

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of June 4, 2020**

MEMBERS PRESENT: Christopher Dunnigan, Chair
Shirley Goebel Christie Brian Aitcheson
Deborah Stuhlweissenburg Sharon Burke
Joseph Millillo

MEMBERS ABSENT: Kenyatta Jones Arietta

ALSO PRESENT: Britany Cordero, 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.

Mckernan Plans		ACABOR #20-22
Review of Structure/Site/	Approved	Permit #49742
Landscaping Plans	with Conditions	
Sherwood Forest Subdivision		
4 Sherwood Forest Lane, Orangeburg		
64.20/1/10.2; R-40 zoning district		

Alatsas DWA Subdivision – Lot #2		ACABOR #20-23
Review of Structure/Site/	Approved	Permit #49951
Landscaping Plans	with Conditions	
Alatsas DWA Subdivision		
23 Mercury Drive, Pearl River		
68.14/2/49.2; R-15 zoning district		

Alatsas DWA Subdivision – Lot #1		ACABOR #20-24
Review of Structure/Site/	Approved	Permit #49950
Landscaping Plans	with Conditions	
Alatsas DWA Subdivision		
27 Mercury Drive, Pearl River		
68.14/2/49.1; R-15 zoning district		

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg
and seconded Brian Aitcheson 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 8:10 p.m.

Dated: June 4, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

301110 S,MR373 NM01
15:5 V 01 NOV 0202
NM013GNVRO JO NM01

ACABOR #20-22

Permit ##49742

**Mckernan Plans
Sherwood Forest Subdivision
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
June 4, 2020
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**TO: Donald Brenner, Esq., 4 Independence Avenue, Tappan,
New York**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Mckernan Plans Mckernan Plans; The application of Stephen Mckernan, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as “**Mckernan Plans**”, located in the Sherwood Forest Subdivision, 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 Sherwood Forest Lane, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.20, Block 1, Lot 10.2 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, June 4, 2020**, at which time the Board made the following determinations:

Kier Levesque, Stephen Mckernan and Donald Brenner appeared and testified. The Board received the following items:

A. Plans prepared by Kier Levesque, R.A., dated January 15, 2020, last revised February 3, 2020:

- A-1: Foundation Plan
- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Front Elevation
- A-5: East Elevation
- A-6: Rear Elevation
- A-7: West Elevation

B. Site Plan prepared by Jay Greenwell, PLS, dated October 23, 2019.

C. Material Specification Sheet.

D. A copy of the Building Permit Referral dated January 22, 2020 prepared by Rick Oliver, Deputy Building Inspector.

301110 S.KR370 NAO1

25 6 V 01 NOV 0702

NA013GNVRO JO NAO1

Town of Orangetown – Architecture and Community Appearance

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FINDINGS OF FACT:

1. The Board found that the façade would consist of three sides of white Hardi Board, with stonework on the front façade of Smokey Mountain Split face in buff and gray color, manufactured by Halquist, or equal. Stonework will also be placed along the foundation on all four sides and the chimney.
2. The Board found that Hardi Shakes, or equal, in white will be placed on the gables on the front, rear, east and west elevations. The roof would be Black Slate, manufactured by North Country Slate, or equal, and metal roofing in gray, as noted on the submitted plans.
3. The Board found that the windows would be black with white trim. Carriage style lighting would be placed on the sides of the garage doors
4. The Board found that the applicant has not decided on the landscaping of the site, and would return to the Board for review as "Other Business."
The hearing was then opened to the Public.

Public Comment:

Rhoda Romero, 6 Sherwood Forest Lane, questioned if the proposed house is a single family dwelling and if it would be rented or owner occupied.

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 with the following Conditions:**

1. The applicant shall return to the Board as "Other Business" to present a landscaping plan.
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.

