #20-02 Permit #49495</b>
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<b>Dubiel Car Tent Plan</b> Review of Structure Plan 97 East Erie Street, Blauvelt 70.14/3/18; R-15 zoning district	<b>Continued - Temporary Structure requires further discussion with Building Department</b>	<b>ACABOR #20-03 Permit #49353</b>
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TOWN OF ORANGETOWN  
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**Town of Orangetown Architecture and Community Appearance Board of Review  
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**Henry Kaufmann Campgrounds Plan**

Review of Bronx House Site/  
Structure Plans

667 Blauvelt Road, Pearl River

69.14/1/28 & 69.10/2/21; R-80 zoning district

**Approved  
with Conditions**

**ACABOR#20-04  
Permit #46910**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Kenyatta Jones Arietta 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. As there was no further business before the Board, the meeting was adjourned at 8:50 p.m.

**Dated: February 6, 2020**

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2020 FEB 12 A 11:38  
TOWN CLERK'S OFFICE

**ACABOR #19-51  
Instrumentation Laboratories Plans  
Approved as Presented**

**Permit #48870**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
10983**

**FROM: Orangetown Planning Board**

**RE: Instrumentation Laboratory Plans:** The application of Instrumentation Laboratory, owner, for the review of Site, Structure and Landscaping Plans at a site known as “**Instrumentation Laboratory 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 526 Route 303, in the Route 303 Overlay Zone, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, February 6, 2020** at which time the Board made the following determinations:

Donald Brenner, Richard Basta, William Glaser and Randall Vlasak appeared and testified.

The Board received the following communications:

**A.** A Building Permit Referral dated May 8, 2019, prepared by Rick Oliver, Deputy Building Inspector.

**B.** Copies of PB #18-06, Preliminary Site Plan Approval Subject to Conditions, dated December 12, 2018 and Zoning Board of Appeals #19-94, Variances Approved, dated November 6, 2019.

**C.** Material Specification Sheet.

**D.** Plans prepared by EI Associates Architects and Engineers, dated April 10, 2018, last revised August 23, 2019, unless noted:

- T01: Title Sheet
- C01: Existing Conditions & Site Demolition Plan
- C02: Site Plan
- C03: Site Improvement Details
- C04: Grading & Drainage Plan & Drainage Profiles
- C05: Drainage Details
- C06: Site Lighting Plan
- C07: Landscape Plan & Details
- C08: Soil Erosion Control Plan
- C09: Soil Erosion Control Details & Notes
- A30: Elevations, dated September 11, 2018, last revised September 11, 2019
- A11: First Floor Plan, dated September 11, 2018, last revised September 11, 2019
- A12: Second Floor Plan, dated May 28, 2019, last revised September 11, 2019

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to expand the existing parking facility and construct a building addition at an existing site. The façade of the building addition would be similar to the existing structure, in an EIFS system, or equal, in white, cream and tan colors. The roof would be a three ply built up roof in Tremco, or equal, in a similar color as the existing structure. The air conditioning units would be located on the roof of the building. The windows would have white trim with insulated tinted glazing. Parking Lot lighting would be as noted on the site plan.
2. The Board found that in the front of the Building, a retention pond would be construction with extensive planting along Route 303, as noted on the 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 Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows:  
Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye;  
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2020 FEB 12 A 11:38  
TOWN OF ORANGETOWN

ACABOR #19-52  
KFC Exterior Finishes Plans  
Approved as Amended

Permit #49410

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

RE: **KFC Exterior Finishes Plan:** The application of KFC Chicken, C & B Restaurant Corp., applicant, for M.C. Corp. of Stony Point, owner, for the review of exterior finishes on an existing structure, at a site known as "**KFC Exterior Finishes 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 130 south Pearl Street (Route 304), Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 5, Lot 1.1 in the CC zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, February 6, 2020** at which time the Board made the following determinations:

Donald Brenner appeared and testified. The Board received the following items:  
A. Material Specification Sheet.

B. Building Elevation and Site Location Plans prepared by Brady Harding, R.A., AIA, dated August 6, 2019, last revised September 3, 2019.

C. Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated October 9, 2019.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to paint the façade of the existing structure, grey, white and red, in a striped pattern, as noted on the submitted elevation plan.
2. The Board found that the existing gooseneck lighting would be removed and new sconce lighting would be placed on the structure; as noted on the submitted plan.
3. The Board found that the striped pattern proposed for the façade did not fit into the neighborhood. The Board held that the site is located on a state highway, however, the general use of the area is residential.
4. The Board found that less red, and more white and grey should be used on the façade. The Applicant and Board agreed upon a rearrangement of the placement of the same three colors on the building façade. The structure elevation plans shall be revised in accordance to the revised plans.

