

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JUNE 21, 2018**

**MEMBERS PRESENT:**

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

**MEMBER ABSENT:** Brian Terry

**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.

<b>Village Green Fence Plan</b>	<b>ACABOR #18-15</b>
Review of Fence Plan	<b>Approved</b>
401 N. Middletown Road, Pearl River	<b>as Presented</b>
68.08/1/5; LI zoning district	

<b>Rockland Plastic Surgery Pylon Sign Plan</b>	<b>ACABOR #18-16</b>
Review of Pylon Sign Plan	<b>Approved</b>
150 Route 304, Pearl River	<b>as Presented</b>
72.08/1/1; LIO zoning district	

<b>George Alatsas Site/Structure Plans</b>	<b>ACABOR #18-17</b>
Review of Site/Structure Plans	<b>Approved</b>
15 Green Street, Tappan	<b>with Conditions</b>
77.06/2/30; R-15 zoning district	

<b>Boyle Subdivision – Site/ Structure Plans Lot 24.1</b>	<b>ACABOR #18-18</b>
Review of Site/ Structure Plans	<b>Approved</b>
61 Terrace Lane, Blauvelt	<b>with Conditions</b>
70.14/1/24.1; R-15 zoning district	

<b>Boyle Subdivision – Site/ Structure Plans Lot 24.2</b>	<b>ACABOR #18-19</b>
Review of Site/ Structure Plans	<b>Approved</b>
57 Terrace Lane, Blauvelt	<b>with Conditions</b>
70.14/1/24.2; R-15 zoning district	

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Andrew Andrews 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 9:15 p.m.

**Dated: June 21, 2018**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

TOWN CLERK'S OFFICE  
2018 JUN 28 P 3:30  
TOWN OF ORANGETOWN

**PB #18-15: Village Green Fence Phase 2  
Approved As Presented  
Town of Orangetown  
Architecture and Community Appearance Board of Review Decision**

**Permit #47040**

**June 21, 2018  
Page 1 of 2**

**TO: Dave Sliter, 401 North Middletown Road, Pearl River, New York  
FROM: Architecture and Community Appearance Board of Review**

**RE: Village Green Fence Plan Phase 2- Pfizer Site:** The application of Pfizer, applicant, for Wyeth Holding, owner, for the review of plans at a site known as “**Village Green Fence Plan Phase 2 – Pfizer Site 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 401 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, June 21, 2018** at which time the Board made the following determinations:

Dave Sliter, Cathy Ellithorpe and Anthony Bispo appeared and testified. The Board received the following items:

- A.** A Narrative and Specification sheet submitted by the applicant.
- B.** Site Plans prepared by SLAM Architects, Fuss & O’Neill and Van Zelm Engineers, dated October 16, 2017, last revision date of October 18, 2017:
  - Sheet 1: Site Preparation Plan
  - Sheet 2: Site Layout & Planting Plan.
- C.** Additional Plans prepared by SLAM Architects, Fuss & O’Neill and Van Zelm Engineers:
  - A101: 16 X 20 Pavilion Structure, Turnstile & Gates, Landscape Renovation Plans, dated October 18, 2017
  - A102: Details
  - C502: Site Preparation, Layout & Planting Details, dated October 16, 2017, revised October 18, 2017
- D.** Copy of the Building Permit Referral, dated November 1, 2017, signed by Glenn Maier, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared at the June 20, 2018 Town of Orangetown Zoning Board of Appeals.
2. The Board found that the site would be improved with fencing, gates, a covered pavilion structure, turnstile, and an extended sidewalk.
3. The Board found that the pavilion would have a blue standing seam metal roof, manufactured by Poligon, or equal. The columns would be white with stone wrapped bases. The stone would be Chapel Stone (natural tone), manufactured by Hanover, or equal, and as depicted on the submitted architectural plans.
4. The Board found that the applicant proposed a black ornamental aluminum fence in “Emerald” style, manufactured by Gemstone. The gates would also be manufactured by Gemstone.
5. The Board reviewed and approved the proposed landscaping plan.