311110 S.KR713 MM01

25 6 V 01 NOV 0707

MM013GNVAD JO MM01

ACABOR #20-22

Permit ##49742

Mckernan Plans

Sherwood Forest 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 Christopher Dunnigan, Chair and carried as follows:
Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye and Joseph Millillo, 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 4, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

3011FFJO S.KR373 NM01

25 6 V 01 N07 0202

NM013GNVAV0 JO NM01

ACABOR #20-23

Permit ##49951

**Alatsas Site/Structure Plans – Lot #2
Alatsas DWA Subdivision
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance
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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 of George Alatsas, owner, for review of Site/ Structure/ Landscape Plans at a site to be known as “**Alatsas DWA 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 23 Mercury Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, Lot 49.2 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, June 4, 2020**, at which time the Board made the following determinations:

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

- A. Plans prepared by Robert Hoene, R.A., dated February 3, 2020:
 - A1.0: Elevations with Wall Section
 - A2.0: Basement/ Foundation and First Floor Plan
 - A3.0: General Notes, Details & Second Floor Plan
- B. Site Plan prepared by Jay Greenwell, PLS, dated January 24, 2020.
- C. Landscape Plan prepared by Edge Landscape, Inc. undated.
- D. Material Specification Sheet.
- E. A copy of the Building Permit Referral dated April 14, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the façade would consist of four sides of vinyl siding in Main Street Granite Gray, or equal. The roof would be Timberline Shingles in Williamsburg Slate, or equal. The walkway and patio would be pavers, manufactured by Unilock, or equal, in Bristol Valley style, or equal. The corner posts and columns would be white and the garage doors and front door would be black.

301110 S.KR370 MM01

25 6 V 01 N07 0207

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**Alatsas Site/Structure Plans – Lot #2
Alatsas DWA Subdivision
Approved with Conditions**

Town of Orangetown – Architecture and Community Appearance

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2. The Board found that the landscaping plan notes a deck, while the site plan shows a patio. The applicant selected the patio to be constructed and shall revise and resubmit the Landscape Plan to note a patio.

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. The applicant shall revise and resubmit the Landscaping Plan to note a patio to be constructed.
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.
5. The house siding shall be brought down to 8 inches above grade on all four sides of the house.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Deborah Stuhlweissenburg and carried as follows:
Christopher Dunningan, Chair, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye and Joseph Millilo, 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 4, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

301150 S.MR373 NAO1

25 6 V 01 NNC 0202

NA013GNV90 30 NAO1

ACABOR #20-24

Permit ##49950

Alatsas Site/Structure Plans- Lot #1
Alatsas DWA Subdivision
Approved with Conditions

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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 of George Alatsas, owner, for review of Site/ Structure/ Landscape Plans at a site to be known as “**Alatsas DWA Subdivision – Lot #1**”, 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 Mercury Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, Lot 49.1 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, June 4, 2020**, at which time the Board made the following determinations:

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

- A. Plans prepared by Robert Hoene, R.A., dated February 3, 2020:
- A1.0: Elevations with Wall Section
 - A2.0: Basement/ Foundation and First Floor Plan
 - A3.0: General Notes, Details & Second Floor Plan
- B. Site Plan prepared by Jay Greenwell, PLS, dated January 24, 2020.
- C. Landscape Plan prepared by Edge Landscape, Inc. undated.
- D. Material Specification Sheet.
- E. A copy of the Building Permit Referral dated April 14, 2020 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the façade would consist of four sides of vinyl siding in Main Street Colonial White, or equal. The roof would be Timberline Shingles in Charcoal, or equal. The walkway and patio would be pavers, manufactured by Unilock, or equal, in Fawn Mist style, or equal. The corner posts, columns and front door would be wood tone to break up the colors on the front porch.

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ACABOR #20-24

Permit ##49950

Alatas Site/Structure Plans
Alatas DWA Subdivision
Approved with Conditions

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2. The Board found that the windows would be black glass with shutters on four windows. The Board recommended that instead of shutters, the applicant consider 4-inch strip of molding around the windows.
3. The Board found the landscaping plan to be acceptable.

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. The applicant shall have the option to remove the window shutters and use a 4-inch strip of molding around the windows.
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.
5. The house siding shall be brought down to 8 inches above grade on all four sides of the house.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Joseph Millilo and carried as follows: Christopher Dunnigan, Chair, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye and Joseph Millilo, 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 4, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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