

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 19, 2018**

MEMBERS PRESENT:

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

MEMBER ABSENT: None

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.

Bergson Subdivision Plan		ACABOR #18-25
Review of Subdivision Plan	Approved	
Palisades Historic District	as Presented	
56 Woods Road, Palisades		
78.18/1/3.1; R-80 zoning district		

Rockland Hospital Guild Generator Plan		ACABOR #18-26
Review of Generator Plan	Approved	
2 Irving Way, Orangeburg	with a Condition	
74.09/1/66; R-80 zoning district		

ARC of Rockland – Sign Plan		ACABOR #18-27
Review of Sign Plan	Approved	
56 East Central Avenue, Pearl River	as Presented	
68.20/2/2; CS zoning district		

Lia Toyota Façade Improvement Plan		ACABOR #18-28
Review of Façade Improvement Plan	Approved	
618 Route 303, Blauvelt	as Presented	
65.18/1/7; LI/LIO zoning district		

Merritt Subdivision – Lot 78.1		ACABOR #18-29
Review of House/Site Plans	Approved	
29 Merritt Court, Nanuet	with Conditions	
64.18/1/78.1; R-15 zoning district		

Merritt Subdivision – Lot 78.7		ACABOR #18-30
Review of House/Site Plans	Approved	
23 Merritt Court, Nanuet	with Conditions	
64.18-1-78.7; R-15 zoning district		

Madira Framing Corp. Plans		ACABOR #18-31
Review of House/Site Plans	Approved	
226 S. Greenbush Road, Blauvelt	as Presented	
70.19/1/26.4; R-15 zoning district		

Madira Framing Corp. Plans		ACABOR #18-32
Review of House/Site Plans	Continued: Review	
110 Sunset Road, Blauvelt	Site Plan	
70.09/1/10; R-40 zoning district		

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Other Business:

1. Merritt Subdivision:

Lot 78.5: The Board reviewed and approved the color change of the house. The original color of the house was Blue and the applicant requested Sandstone Beige with white trim, black shutters and entry door.

The motion to approve 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 and Brian Aitcheson, aye.

Lot 78.4: The Board reviewed and approved material changes to the house. The change was to place shake cedar impressions or equal in Savannah Wicker on the gable ends, removal of arched/round window on the front elevation and an option to place glass panels in the garage doors.

The motion to approve was presented and moved by Shirley Goebel Christie 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 and Brian Aitcheson, aye.

2. Walsh Landscaping Plan, Section ^{75.17}~~7.17~~, Block ²1, Lot ^{1.2}26, 67 Ferdon Avenue, Sparkill: The Board reviewed and approved the revisions to the Landscape Plan. The changes included adding a foot path and stepping stones, reducing the number of steps into the front of the house and removal of two large walls in the back of the house. CCC 7/25/18

The motion to approve was presented and moved by Shirley Goebel Christie 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 and Brian Aitcheson, aye.

3. Ryerson Subdivision, Section 77.14, Block 1, Lot 7, 10 Ryerson Place, Tappan: The Board reviewed and approved the change to the front façade. The applicant proposed to take off the front bump out, making the front elevation flat. Shakes would be placed on that section of the house, as noted on the submitted plan.

The motion to approve was presented and moved by Christopher Dunnigan and seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, recused; Christopher Dunnigan, aye; Katie Beckmann, aye and Brian Aitcheson, aye.

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4. Coffey Plans, Section 69.07, Block 1, Lot 25, 7 Marycrest Road, West Nyack:
The Board reviewed and approved the change in materials; window style is being changed from double hung to casements with a muntin pattern that divides the glass into 4 panes, the window color from white to black, removal of the shutters from the front façade, the rear exterior doors are changing to remove the transoms and make them taller. Color changes to black to match the windows. The exterior window and door trim is being simplified to eliminate the accent head trims, the color to remain white.

The motion to approve was presented and moved by Shirley Goebel Christie 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 and Brian Aitcheson, aye.

A motion was made to adjourn the meeting by Katie Beckmann and seconded 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 10:10 p.m.