11/13/2018 10:00 AM

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

June 21, 2018

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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 seconded by Katie Beckmann and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, absent; 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: June 21, 2018

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2018 JUN 28 P 3:30  
TOWN OF ORANGETOWN

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

**June 21, 2018**

**Page 1 of 2**

**TO: Brian O'Connor, Frohling Sign Company, 711 Executive  
Boulevard, Suite G, Valley Cottage, New York, 10989  
New York 10011**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Rockland Plastic Surgery Sign Location Plan:** The application Frohling Sign Co-Monika Szczepaniec, applicant for 150 Route 304, LLC, owner, for Pylon Sign Plan Review, at a site known as “**Rockland Plastic Surgery 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 150 Route 304, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 72.08, Block 1, Lot 1 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, June 21, 2018** at which time the Board made the following determinations:

Brian O'Connor appeared and testified for the applicant. The Board received the following items:

- A. Sign Plans prepared by Frohling Sign Company, dated August, 2017.
- B. Location Site Plan prepared by Atzl, Nasher & Zigler, dated December 21, 2017.
- C. A copy of the Building Permit Referral signed by Building Inspector Glenn Maier, dated September 8, 2017.
- D. A letter from Raymond Ahmadi, PhD, P.E., RA Associates, dated June 18, 2018.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install one double sided internally illuminated pylon sign measuring 30 square feet. The proposed sign design consists of a fabricated aluminum skirt base and the sign face will include burgundy letters on white background with off white and burgundy sign face trim.
2. The Board found that the location of the wall sign is on the southwest corner of the property facing Route 304.
3. The Board found that the sign would be on a timer and turn off at 11:00 P.M.
4. The Board found that the applicant received Final Approval with Conditions from the Town of Orangetown Planning Board on May 9, 2018.

APPROVED  
2018 JUN 28 PM 2:29  
TOWN OF ORANGETOWN

ACABOR #18-16  
Rockland Plastic Surgery Sign Plans  
Approved as Presented

Permit #46859

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

June 21, 2018  
Page 2 of 2

The hearing was then opened to the Public.

**Public Comment:**

Raymond Ahmadi, an abutting property owner submitted a letter to the Board. Mr. Ahmadi held that the location of the proposed sign conflicts with the Town's zoning code regulations and is a safety hazard.

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 Christopher Dunnigan and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, absent; 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: June 21, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2018 JUN 28 P 3:30  
TOWN CLERK'S OFFICE

**ACABOR #18-17  
George Alatsas Site/Structure Plans  
Approved with Conditions**

**Permit #47504**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
June 21, 2018  
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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 George Alatsas, applicant for Inez Vinelli, owner, for review of Site/Structure plans, at a site to be known as “**George Alatsas Site/Structure 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 15 Green Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 30 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 21, 2018**, 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 March 1, 2018, last revised April 4, 2018:
- A1.0 - Sheet 1 of 3: Elevations
  - A2.0 - Sheet 2 of 3: Floor Plans
  - A3.0 - Sheet 3 of 3: General Notes and Wall Section
- B.** Site Plan prepared by Robert Sorace, PLS, dated March 29, 2018.
- C.** Landscape Plan prepared by Edge Landscape, Inc. undated.
- D.** Material Specification Sheet, dated June 2, 2018 signed by George Alatsas.
- E.** A copy of the Building Permit Referral dated April 6, 2018 signed by Building Inspector Glenn Maier.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a new dwelling. The façade would consist of four sides of vinyl siding in Main Street Certaineed Sterling Grey color, or equal. Cedar Impressions in Sterling Grey color, or equal, would be placed on the front elevation, as noted on the submitted plans. The roof would be Timberline Architectural Shingles in Charcoal color, or equal. The house trim and railing would be white. The applicant proposed to have window trim in be either white or black and the remaining trim would be white.

TOWN OF ORANGETOWN  
2018 JUN 28 PM 3:30  
TOWN OF ORANGETOWN

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
June 21, 2018  
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2. The Board found that the walkway and patio would have pavers, manufactured by Cambridge in Ledgestone style (grey tone).
3. The Board found the landscaping as planned is acceptable, as noted on the submitted Landscape Plan.
4. The Board found that the house would have security lighting on the front porch, deck and garage, as required by Town Code.
5. The Board found that the air conditioning unit would be placed at the left side of the rear of the house and screened with deer resistant plantings. The landscaping plan shall be revised to note the air conditioning unit and screening.
6. The Board found that the 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.