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ACABOR #19-52  
KFC Exterior Finishes Plans  
Approved as Amended

Permit #49410

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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 as Amended:**

1. The façade shall be redesigned as agreed upon at the February 6, 2020 ACABOR Meeting, removing the striped design. Revised plans shall be submitted.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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TOWN CLERK'S OFFICE

ACABOR #19-53  
George Alatsas Site/Structure Plans  
Approved with Conditions

Permit #49511

Town of Orangetown – Architecture and Community Appearance  
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TO: George Alatsas, 17 Bluefield Lane, Blauvelt,  
New York, 10913  
FROM: Architecture and Community Appearance Board of  
Review

RE: **George Alatsas Site/Structure Plans:** The application of George Alatsas, owner, for review of Site/ Structure/ Landscape Plans at a site to be known as “**Alatsas 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 268 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 1, Lot 38 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 6, 2020**, at which time the Board made the following determinations:

George Alatsas appeared and testified. The Board received the following items:

A. Plans prepared by Robert Hoene, R.A., dated December 7, 2018, last revised September 3, 2019:

- A1.0: Front and Right Elevations with Wall Section
- A2.0: Rear and Left Elevations with Sections
- A3.0: Basement/ Foundation Floor Plan
- A4.0: First Floor Plan
- A5.0: General Notes, Zoning Info & Second Floor Plan

B. Site Plan prepared by Sparaco & Youngblood, dated October 11, 2019.

C. Boundary & Topographic Survey prepared by Sparaco & Youngblood, dated January 13, 2015.

D. Landscape Plan prepared by Edge Landscape, Inc. undated.

E. Material Specification Sheet.

F. A copy of the Building Permit Referral dated November 1, 2019 prepared by Rick Oliver, Deputy Building Inspector.

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to demolish the existing structure and construct a new dwelling on the site. The façade would consist of four sides of vinyl siding in Main Street Sterling Grey color, or equal. The roof would be Timberline Shingles in Charcoal color, or equal. The front porch, roof gables, garage door and front door would be black. The garage door would have glass inserts. The house trim, columns and railing would be white.
2. The Board found that the air conditioning unit needed to be located on the plan; the applicant and Board agreed to place it along the Middletown Road side of the site, as noted on the amended Landscape Plan.
3. The Board found that the walkway would be pavers and that the landscaping plan was acceptable.

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 Conditions:**

1. The air conditioning unit shall be located along the Middletown Road side of the site, as noted on the amended Landscape Plan.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 Christopher Dunnigan and seconded by Shirley Goebel Christie and carried as follows:  
Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye;  
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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**ACABOR #20-01  
Straub Window Replacement Plans  
Approved as Presented**

**Permit #45127**

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**TO: Kier Levesque, 49 Third Avenue, Nyack, New York  
FROM: Architecture and Community Appearance Board of  
Review**

**RE: Straub Window Replacement Plans:** The application of Suzanne Straub, owner for the review of Window Replacement Plans at a site known as “**Straub Window Replacement Plans**”, 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 215 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 11./29 in the MFR zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, February 6, 2020** at which time the Board made the following determinations:

Kier Levesque appeared and testified. The Board received the following items:

- A.** A Narrative, Material Specification Sheet prepared by Kier Levesque dated November 25, 2019.
- B.** Architectural Plans prepared by Keir Levesque, R.A., dated October 28, 2019
- A-1: Floor Plan & Elevation
  - A-2: Window Plan & Elevation
  - D-1: Demolition Plan
- C.** Location Plan.

**FINDINGS OF FACT:**

1. The Board found that the applicant is seeking to replace the existing glass block masonry windows and awning windows with new windows; double hung units with fine line muntins between the glass and white frames, manufactured by Andersen, or equal. There will be no change to the existing brickwork.

The hearing was then opened to the Public.

**Public Comment:**

Carol Schelin; 215 Washington Street, Tappan; asked the Board to vote in favor of this item.

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

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ACABOR #20-01  
Straub Window Replacement Plans  
Approved as Presented

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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 Deborah Stuhlweissenburg and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**ACABOR #20-02  
Natural Organic Skin Spa Sign Plan  
Approved as Presented**

**Permit #49495**

**Town of Orangetown  
Architecture and Community Appearance Board of Review Decision  
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**TO: Robin Foley, Foley Sign Shop, 20-H Mountainview Avenue,  
Orangeburg, New York 10962**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Natural Organic Skin Spa Sign Plan:** The application of Natural Organics Spa, applicant, for Stateline Plaza Inc., owner for the review of a sign plan at a site to be known as **"Natural Organic Skin Spa Sign Plan"**, 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 123 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 **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a meeting held **Thursday, February 6, 2020** at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Sign Plan prepared by Foley Sign Shop, dated April 19, 2019.**
- C. Location Plan.**
- D. Building Permit Referral dated November 1, 2019 prepared by Rick Oliver, Deputy Building Inspector.**