Dated: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
JUL 25 11:14
TOWN OF ORANGETOWN

**ACABOR #18-25: Bergson Subdivision Plan: Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision
July 19, 2018
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**TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York,
10990**
FROM: Architecture and Community Appearance Board of Review

RE: Bergson Subdivision Plan: The application of Palisades 9W LLC, applicant, Wyandanch Washington Realty LLC, owner, for review of a Subdivision Plan, at a site to be known as "**Bergson Subdivision 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 56 Woods Road, Palisades, in the Palisades Historic District, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 3.1 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, July 19, 2018**, at which time the Board made the following determinations:

Jay Greenwell appeared and testified. The Board received the following items:

A. Subdivision Plans prepared by Jay Greenwell, PLS dated October 14, 2014:

- Drawing 1: Subdivision Plan, last revision date of October 30, 2017
- Drawing 2: Subdivision Plan, last revision date of June 7, 2018
- Drawing 3: Subdivision Plan, last revision date of June 7, 2018

B. Board Decisions: ZBA #18-11, variances, dated February 21, 2018, PB #16-05, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated June 14, 2017 and PB #17-64, Amendment to Preliminary Subdivision Approval Subject to Conditions/ Neg. Dec., dated December 20, 2017.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.
3. The Board found that the applicant appeared at the following Board Meeting: Zoning Board of Appeals as ZBA #18-11, variances, dated February 21, 2018; PB #16-05, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated June 14, 2017 and PB #17-64, Amendment to Preliminary Subdivision Approval Subject to Conditions/ Neg. Dec., dated December 20, 2017.
4. The Board found that prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
5. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.

TOWN CLERK'S OFFICE

TOWN OF ORANGETOWN

**ACABOR #18-25: Bergson Subdivision Plan: Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of
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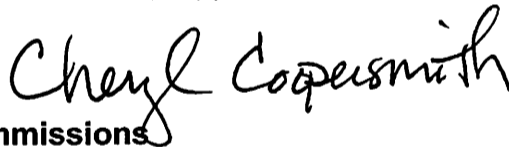
6. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction
 7. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.
 8. The Board found that the applicant shall comply 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 Christopher Dunnigan and seconded by Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE
2018 JUL 25 P 1:44
TOWN OF ORANGETOWN

**ACABOR #18-26:
Rockland Hospital Guild Generator Plan
Generator Plan - Approved with a Condition**

Permit #47735

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

**July 19, 2018
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**TO: Richard Walsh, 2 Irving Way, Orangeburg,
New York, 10962**
FROM: Architecture and Community Appearance Board of Review

RE: Rockland Hospital Guild Generator Plan: The application Rockland Hospital Guild, owner, for review of a Generator Plan, at a site known as "Rockland Hospital Guild Generator 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 2 Irving Way, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.09, Block 1, Lot 66 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, July 19, 2018** at which time the Board made the following determinations:

Anthony DeRoberto 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 June 4, 2018, from Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place 3 emergency generators at the site. The application appeared at the Town of Orangetown Zoning Board of Appeals on Wednesday, July 18, 2018 for the review of the Performance Standards application.
2. The Board found that the applicant had proposed to use fencing as a screening, however, requested the option to use plantings to screen the generator units. The Board gave the applicant the option to use either a natural screening or fencing to screen the generators. The applicant noted that any bushes that needed to be removed in order to install the generators will be replanted or replaced in front of the generators.

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
JUL 25 4 14 PM
TOWN OF ORANGETOWN

**ACABOR #18-26:
Rockland Hospital Guild Generator Plan
Generator Plan - Approved with a Condition**

Permit #47735

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

**July 19, 2018
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the following Condition:**

1. The applicant has the option to use either a natural screening or fencing to screen the generators. The applicant noted that any bushes that needed to be removed in order to install the generators will be replanted or replaced in front of the generators.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Brian Aitcheson and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN
2018 JUL 25 P 1:44
TOWN CLERK'S OFFICE

PB #18-27: ARC of Rockland Sign Plan
Approved as Presented - Sign Plan

Permit #47687

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

July 19, 2018
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TO: Brian O'Connor, Frohling Sign Company, 711 Executive Boulevard, Valley Cottage, New York 10989
FROM: Architecture and Community Appearance Board of Review

RE: ARC of Rockland Sign Plan: The application Frohling Sign Company, applicant for Paul Hamil Corporation, owner, for review of a Sign Plan, at a site known as "**ARC of Rockland 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 56 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, July 19, 2018** at which time the Board made the following determinations:

Brian O'Connor appeared and testified. The Board received the following items:
A. A Narrative and Specification sheet submitted by the applicant.
B. Sign Plan prepared by Frohling Sign Company, with photographs of the storefront noting the location of the sign.
C. Copy of the Building Permit Referral, dated May 17, 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 polycarbonate replacement sign includes white and orange background with black and white lettering, as noted on the approved 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 seconded by Andrew Andrews and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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: July 19, 2018

