

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF NOVEMBER 1, 2018**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Christopher Dunnigan  
Katie Beckmann

Shirley Goebel Christie  
Brian Aitcheson  
Deborah Stuhlweissenburg

**MEMBER ABSENT:** John McCullough

**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.

**Reuben's Bagels & Deli Sign Plan** **ACABOR #18 - 47**  
Review of Sign Plan **Approved as**  
589-597 Route 303, Blauvelt **Presented**  
70.10/3/11; CC zoning district

**Fotis Plans** **ACABOR #18 - 48**  
Review of House/Site Plan **Approved with**  
478 Convent Road, Blauvelt **Conditions**  
69.20/1/33; R-15 zoning district

**DiMuro Generator Location Plan** **ACABOR #18 - 49**  
Review of Generator Location Plan **Approved with**  
99 Hillside Avenue, Pearl River **a Condition**  
68.15/5/5; RG zoning district

**Griffin Plans- Lot #2** **ACABOR #18 - 50**  
Kreiger Subdivision **Approved as**  
Review of House/Site Plan **Presented**  
27 Sunrise Lane, Pearl River  
69.18/3/43.2; R-15 zoning district

**Iron Mountain Generator Location Plan** **ACABOR #18 - 51**  
Review of Generator Location Plan **Approved with**  
10 Glenshaw Street, Orangeburg **a Condition**  
70.18/2/16; LI zoning district

**Other Business:**

- **Sign Discussion**

A motion was made to adjourn the meeting by Brian Aitcheson and seconded Christopher Dunnigan and agreed by all in attendance. The Decisions on the above hearings, which Decisions are made by the Board before the conclusion of the meeting, are mailed to the applicant. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 9:05 p.m.

**Dated: November 1, 2018**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN  
2018 NOV - 5 P 2:25  
TOWN CLERK'S OFFICE

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision

November 1, 2018  
Page 1 of 1

TO: Andrew Yang, 270 North Street, Teterboro, New Jersey 07608  
FROM: Architecture and Community Appearance Board of Review

RE: **Reuben's Bagel & Deli Sign Plan:** The application of Reuben's Bagel, applicant, for Anthony Coscia, owner, for review of Sign Plans at a site known as "**Reuben's Bagel & Deli 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 589-597 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.10, Block 3, Lot 11 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, November 1, 2018** at which time the Board made the following determinations:

Andrew Yang appeared and testified. The Board received the following items:

- A. A Material Specification Sheet and Narrative, prepared by the applicant.
- B. Sign Plan (Awning) prepared by FI Signs dated September 28, 2018, signed by Andrew Yang, including a location plan, and photographs of the building elevation with the Awning noting the signage.
- C. Copy of the Building Permit Referral dated August 31, 2018 prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that applicant proposed to replace an existing awning sign with a new fabric awning. The new awning would have a field of green with white lettering. The existing frame would be reused, allowing the awning to measure 22 feet in length with a height of 4'-6". There is no illumination planned for the sign.

The hearing was then open to the Public.

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

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Andrew Andrews and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye, Brian Aitcheson, aye and John McCullough, 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: November 1, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Boards and Commissions

  
TOWN OF ORANGETOWN  
NOV - 5 P 2 25 2018

**ACABOR #18-48: Fotis Plans  
House/ Landscaping and Site Plans  
Approved with Conditions**

**Permit #47570**

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

**November 1, 2018  
Page 1 of 3**

**TO: Larry Giannetta, 442 Convent Road, Blauvelt,  
New York, 10913**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Fotis Plans:** The application of Larry Giannetta & Ellen Fotis, applicants, for Ellen Fotis, owner, for review of House/Site Plans at a site known as “Fotis 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 478 Convent Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.20, Block 1, Lot 33 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, November 1, 2018**, at which time the Board made the following determinations:

Larry Giannetta appeared and testified.

The Board received the following items:

**A. Architectural Plans prepared by John Perkins, R.A., dated April 19, 2018 last revised on September 18, 2018:**

- 1 of 8: General Notes and Details
- 2 of 8: General Notes and Specifications
- 3 of 8: Weyerhaeuser “I” Joist Details
- 4 of 8: Cellar Floor Plans, Details, Site Plan, Bulk
- 5 of 8: First Floor Plans, Wall Section
- 6 of 8: Second Floors
- 7 of 8: Elevations
- 8 of 8: First Floor & Second Floor Electrical Plans, Plumbing Dia.