**FINDINGS OF FACT:**

- 1. The Board found that the sign plan submitted in the Board package depicted incorrect information and the applicant offered a revised plan.**
- 2. The Board found that the site is located in the Stateline Plaza Shopping Center. The applicant presented a new PVC sign measuring 12" by 96" with vinyl graphics; the sign is not illuminated. The main field of the sign would be green; an accent color of a lighter green and lettering would be white. The size and products used are coordinated with other signage in the shopping center.**

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ACABOR #20-02  
Natural Organic Skin Spa Sign Plan  
Approved as Presented

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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 as Presented**.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and second by Kenyatta Jones Arietta and carried as follows; Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
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Chief Clerk Boards and Commissions



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ACABOR #20-04  
Henry Kaufmann Campground  
Bronx House Site / Structure Plans  
Approved with Conditions

Permit #46910

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
FROM: Orangetown Planning Board

**RE: Henry Kaufmann Campgrounds, Inc. Plans (Bronx House):** The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for the review of site and structure plans at a site known as “Henry Kaufmann Campgrounds, Inc. Plan – Bronx House”, 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 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, February 6, 2020** at which time the Board made the following determinations:

Kevin Curran, Victoria Inniss, Garrett Frueh, Jason Popkin and Donald Brenner appeared before the Board. The Board received the following communications:

- A.** A copy of the Building Department Referral, dated September 18, 2017, signed by Building Inspector, Rick Oliver.
- B.** Plans entitled “UJA Pearl River Day Camp Proposed Improvements”, prepared by prepared by Stantec, signed and sealed by Troy Wojciekofsky, P.E.:
- Drawing 0: Vicinity Plan dated December 13, 2017
  - Drawing C-100.00: Overall existing Site Plan, dated January 29, 2018
  - Drawing C-102.00: Removals/Demolition Site Plan, last revised February 25, 2019
  - Drawing C-103.00: Proposed Site Plan, last revised February 25, 2019
  - Drawing A-100.00: Proposed Homepage Plan & Elevations, last revised January 22, 2019
  - Drawing A-600.00: Proposed Homepage Materials, last revised April 20, 2018
  - Drawing A-601.00: Proposed Homepage Renderings, last revised April 20, 2018
  - Drawing A-601.00: Home base color Schemes Renderings
- C.** A copy of the Building Permit referral, signed by Rick Oliver, dated September 18, 2017.

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**ACABOR #20-04  
Henry Kaufmann Campground  
Bronx House Site / Structure Plans  
Approved with Conditions**

**Permit #46910**

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D. A material specification sheet.

E. Copy of PB #19-37, Preliminary Site Plan Approval Subject to Conditions, dated December 11, 2019 and ZBA #18-29, Approved with conditions, dated May 16, 2018.

**FINDINGS OF FACT:**

1. The Board found that this project focuses on the Northern portion of the campgrounds. Each new homebase structures would be approximately 1000 square feet larger than the existing structures; the current structures are 4,800 square feet and the new homebase structures would be 5,800 square feet each.
2. The Board found that the homebase structures would have four sides of hardie plank in manufactured by James Hardie Hardieplank Lap siding select Cedarmill, or equal. Each Homebase structure would be a solid color either in green, blue or red. The roof would be GAF Timberline, or equal, in a color that matches the siding with metal standing seam roofing. Split face rock walls would be used as noted on the plan.
3. The Board found that cedar fencing and posts would be used, as noted on the plan, also painted in the color scheme of green, blue or red.
4. The Board found that the existing landscaping was to remain. The applicant explained that there were some smaller trees that needed to be removed for the construction of the aquatic center.
5. The Board found that no site lighting was proposed at the new play and ball fields. The buildings would have general lighting under the roof and would have two small LED lights at the gable ends for safety.
6. The Board found that the proposed pools are outside of the buffer area. The Aquatics center would be in the blue color scheme.

The hearing was then opened to the Public.

**Public Comments:**

Ed Kleber, McKinley Street, Pearl River; noted that his prior concern was the location of the pool, however his current issue is the color of the proposed homebase structures. He held that the colors are garish and preferred colors that would blend in with the natural environment – woodland colors; the red is a harsh color.

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Lorna Carroll, 62 McKinley Street, Pearl River; expressed concerns regarding the clearing of the field noted on the plan; does that mean that trees will be removed.

Janis Kleber, McKinley Street, Pearl River; wanted to know what the note on the plan meant regarding the size of trees to be removed and why the need to remove the trees.

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 conditions:**

1. The red color proposed to be used in the color scheme at the site shall be toned down to a "Maroon Brown" color.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 Shirley Goebel Christie carried as follows; Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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 6, 2020  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2020 FEB 12 A 11:38  
TOWN OF ORANGETOWN