The hearing was then opened to the Public.

**Public Comment:**

Eric Fennel, 19 Main Street, Tappan; raised concerns regarding the location of windows on the proposed house.

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 proposed dwelling consists of four sides of vinyl siding in Main Street Certainteed Sterling Grey color, or equal. Cedar Impressions in Sterling Grey color, or equal, will be placed on the front elevation, as noted on the submitted plans. The roof will be Timberline Architectural Shingles in Charcoal color, or equal. The walkway and patio would have pavers, manufactured by Cambridge in Ledgestone style (grey tone).
2. The house trim and railing will be white; however, the window trim will be black.
3. The air conditioning unit will be placed at the left side of the rear of the house and screened with deer resistant plantings. The landscaping plan shall be revised to note the air conditioning unit and screening.

RECEIVED  
JUN 28 10 28 AM '18  
TOWN OF ORANGETOWN

ACABOR #18-17  
George Alatsas Site/Structure Plans  
Approved with Conditions

Permit #47504

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
June 21, 2018  
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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 Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; 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: June 21, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2018 JUN 28 P 3:30  
TOWN OF ORANGETOWN



**ACABOR #18-18  
Boyle Subdivision – Lot #3  
Boyle Subdivision – Site/ Structure Plans Lot 24.1  
Approved as with Conditions**

**Permit #47627**

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

**June 21, 2018  
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**TO: Edmund Lane, 75 Michael Roberts Court, Pearl River, River, New York 10965**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Boyle Subdivision – Site/ Structure Plans Lot 24.1:** The application Edmund Lane, applicant for Hegarty Homes, owner, for review of Site/Structure plans, at a site to be known as “**Boyle Subdivision – Site/ Structure Plans Lot 24.1**”, also known as Subdivision Lot #3, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 61 Terrace Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 1, Lot 24.1 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, June 21, 2018**, at which time the Board made the following determinations:

Margaret Lane Boyle and Edmund Lane appeared and testified.

The Board received the following items:

**A. Architectural Plans** prepared by James Tanner, R.A., dated April, 1991, last revised March, 2018; unless noted:

- Sheet 1 of 5: Elevations
- Sheet 2 of 5: Basement Floor Plan
- Sheet 3 of 5: Main Floor Plan, dated February, 1999
- Sheet 4 of 5: Second Floor Plan

**B. Site Plan** prepared by Jay Greenwell, PLS, dated April 16, 2018.

**C. Landscape Plan** prepared by Robert Torgersen, Landscape Architect, dated June 6, 2018.

**D. Exterior Building Material Specification Sheet.**

**E. A copy of the Building Permit Referral** dated May 8, 2018 signed by Building Inspector Glenn Maier.

**F. Project Narrative**, signed by Edmund Lane.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding; GAF Timberline in drift wood color or equal. The roof would be Clay color, manufactured by Certainteed, or equal, and the trim color would be white. The shutters would be black and columns would be white.

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TOWN OF ORANGETOWN

**ACABOR #18-18  
Boyle Subdivision – Lot #3  
Boyle Subdivision – Site/ Structure Plans Lot 24.1  
Approved with Conditions**

**Permit #47627**

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

**June 21, 2018  
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2. The Board found that the Landscaping Plan would be revised to include screening along the property line to shield vehicle lights from shining onto the neighboring properties. The Board recommended planting Alberta Spruce Trees, planted 4 to 5 foot on center. A plan was marked up and provided to the applicant. In addition, the applicant would revise the plan to include deer resistant plantings at the site.
3. The Board found that the house would have security lighting on the front porch, deck and garage, in accordance with Town Code.

The hearing was then opened to the Public.

**Public Comment:**

Katherine Ragone, 7 Carriage End, Blauvelt; raised concerns regarding the light glare onto her property from vehicles using the subdivision roadway.