**B. An interoffice memorandum received October 1, 2018 signed by Glenn Maier, Building Inspector, with the Building Permit Referral dated April 26, 2018, prepared by Rick Oliver, Building Inspector.**

**C. Material Specification Sheet and Project Narrative prepared by Larry Giannetta.**

**D. A copy of ZBA #18-34, Undersized lot Applies: Building Height Variance Approved, dated June 20, 2018.**

TOWN CLERK'S OFFICE  
2018 NOV - 5 PM 2:28  
TOWN OF ORANGETOWN

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

November 1, 2018

Page 2 of 3

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared at the Zoning Board of Appeals on June 20, 2018 and was granted a height variance for an addition to an existing house. However, while constructing the addition, structural problems occurred and the old house collapsed on itself. The applicant is now presenting a new house for review. The structure would have four sides of Portfolio grey stone vinyl siding with graphite cedar shakes, or equal, and as noted on the submitted plans. The railings, window grills and garage doors would be white. The roof would be manufactured by Timberline in charcoal color, or equal. The entryway door would be burgundy color and the front porch would be Spice Rum color in Trex, or equal.
2. The Board found that decorative louvers should be placed on the gable sections of the house, with a smaller one on the gable over the garage. The house plan should be revised to note the louvers.
3. The Board found that the site has trees and shrubs, however requested some type of green plants be planted along the left side of the house, suggesting giant green arborvietie
4. The Board found that the air conditioning unit would be located on the left side of the house and requested that low bushes be planted as screening.
5. The Board found exterior lights will be placed in accordance with Town Code, downward shining.

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 structure will have four sides of Portfolio grey stone vinyl siding with graphite cedar shakes, or equal, and as noted on the submitted plans. The railings, window grills and garage doors will be white and the roof will be manufactured by Timberline in charcoal color, or equal. The entryway door will be burgundy color and the front porch will be Spice Rum color in Trex, or equal.
2. Decorative louvers shall be placed on the gable sections of the house, with a smaller one on the gable over the garage. **The house plan shall be revised to note the louvers.**

TOWN CLERK'S OFFICE

NOV 5 - 5 P 2:25

TOWN OF ORANGETOWN

ACABOR #18-48: Fotis Plans  
House/ Landscaping and Site Plans  
Approved with Conditions

Permit #47570

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

November 1, 2018

Page 3 of 3

3. Some type of green trees or shrubbery shall be planted along the left side of the house; the Board recommended giant green arborvitaes.
4. The air conditioning unit will be located on the left side of the house and low bushes shall be planted as screening.
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 Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye, and John McCullough, 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: November 1, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Boards and Commissions



TOWN OF ORANGETOWN  
2018 NOV -5 P 2:25  
TOWN CLERK'S OFFICE

**Town of Orangetown**

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

**November 1, 2018**

**Page 1 of 2**

**TO: Anthony DeRobertis, 104 McKenna Street, Blauvelt,  
New York, 10913**

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

**RE: DiMuro Generator Location Plan:** The application of Anthony DeRobertis, applicant, for Gerard and Bincenza DiMuro, owner, for review of a Generator Location Plan at a site known as **"DiMuro 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 99 Hillside Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.15, Block 5, Lot 5 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 1, 2018**, at which time the Board made the following determinations:

Anthony DeRobertis appeared and testified. The Board received the following items:

**A.** Copy of a land Survey, noting location of Generator prepared by Alfred Voot, Land Surveyor, dated November 12, 1986.

**B.** An interoffice memorandum signed by Glenn Maier, Building Inspector, with the Building Permit Referral dated June 15, 2016.

**C.** Material Specification Sheet and a letter to the Board from Lightning Electric, dated September 25, 2018, signed by Anthon DeRobertis.

**FINDINGS OF FACT:**

1. The Board found that the applicant placed a 16 kW emergency generator 1 foot on to the front yard. The applicant presented photographs on an iPad, noting the existing fencing, landscaping and installation.
2. The Board found that the applicant noted that the generator is nearly invisible from the street and front property due to a 4' white, opaque privacy fence that the resident has installed. There is also a 10' arborvitae to the right of the generator that blocks it as well. The Board discussed the fencing and determined that it should be removed and recommended planting deer resistant plants to screen the generator. The applicant noted that the plantings could possibly be a continuation of the arborvitae.
3. The Board found that the generator location was selected because the back yard floods. The current location was based upon the manufacturer's recommendation to prevent carbon monoxide incidents and flooding conditions. The generator would be exercised once a week.