Cheryl Coopersmith Chief Clerk Boards and Commissions

Cheryl Coopersmith
TOWN CLERK
2018 JUL 25 10:07 AM
TOWN OF ORANGETOWN

ACABOR #18-28
Lia Toyota of Rockland – Façade Improvement Plan
Approved as Presented

Permit #47046

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 19, 2018
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TO: Donald Brenner, P.E., LLB, 5 Independence Avenue, Tappan,
New York, 10983
FROM: Architecture and Community Appearance Board of Review

RE: **Lia Toyota Façade Improvement Plan:** The application BBL Construction Services, applicant for Lia Route 303 Realty LLC, owner, for review of a Façade Improvement Plan at a site known as “**Lia Toyota Façade Improvement 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 618 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 7 in the LI/LIO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 19, 2018** at which time the Board made the following determinations:

Donald Brenner, Eric Kuperman and Eric Mastersen appeared and testified. The Board received the following items:

A. Façade Plans prepared by Stuart Romm, R.A., dated October 13, 2017, last revised May 18, 2018:

- G001: Cover, Project Directory, Sheet Index
- A400: Exterior Elevations
- A601: NS Sections
- A651: EW Sections
- A680: Section Details

B. Site Plan prepared by Sparaco & Youngblood, PLLC, dated April 17, 2018.

C. Material Specification Sheet.

D. A copy of the Building Permit Referral dated November 3, 2017 prepared by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to improve the façade with aluminum composite wall panels and reuse of existing EIFS, in Toyota Red and Toyota Silver, with a red horizontal accent. The portal design on the front elevation will protrude from the front edge of the building. The rear doors on the building will be changed to glass panels.
2. The Board found that the existing site lighting would be replaced with LED type lighting.

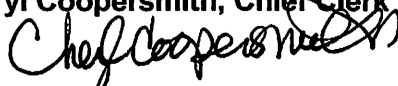
There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Andrew Andrews 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, aye and Brian Aitchison, 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: July 19, 2018, Cheryl Coopersmith, Chief Clerk Boards and Commissions



ACABOR #18-29: Merritt Estates – Lot 78.1

Permit #47721

Approved Subject to Conditions

Site and Structure plans

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

July 19, 2018

Page 1 of 3

TO: T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974
FROM: Architecture and Community Appearance Board of Review

RE: Merritt Estates Lot 78.1: The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of Site and Structure Plans at a site to be known as “**Merritt Estates Lot 78.1 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 29 Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.1; 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, July 19, 2018**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Liboria Derario, R.A., dated March 16, 2018, last revised April 11, 2018:

- Drawing A: Cover Sheet
- Drawing 1: Elevations
- Drawing 2: Elevations, Typical Wall Section & Plumbing Riser Diagram
- Drawing 3: Basement Floor Plan
- Drawing 4: Main Floor Plan
- Drawing 5: Second Floor

B. Site Plan and Landscape Plan prepared by James Drumm, PLS:

- Site Plan dated May 15, 2018, last revised June 13, 2018
- Landscape Plan dated June 13, 2018

C. Project Narrative prepared by T.J. Ryan, dated June 20, 2018.

D. Exterior Building Material Specifications, dated June 25, 2018, signed by T.J. Ryan.

E. A copy of the Building Permit Referral dated May 29, 2018 by Building Inspector Rick Oliver.

TOWN OF ORANGETOWN
JUL 25 2018 1:45 PM

**ACABOR #18-29: Merritt Estates – Lot 78.1
Approved Subject to Conditions
Site and Structure plans**

Permit #47721

**Town of Orangetown – Architecture and Community Appearance Board of
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**July 19, 2018
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FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding in Flagstone color (dark blue), manufactured by Main Street/Certainteed, or equal, with decorative stonework in Eldorado Montecito Cliff Stone on the front façade, or equal. The front reverse gable would be Cedar Impressions siding in Flagstone color, or equal. The roof would be Slatestone Gray, manufactured by Tamko, or equal. The color of the garage doors, front entryway door and trim would be white. The Board gave the option of placing glass inserts in the garage doors. The entry door would be brown color. The deck would be Trex, 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, left and right of the front door, by the garage doors with a flood light above and in the rear of the house would be a sconce light and a flood light.
3. The Board found that the landscaping plan was acceptable.
4. The Board found that the air conditioning unit would be placed at the left rear corner, on the north side of the house.

