

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 20, 2018**

MEMBERS PRESENT:

Andrew Andrews, Chairman
Christopher Dunnigan
Katie Beckmann
John McCullough

Shirley Goebel Christie
Brian Aitcheson
Deborah Stuhlweissenburg

MEMBER ABSENT: None

ALSO PRESENT: Denise Sullivan, 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.

Continued Item from the September 6, 2018 Meeting:

Madira Framing Corp. Plans	Postponed to	ACABOR #18-32
Review of House/Site Plans	OCTOBER 4, 2018	
110 Sunset Road, Blauvelt	Meeting	
70.09/1/10; R-40 zoning district		

New Items:

Raftery Plans	Approved as	ACABOR #18-37
Review of House/Site Plans	Presented	
70 Mount Nebo Road, Orangeburg		
74.12/1/12.2; R-80 zoning district		

Gains Sport Sign Plans		ACABOR #18-38
Review of Sign Plan	Approved as	
Bradley Corporate Park	Presented	
600 Bradley Hill Road, Blauvelt		
65.18/1/21; LI zoning district		

4 Lowney Way Plans	Approved with	ACABOR #18-39
Review of House/Site Plans	Conditions	
4 Lowney Way, Nanuet		
64.18/1/71.2; R-15 zoning district		

Boyle Subdivision – Lot 2 Plans		ACABOR #18-40
Amendment to	Approved	
ACABOR #18-19	as Presented	
Site/ Structure Plans Lot 24.2		
57 Terrace Lane, Blauvelt		
70.14/1/24.2; R-15 zoning district		

Korean BBQ Sign		ACABOR #18-41
Review of Sign Plan	Approved	
4 Route 303, Tappan	as Presented	
77.15/1/46; CS zoning district		

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

September 20, 2018 ACABOR Meeting

Other Business:

1. Sparkill – Palisades Fire District Plans: The Board reviewed and approved as presented the revised architectural plans. The Plans were revised in accordance with ACABOR #17-56, dated November 16, 2017; 78.05/2/60 & 61

2. Subaru Distributors Corp – The Board reviewed and approved the amendment to color of façade; ACABOR #17-35, dated September 7, 2017 and amended on October 1, 2017. The original color of the concrete panels for the addition was a brown tone. The revised color would be **gray tone**. The applicant noted that an application would be made in the near future to revise the entire structure to use the grey tone concrete panels. 73.20-1-25.

A motion was made to adjourn the meeting by Katie Beckmann and seconded by John McCullough 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 9:00 p.m.

Dated: September 20, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF GRANGETOWN
2018 SEP 25 P 1:45
TOWN CLERKS OFFICE

**ACABOR #18-39
Rafferty Plans
Approved as Presented**

Permit #47895

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

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**TO: Kier Levesque, 49 Third Avenue, Nyack,
New York, 10960**

FROM: Architecture and Community Appearance Board of Review

RE: Rafferty Plans: The application of Kier Levesque, applicant for Alan Rafferty, owner, for the review of a dwelling/site plans at a site to be known as “**Rafferty 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 70 Mount Nebo Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 12.2 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, September 20, 2018**, at which time the Board made the following determinations:

Kier Levesque and Alan Rafferty appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Kier Levesque, R.A., dated July 9, 2018:

- A-1: Residence Cellar & Foundation Plan
- A-2: Residence First Floor Plan
- A-3: Residence Second Floor
- A-4: Residence Elevations
- A-5: Residence Elevations
- A-6: Residence Elevations
- A-2: Caretakers Cottage and Garage First Floor Plan & Garage
- A-3: Caretakers Cottage and Garage Elevations

B. Plans prepared by Paul Gdanski, P.E., dated June 4, 2018:

- Sheet 1 of 2: Site Plan
- Sheet 2 of 2: Notes & Details

C. A copy of the Building Permit Referral dated July 16, 2018 prepared by Rick Oliver, Building Inspector.

D. Material Specification Sheet, signed by Kier Levesque dated August 22, 2018

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FINDINGS OF FACT:

1. The Board found that the house would have four sides of Brick veneer with stonework on the front façade and chimney. The Brick would be in Ironworks color and the stone would be manufactured by El Dorado in rough cut, Casa Blanca color, or equal. The carriage house would match in color and materials. The railing, pillars and garage doors would be white. The windows would be black with wide bricking around the frame.
2. The Board found that the roof would be manufactured by American Slate in Grand Blackburn and the windows would have black frames, fascia trim would be white and the railing would be natural cedar, or equal.
3. The Board found that the site plan notes trees to be removed, however the lot is wooded and the property to the rear and adjacent are wooded. The generator and air conditioning units would be screened with Boxwood plants, as noted on the submitted plan.
4. The Board found exterior lights will be placed in accordance with Town Code, downward shining and the fixtures would be in coach style.
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 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, 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: September 20, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Scott Lauder, Gains sports Performance, 600 Bradley Hill Road, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: **Gains Sport Sign Plan:** The application Gains Sport Performance, LLC, applicant, for Pontiac Holdings, owner, for review of a sign plan at a site to be known as "**Gains Sport 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 600 Bradley Hill Road, Bradley Corporate Park, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 21 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, September 20, 2018** at which time the Board made the following determinations:

Scott Lauder appeared and testified. The Board received the following items:

- A.** A Specification sheet submitted by Scott Lauder dated August 13, 2018.
- B.** Sign Plan prepared by Arch Production & DesignNYC, dated April 24, 2018, signed by Conrad Schmidt, including a location plan, and a photograph of the building elevation with the sign.
- C.** Copy of the Building Permit Referral dated July 19, 2018 prepared by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

- 1. The Board found that the sign consisted of aluminum lettering stud mounted, anchored to the building wall. Each letter measures 36 inches in height. The first four letters are grey and the last letter "S" is red, as noted on the submitted plan.