Mike Quevado, 55 Terrace Lane, Blauvelt; raised concerns regarding drainage impact to his property from the development of site. He also noted that planting tall grasses on the site would not properly screen the vehicle lights.

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 proposed house will have four sides of vinyl siding; clay color or equal. The roof will be driftwood, manufactured by GAF Timberline, or equal, the trim color will be white. The shutters will be black and columns would be white.
2. The Landscaping Plan will be revised to include screening along the property line to shield vehicle lights from shining onto the neighboring properties. The applicant shall plant Alberta Spruce Trees, planted 4 to 5 foot on center in the location noted on the marked up plan provided to the applicant. In addition, the applicant will revise the plan to include deer resistant plantings at the site.

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2018 JUN 28 PM 3:30  
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ACABOR #18-18

Permit #47627

Boyle Subdivision – Lot #3

Boyle Subdivision – Site/ Structure Plans Lot 24.1

Approved with Conditions

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

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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 Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; 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: June 21, 2018

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 JUN 28 P 3:30  
TOWN CLERK'S OFFICE

**ACABOR #18-19**

**Permit #47628**

**Boyle Subdivision – Lot #2**

**Boyle Subdivision – Site/ Structure Plans Lot 24.1**

**Approved with Conditions**

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

**June 21, 2018**

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**TO: Margaret Lane Boyle, 28 Buttonwood Place, Blauvelt, New York 10913**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Boyle Subdivision – Site/ Structure Plans Lot 24.2:** The application Margaret Lane Boyle, owner, for review of Site/Structure plans, at a site to be known as “**Boyle Subdivision – Site/ Structure Plans Lot 24.2**”, also known as Subdivision Lot #2, 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 57 Terrace Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 1, Lot 24.2 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, June 21, 2018**, at which time the Board made the following determinations:

Margaret Lane Boyle and Edmund Lane appeared and testified.

The Board received the following items:

**A. Architectural Plans prepared by James Tanner, R.A., last revision date of April, 2018:**

- Sheet 1 of 4: Elevations, dated September, 2014
- Sheet 2 of 4: Basement Floor Plan and Details, dated April, 2014
- Sheet 3 of 4: Main Floor Plan, dated August, 2014
- Sheet 4 of 4: Second Floor Plan & Wall Sec., dated August, 2014

**B. Site Plan prepared by Jay Greenwell, PLS, dated April 16, 2018.**

**C. Landscape Plan prepared by Robert Torgersen, Landscape Architect, dated June 6, 2018.**

**D. Exterior Building Material Specification Sheet.**

**E. A copy of the Building Permit Referral dated May 8, 2018 signed by Building Inspector Glenn Maier.**

**F. Project Narrative, signed by Margaret Lane Boyle.**

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TOWN OF ORANGETOWN

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

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding; the Applicant requested clay color siding, however changed the request to Granite Grey. The roof would be manufactured by GAF Timberline in black, or equal, the trim color would be white.
2. The Board found that the proposed planting of Barberry is prohibited in New York State as an invasive plant and the applicant should select an alternate deer resistant planting.
3. The Board found that the rear patio would be concrete.
4. The Board found that the house would have security lighting on the front porch, deck and garage, as required by Town Code.

The hearing was then opened to the Public.

**Public Comment:**

Jennifer Pesce, 50 Terrace Lane, Blauvelt; raised issue with the type of roadway Terrace Lane would be; is it a public or private roadway or a driveway. She requested that plantings be planted to shield her house from the car lights.

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 proposed house will have four sides of vinyl siding; Granite Grey color or equal. The roof will be Black, manufactured by GAF Timberline, or equal, the trim color will be white.
2. The Landscaping Plan shall be revised to include an alternate plant to the Barberry, which is not permitted in New York State. The alternate plants shall be a deer resistant planting.

2018 JUN 28 P 3:30  
TOWN OF ORANGETOWN

ACABOR #18-19

Permit #47627

Boyle Subdivision – Site/ Structure Plans Lot 24.2

Approved with Conditions

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

June 21, 2018

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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 Christopher Dunnigan and seconded by Deborah Stuhlweissenburg and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, absent; 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: June 21, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 JUN 28 P 3:31  
TOWN CLERK'S OFFICE