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 Flagstone color (dark blue), manufactured by Main Street/Certainteed, or equal, with decorative stonework in Eldorado Montecito Cliff Stone on the front façade, or equal. The front reverse gable will be Cedar Impressions siding in Flagstone color, or equal. The roof will be Slatestone Gray, manufactured by Tamko, or equal. The color of the garage doors, front entryway door and trim will be white. The applicant has the option of placing glass inserts in the garage doors. The entry door will be brown color. The deck will be Trex, or equal. **The house elevation plans shall be revised to note the colors and materials.**

TOWN CLERK'S OFFICE

2018 JUL 25 PM 1:45

TOWN OF ORANGETOWN

**ACABOR #18-29: Merritt Estates – Lot 78.1
Approved Subject to Conditions
Site and Structure plans**

Permit #47721

**Town of Orangetown – Architecture and Community Appearance Board of
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2. The air conditioning unit would be placed at the left rear corner, on the north side of the house.
3. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
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 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: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN
JUL 25 11:45
TOWN CLERK'S OFFICE

ACABOR #18-30: Merritt Estates – Lot 78.7
Approved Subject to Conditions
Site and Structure plans

Permit #47734

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

July 19, 2018

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TO: T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974
FROM: Architecture and Community Appearance Board of Review

RE: Merritt Estates Lot 78.7: The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of Site and Structure Plans at a site to be known as “**Merritt Estates Lot 78.7 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 23 Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.7; 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, July 19, 2018**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Liboria Derario, R.A., dated March 9, 2018, last revised April 14, 2018:

- Drawing A: Cover Sheet
- Drawing 1: Elevations
- Drawing 2: Elevations
- Drawing 3: Basement Floor Plan
- Drawing 4: Main Floor Plan
- Drawing 5: Second Floor, Typical Wall Section & Plumbing Riser Diagram

B. Site Plan and Landscape Plan prepared by James Drumm, PLS:

Site Plan dated May 15, 2018, last revised June 13, 2018

Landscape Plan dated June 13, 2018

C. Project Narrative prepared by T.J. Ryan, dated June 20, 2018.

D. Exterior Building Material Specifications, dated June 25, 2018, signed by T.J. Ryan.

E. A copy of the Building Permit Referral dated May 29, 2018 by Building Inspector Rick Oliver.

TOWN CLERK'S OFFICE
2018 JUL 25 P 1:45
TOWN OF ORANGETOWN

**ACABOR #18-30: Merritt Estates – Lot 78.7
Approved Subject to Conditions
Site and Structure plans**

Permit #47734

**Town of Orangetown – Architecture and Community Appearance Board of
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FINDINGS OF FACT:

1. The Board found that the house would have four sides of PVC siding manufactured by Royal Select in 7" Clapboard, wrought iron color, or equal. The applicant requested options for the roof color/type: Glenwood shingles in Dusty Grey or Camelot shingles in Antique Slate or Williamsburg Slate, all manufactured by GAF, or equal. The corner boards would be white or the color of the siding. The garage doors would be brown. The front entry door was noted as a single door; however, the applicant requested double doors with the option of glass inserts. The plans shall be revised to reflect the double doors, if selected.
2. The Board found that the gables would be PVC manufactured by Royal Cres in Frost color, or equal. The proposed stonework would be manufactured by El Dorado in Sierra Mountain Ledge, or equal.
3. The Board found that the chimney should be made wider on the façade, the plan shall be revised.
4. The Board found that pavers would be used for the walkway as well as placed around the perimeter of the asphalt driveway, as noted on the submitted plan.
5. The Board found that the proposed house lighting consisted of sconce lighting above by the garage doors with a flood light above, surface light by the front door (ceiling of porch), and sconce lights by the back door and some flood lights in the rear of the house.
6. The Board found that the landscaping plan was acceptable.
7. The Board found that the air conditioning unit would be placed at the left rear corner, as noted on the submitted 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.

TOWN CLERK'S OFFICE

2018 JUL 25 P 1:45

TOWN OF ORANGETOWN

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

**July 19, 2018
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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 PVC siding manufactured by Royal Select in 7" Clapboard, wrought iron color, or equal. The Board granted the option for the roof color/type: Glenwood shingles in Dusty Grey or Camelot shingles in Antique Slate or Williamsburg Slate, all manufactured by GAF, or equal. The corner boards will be white or the color of the siding. The garage doors will be brown. The Board gave the applicant the option of either a single front entry door or double doors with the option of glass inserts. **The plans shall be revised to reflect the double doors, if selected. The architectural plans shall be revised to note the colors and materials of the façade.**
2. The gables will be PVC manufactured by Royal Cres in Frost color, or equal. The proposed stonework will be manufactured by El Dorado in Sierra Mountain Ledge, or equal.
3. The chimney shall be made wider on the façade, **the plan shall be revised.**
4. Pavers will be used for the walkway as well as placed around the perimeter of the asphalt driveway, as noted on the submitted plan.
5. The air conditioning unit will be placed at the left rear corner, as noted on the submitted plan.
6. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.
8. 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 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: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**

