

Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 9, 2020

MEMBERS PRESENT: Christopher Dunnigan, Chair
Shirley Goebel Christie
Brian Aitcheson
Sharon Burke
Kenyatta Jones Arietta

MEMBERS ABSENT: Joseph Millillo and Deborah Stuhlweissenburg

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

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

Ruggiero Plans	
Review of Structure/Site/ Landscaping Plans Virginia Homes Subdivision 11 Goswick Court, Sparkill 77.08/5/36.4; RG zoning district	ACABOR #20-27 Permit #49390
	Approved with Conditions

Liner Renovation Plans	
Review of Window Replacements Plans 215 Washington Street, # 16, Tappan 77.11/3/11.16; MFR zoning district	ACABOR #20-28 Permit #49965
	Approved as Presented

Blu Mango Smoothie Bar Sign Plan	
Review of Sign Plan 1-11 Veterans Parkway, Pearl River 69.05/2/76; CO zoning district	ACABOR #20-29 Permit #50090
	Approved as Presented

A motion was made to adjourn the meeting by Brian Aitcheson
and seconded Christopher Dunnigan, Chair, and agreed by all in attendance.
The Decisions on the above hearings, which Decisions are made by the Board
before the conclusion of the meeting, are mailed to the applicant. The verbatim
minutes are not transcribed. As there was no further business before the Board,
the meeting was adjourned at 8:00 p.m.

Dated: July 9, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



ACABOR #20-27

Permit ##49742

Ruggiero Plans
Virginia Homes Subdivision
Approved with Conditions

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

July 9, 2020

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TO: Richard Ramsay, KJ Rock Builders, 572 Route 303,
Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of
Review

RE: **Ruggiero Plans;** The application of KJ Rock Builders, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as “**Ruggiero 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 11 Goswick Court, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 36.4 in the RG zoning district:

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, July 9, 2020**, at which time the Board made the following determinations:

Joseph Ruggiero appeared and testified. The Board received the following items:

- A.** Plans prepared by Pecora Architecture, dated Jun 17, 2020, Exterior Elevations.
- B.** Site Plan prepared by DJ Egarian, PE, dated June 14, 2019.
- C.** Landscape Plan prepared by Blythe Yost, Landscape Architect:
 - CP-101: Conceptual Plan, dated May 13, 2019.
- D.** Material Specification Sheet.
- E.** ZBA #20-28, Section 5.221 Variance Approved, dated May 20, 2020.
- F.** A copy of the Building Permit Referral dated October 3, 2019 prepared by Rick Oliver, Deputy Building Inspector.

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Ruggiero Plans
Virginia Homes Subdivision
Approved with Conditions

Town of Orangetown – Architecture and Community Appearance

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FINDINGS OF FACT:

1. The Board found that the color scheme of the house would be white and black. The façade would consist of three sides of white Hardi Board, or equal, with brick and Hardi Board on the front façade. The Hardi Board would be Arctic White, or equal and the brick would be painted white. The exterior deck on the second level would be black and white and the rear deck would be Azek decking, or equal, in a natural wood appearance.
 2. The Board found that the roof would be Charcoal, manufactured by Timberline, or equal. The trim around the windows would be white and the windows would be black. All other trim would be black and the columns on the back deck and the fascia would be white. The garage door would be black and the retaining wall would be brick painted white or concrete painted white.
 3. The Board found that the air conditioning unit would be located along the south side of the house. The Board requested that plantings be placed around the unit to provide adequate screening.
 4. The Board found that the front porch would have three lights mounted to the masonry façade, the garage would have three lights mounted to the masonry façade, the covered deck would have recessed lighting, and the driveway would have recessed lighting in the retaining wall.

The hearing was then opened to the Public.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.
- DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved with the following Conditions:**
1. Plantings shall be placed around the air conditioning unit to provide adequate screening. The Site Plan and Landscaping Plan shall be revised to note the location of the unit and the plantings.
 2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
 3. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
 4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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ACABOR #20-27

Permit ##49742

Ruggiero Plans
Virginia Homes Subdivision
Approved with Conditions

Town of Orangetown – Architecture and Community Appearance
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The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Millillo, 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: July 9, 2020

Cheryl Coopersmith
Chief Clerk Boards and Commissions



OFFICE

04 5 A 51 707 0707

ORANGETOWN

**Liner Window Replacement Plans
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
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**July 9, 2020
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**TO: Kier Levesque, 49 Third Avenue, Nyack, New York
FROM: Architecture and Community Appearance Board of
Review**

RE: Liner Window Replacement Plans: The application of Laurie and Mitch Liner, owners for the review of Window Replacement Plans at a site known as “**Liner Window Replacement Plans**”, accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 215 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 11./16 in the MFR zoning district.

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a virtual meeting held **Thursday, July 9, 2020** at which time the Board made the following determinations:

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

- A. A Narrative, Material Specification Sheet prepared by Kier Levesque dated June 5, 2020.**
- B. Architectural Plans prepared by Keir Levesque, R.A., dated October 28, 2019;**
 - A-1: Floor Plan
 - A-2: Elevation
 - LP: Unit Location Plan

FINDINGS OF FACT:

1. The Board found that the applicant is seeking to remove two sets of windows that are currently separated vertically by a brick wall. The applicant is proposing to install a full height window and remove the brick wall portion between the windows. The new window would be a double hung window with a transom over it. The existing window sill and head of the upper window will remain the same and the existing opening width will not change. The color would be white to match the rest of the building.
2. The Board found that the window is not visible from the exterior of the building and is located in a light well within the main structure.

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.

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ACABOR #20-28

Permit #49965

Liner Window Replacement Plans
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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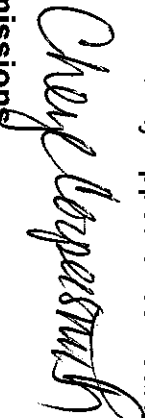
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by
Brian Aitcheson and seconded by Sharon Burke and carried as follows:
Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah
Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye;
Sharon Burke, aye and Joseph Millillo, 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: July 9, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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**Blu Mango Smoothie Bar Sign Plan
Approved as Presented**

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**TO: Nataliya Chornobryvet, 388 Laurel Road, Pearl River,
New York**

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

RE: Blu Mango Smoothie Bar Sign Plan. The application of Nataliya Chornobryvet, applicant, for Aran Banshee, owner for the review of a sign plan at a site to be known as “**Blu Mango Smoothie Bar 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 1-11 Veterans Parkway, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.05, Block 2, Lot 76 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown heard at a virtual meeting held **Thursday, July 9, 2020**, at which time the Board made the following determinations:

Amytro Chornobryvet appeared and testified. The Board received the following items:

- A.** Sign plans prepared by All Type Signs, dated May 29, 2020.
- B.** Material Specification Sheet.
- C.** Copy of the Building Permit Referral dated June 1, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

- 1.** The Board found that the applicant requested approval for a new sign, measuring 28” high by 96” wide. The sign would be outdoor PVC, with digital print and laminated. The main field would be brown to appear like wood, with white and orange lettering.
- 2.** The Board found that there would be no lighting on the site or illuminating the sign from exterior lighting.

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.

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**Blu Mango Smoothie Bar Sign Plan
Approved as Presented**

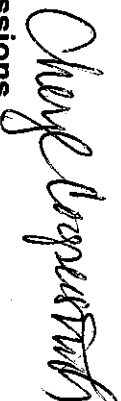
**Town of Orangetown – Architecture and Community Appearance
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Kenyatta Jones Arietta carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Millillo, 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: July 9, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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