TOWN CLERK'S OFFICE  
2018 NOV - 5 P 2:28  
TOWN OF ORANGETOWN

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision  
November 1, 2018  
Page 2 of 2

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 Condition:**

1. The existing fencing shall be removed and deer resistant plants shall be planted to screen the generator; possibly a continuation of the existing arborvitae. **Revised plans shall be submitted noting the removal of the fence and addition of the vegetative screening.**

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Deborah Stuhlweissenburg and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye, and John McCullough, 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: November 1, 2018**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2018 NOV - 5 P 2:25  
TOWN CLERK'S OFFICE

**ACABOR #18-50: Griffin Plans  
House, Landscaping and Site Plans  
Approved as Presented**

**Permit #47361**

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

**TO: Steven Griffin, 27 Sunrise Lane, Pearl River, New York 10965  
FROM: Architecture and Community Appearance Board of Review**

**RE: Griffin Addition Plans:** The application of Steven Griffin, owner, for the review of Structure, Landscaping and Site Plans at a site to be known as **Griffin Addition Plans – 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 27 Sunrise Lane, in the Krieger Subdivision – Lot #1, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.2; 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, November 1, 2018**, at which time the Board made the following determinations:

Steven Griffin appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Paul Gdanski, P.E., dated January 6, 2018, last revised September 29, 2018.

**B.** Architectural Plans prepared by Robert Hoene, RA:

A1.0: Elevations dated March 5, 2013, revised July 11, 2018

A2.0: Foundation Plan & First Floor Plans dated March 5, 2017, revised February 8, 2018

A3.0: General Notes & Second Floor Plan dated February 8, 2018

**C.** Material Specification Sheet and a Project Narrative signed by Steven Griffin dated March 2, 2018.

**D.** A copy of Planning Board Preliminary Site Plan Approval Subject to Conditions, PB #18-15, dated September 26, 2018.

**E.** Building Permit Referral dated February 20, 2018, prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the application consisted of a new dwelling. The proposed house would have four sides of Hardi plank siding in dark blue color, or equal.

TOWN OF ORANGETOWN  
2018 NOV - 5 P 2:25  
TOWN CLERK'S OFFICE



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

2. The Board found that the roof shingles would be charcoal, manufactured by Timberline, or equal, and the trim, porch railing and garage doors would be white. The entryway door would have a wood finish in dark brown. Decorative stonework would be placed in the porch area in a grey tone, and as noted on the front elevation plan. The retaining walls noted on the plan would be split face block.
3. The Board found that the lighting would be located by the garage doors, as well as all house locations in accordance with Town of Orangetown Town code. Recess lighting would be placed under the front porch.
4. The Board found that the air conditioning unit would be located at the Southeast corner of the site and screened with plantings.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
6. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye, and John McCullough, 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: November 1, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2018 NOV - 5 P 2: 25  
TOWN CLERK'S OFFICE

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

**November 1, 2018**  
**Page 1 of 2**

**TO:            Robert Lutz, Iron Mountain, 374 Greenbush Road, Blauvelt, NY**  
**FROM:        Architecture and Community Appearance Board of Review**

**RE:            Iron Mountain Generator Location Plan:** The application of Iron Mountain, applicant, for Dynarex Corporation, owner, for review of a Generator Location Plan at a site known as “**Iron Mountain 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 10 Glenshaw Street, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 16 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 1, 2018**, at which time the Board made the following determinations:

Robert Lutz appeared and testified. The Board received the following items:

- A.** An email from Robert Lutz dated October 15, 2018, describing the site.
- B.** A Copy of a plan noting the location of the proposed generator.
- C.** Generator Install plans prepared by FZB Engineering signed by Peter Bonnes, P.E., dated August 3, 2018, last revised August 6, 2018:
  - E1.0: Electrical Notes, Abbreviations & Details
  - E2.0: Electrical Plans
  - E3.0: One Line Diagram
  - E4.0: Electrical Details
  - E5.0: Electrical Specifications
- D.** Material Specification Sheet.
- E.** A copy of the Building Permit Referral dated August 22, 2018 prepared by Building Inspector Rick Oliver.

**FINDINGS OF FACT:**

- 1.** The Board reviewed the submitted information regarding the generator enclosure and site location and found that the enclosure would be a chain link fence. The Board requested that the applicant consider placing vinyl privacy slats or Ivy/Hedge slats in the chain link fence to screen the generator.

TOWN CLERK'S OFFICE  
2018 NOV - 5 P 2:25  
TOWN OF ORANGETOWN

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision

November 1, 2018  
Page 2 of 2

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 Condition:**

1. Vinyl privacy slats in a color that matches the building or Ivy/Hedge slats shall be placed in the chain link fence to screen the generator.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye, Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye; Brian Aitcheson, aye, and John McCullough, 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: November 1, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 NOV -5 P 2:25  
TOWN CLERK'S OFFICE