Cheryl Coopersmith

2018 JUL 25 11:51 AM
TOWN OF ORANGETOWN

**ACABOR #18-31: Madira Framing Corp.
226 S. Greenbush
Approved Subject to Conditions
Site and Structure plans**

Permit #47674

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

**July 19, 2018
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**TO: Alex Goldberger, 300 Airport Executive Park, Suite 305,
Nanuet, New York 10954**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Madira Framing Corp. Plans: The application Alex Goldberger, applicant for Madira Framing Corp., owner, for review of Site/Structure Plans at a site to be known as “**Madira Framing Corp. 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 226 South Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 26.4 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, July 19, 2018**, at which time the Board made the following determinations:

Alex Goldberger appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Barry Terach, R.A., dated April 10, 2018, last revised June 7, 2018:

- Cover Sheet
- Sheet 1: Basement & Foundation Plan
- Sheet 2: First Floor Plan
- Sheet 3: Second Floor Plan
- Sheet 4: Roof Plan
- Sheet 5: Front Elevations
- Sheet 6: Right Side Elevations
- Sheet 7: Rear Elevations
- Sheet 8: Left Side Elevations
- SP-1: Code Specification Details
- SP-2: Code Specification Notes

TOWN OF ORANGETOWN
2018 JUL 25 P 1:45
TOWN CLERK'S OFFICE

**ACABOR #18-31: Madira Framing Corp.
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**Town of Orangetown – Architecture and Community Appearance Board of
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**July 19, 2018
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B. Site Plan prepared by Atzl, Nasher & Zigler, dated April 30, 2018, last revised June 22, 2018.

C. Landscape Plan prepared by Edge Landscaping, dated July1, 2018.

D. Exterior Building Material Specifications, dated July 3, 2018, signed by Alex Goldberger.

E. A copy of the Building Permit Referral dated May 15, 2018 by Building Inspector Rick Oliver.

FINDINGS OF FACT:

- 1. The Board found that the house would have four sides of vinyl siding with Board and Batten and shakes, as noted on the submitted plans. The elevations would have vinyl clapboard siding of Savannah Wicker, Board and Batten vinyl siding would be placed on the front elevation gable and Shake vinyl siding would be placed as noted on the submitted plan, all manufactured by Certainteed, or equal.**
- 2. The Board found that decorative stone would be placed on the front elevation foundation in County Ledge Stone, Hudson Bay pattern, manufactured by Boral, or equal. The roof would be laminated asphalt shingles in charcoal color, manufactured by GAF, or equal. In addition, raised seem metal roofs in chocolate brown, manufactured by Atlas, will be placed as noted on the submitted plan.**
- 3. The Board found that the proposed house lighting in accordance with Town Code.**
- 4. The Board found that the landscaping plan was acceptable.**
- 5. The Board found that the air conditioning unit would be placed near the rear of the house by the chimney. The air conditioning units shall be noted on the plan.**

The hearing was then opened to the Public.

Public Comment:

Lillian Rinchiera, 231 Greenbush Road, requested to see the plans.

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

TOWN CLERK'S OFFICE
2018 JUL 25 P 1:45
TOWN OF ORANGETOWN

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Permit #47674

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

**July 19, 2018
Page 3 of 3**

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 with Board and Batten and Shakes, as noted on the submitted plans. The elevations will have vinyl clapboard siding of Savannah Wicker, Board and Batten vinyl siding will be placed on the front elevation gable and Shake vinyl siding will be placed as noted on the submitted plan, all manufactured by Certainteed, or equal.
2. Decorative stone will be placed on the front elevation foundation in County Ledge Stone, Hudson Bay pattern, manufactured by Boral, or equal. The roof will be laminated asphalt shingles in charcoal color, manufactured by GAF, or equal. In addition, raised seem metal roofs in chocolate brown, manufactured by Atlas, will be placed as noted on the submitted plan.
3. The air conditioning unit will be placed near the rear of the house by the chimney. The air conditioning units shall be noted on the plan.
4. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 Andrew Andrews and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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: July 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE
2018 JUL 25 P 1:45
TOWN OF ORANGETOWN