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 Christopher Dunnigan 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, 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: September 20, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
Shirley Goebel Christie
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TO: Tim Harris, 34 Hoover Street, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: 4 Lowney Way Plans: The application Tim Harris, applicant for 4 Lowney Way, owner, for review of Site/Structure Plans at a site to be known as “4 Lowney Way 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 4 Lowney Way, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 71.2 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, September 20, 2018**, at which time the Board made the following determinations:

Tim Harris and Trish appeared and testified. The Board received the following items:

A. Architectural Plans prepared by Harry Goldstein, R.A., dated July 19, 2018:

- Sheet 1 of 3: Elevations
- Sheet 2 of 3: Basement/ Foundation Plan and Typical Wall Section
- Sheet 3 of 3: Floor Plans

B. Site Plan prepared by Robert Sorace, PLS, dated July 18, 2018.

C. Exterior Building Material Specifications.

D. A copy of the Building Permit Referral dated July 20, 2018 by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding with decorative stonework on the front façade and right side elevations, as noted on the submitted plans. The stonework would be cultured stone material, the vinyl siding would be grey and the Cedar Expressions, or equal would also be grey color. The roof would be Weathered Wood, manufactured by Timberline, or equal. The deck would be cedar pressured treated, as well as the railing. The trim, front door and garage doors would be white. The Board requested that the Air Conditioning unit be screened. The applicant suggested placing lattes work around the unit.
2. The Board found that the proposed house lighting in accordance with Town Code.
3. The Board found that the landscaping plan was acceptable.

The hearing was then opened to the Public.

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Public Comment:

Paul Sangui, 21 Villa Drive, Nanuet: raised concerns regarding the impact of the development on drainage in the neighborhood. He also wanted to know where the dirt would be stored during construction.

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 with decorative stonework on the front façade and right side elevations, as noted on the submitted plans. The stonework will be cultured stone material, the vinyl siding and Cedar Expressions, or equal, will be grey color. The roof will be Weathered Wood, manufactured by Timberline, or equal. The deck and railing will be pressured treated cedar. The trim, front door and garage doors will be white.
2. The Air Conditioning will be screened with placing lattes work around the unit.
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 Brian Aitcheson 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, 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: September 20, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

**ACABOR #18-40
Boyle Subdivision – Lot #2
Amendment to ACABOR #18-19
Boyle Subdivision – Site/ Structure Plans Lot 24.2
Approved as Presented**

Permit #47628

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

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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 – Amendment to ACABOR #18-19, June 21, 2018 for the review of the Site/ Structure Plans Lot 24.2: The application of Margaret Lane-Boyle, owner, for an Amendment to ACABOR #18-19; Review of Site/Structure plans, at a site to be known as “Boyle Subdivision – Site/ Structure Plans Lot 24.2”, 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, September 20, 2018** at which time the Board made the following determinations:

Margaret Lane Boyle appeared and testified. The Board received the following items:

A. Architectural Plans prepared by John Perkins, R.A., dated June 29, 2018, last revision date of September 4, 2018:

- Sheet 1 of 6: Floor Plan
- Sheet 2 of 6: Floor Plan
- Sheet 3 of 6: Elevations
- Sheet 4 of 6: Floor Plan
- Sheet 5 of 6: Floor Plan
- Sheet 6 of 6: Elevations

B. Site Plan prepared by Jay Greenwell, PLS, dated April 16, 2018, last revised September 19, 2018.

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

D. Project Narrative, signed by Margaret Lane Boyle.

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ACABOR #18-40
Boyle Subdivision – Lot #2
Amendment to ACABOR #18-19
Boyle Subdivision – Site/ Structure Plans Lot 24.2
Approved as Presented

Permit #47628

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FINDINGS OF FACT:

1. The Board found that the proposed house presented to the Board under ACABOR #18-21 was too large for the family's use. The current plan is similar in style, however the house would be smaller in size. The colors and materials are all the same as previously approved, with the exception of the color of the roof, which is now Pewter color.
2. The Board found that the proposed Barberry planting is prohibited in New York State as an invasive plant and the applicant should select an alternate deer resistant planting.

The hearing was then opened to the Public.

Public Comment:

Anne Mellett Brandrud, abutting property owner, raised concerns regarding the compatibility of the proposed house with the existing older dwellings in the neighborhood. She also requested information regarding the width of the common driveway and wanted to see the Landscape 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 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; John McCullough, 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: September 20, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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

RE: **Korean BBQ Plan:** The application of FI Signs, applicant for Michael de Carlo, owner, for review of a sign plan at a site known as “**Korean BBQ 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 4 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 46 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, September 20, 2018** at which time the Board made the following determinations:

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

- A. A Narrative and Specification sheet submitted by the applicant.
- B. Sign Plan prepared by FI Sign, dated August 22, 2018.
- C. Copy of the Building Permit Referral, dated August 8, 2018, from Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the sign consisted of a LED illuminated channel letter sign on the storefront and a light box free standing which the face will be changed. The colors of the storefront sign would be red and white with black outline and the free standing sign with have a brown field with white and red letters. The telephone number would be in yellow.

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 John McCullough and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, nay; Christopher Dunnigan, aye; Katie Beckmann, aye; John McCullough, 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: September 20, 2018

Cheryl Coopersmith Chief Clerk Boards and Commissions



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