

ACABOR #20-40

Permit ##49950

Skae Rear Expansion
Pole Barn Site Plan
Approved with Conditions

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
September 17, 2020
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TO: Donald Brenner, Esq., 4 Independence Avenue, Tappan,
New York
FROM: Architecture and Community Appearance Board of
Review

RE: Skae Rear Expansion – Pole Barn Site Plan; The application of Peter Skae, LLC, owner for review of Structure/Site Plan at a site to be known as “**Skae Rear Expansion – Pole Barn 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 337-339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 4 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, September 17, 2020**, at which time the Board made the following determinations:

Peter Skae and Donald Brenner appeared and testified. The Board received the following items:

A. Plans prepared by Kier Levesque, R.A., dated June 26:

- A-1: Floor Plan
- A-2: First and Second Floor Plan
- A-3: Elevations
- A-4: Elevations

B. Site Plan prepared by Sparaco & Youngblood, dated April 24, 2019.

C. Material Specification Sheet.

D. A copy of the Building Permit Referral dated June 13, 2018 prepared by Rick Oliver, Deputy Building Inspector.

E. Copies of the following Board Decisions: ZBA#20-26, Side Yard and Total Side Yard variances, dated June 3, 2020, PB#19-50, Amendment to Preliminary Site Plan Approval Subject to Conditions, dated July 31, 2019 and PB#18-35, Preliminary Site Plan Approval Subject to Conditions, dated September 18, 2018.

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Skæ Rear Expansion
Pole Barn Site Plan
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Town of Orangetown – Architecture and Community Appearance
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FINDINGS OF FACT:

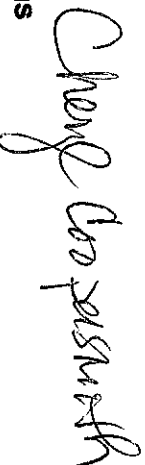
1. The Board found that the facade would consist of four sides of metal siding panel style "R" color Ash Grey, or equal. The roof would be metal roofing, in charcoal grey and the garage doors would be white.
2. The Board found that the proposed building will face a day camp. The applicant noted that he would create a berm between the structure and the residential property in New Jersey. The structure would be used for his personal equipment for Skæ Power.
3. The Board found that lighting on the shed would be by switch lighting, only in case of emergency.
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 Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Arietta, aye; 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: September 17, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



OFFICE
SHERYL COOPERSMITH
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TOWN OF ORANGETOWN

ACABOR #20-41
Comito Homes Plans
Review of a Site/ Structure Plans
Approved as Presented

Permit #50380

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
September 17, 2020
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TO: Marc Comito, Comito Homes, 87 6th Avenue, Nyack,
New York, 10960
FROM: Architecture and Community Appearance Board of
Review

RE: Comito Homes Plans; The application
of Comito Homes, owner, for the review of Site/ Structure Plans at a site to be
known as “Comito Homes 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 261 Sickletown Road, Orangeburg, Town of
Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 64.20, Block 1, Lot 32 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, September 17, 2020**,
at which time the Board made the following determinations:

Marc Comito, Kier Levesque and Jay Greenwell appeared and testified. The
Board received the following items:

- A. Plans prepared by Kier Levesque, R.A., dated July 28, 2020:
- A-2: First Floor Plan
 - A-3: Second Floor Plan
 - A-4: Elevations
 - A-5: Elevations
- B. Site Plan prepared by Jay Greenwell, PLS, dated July 14, 2020.
- C. Landscape Plan prepared by Yost Design, dated August 24, 2020.
- D. Material Specification Sheet and Project Narrative, prepared by Comito
Homes.
- E. A copy of the Building Permit Referral dated July 30, 2020 prepared by Rick
Oliver, Deputy Building Inspector.

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ACABOR #20-41

Permit #50380

Comito Homes Plans
Review of a Site/ Structure Plans
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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FINDINGS OF FACT:

1. The Board found that the facade would consist of four sides of Hardie Plank in different styles; Board and Batten and Hardie Shingles all in Grey tones, or equal. The trim would be white and the roof would be GAF Timberline, in Pewter Grey, or equal. A metal front porch roof in charcoal grey would be used and the paver patio would be Techo Bloc, Blu 60mm, in shale grey, or equal.
2. The Board found that the stone would be Echo Ridge color in an ashlar pater, manufactured by Cultured Stone, or equal. The garage doors would be carriage style and the lighting would be lantern style black fixtures located at the exterior door locations and black barn light fixtures to be located above the garage doors.
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 as Presented**.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Kenyatta Jones Arietta and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Arietta, aye; 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: September 17, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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ACABOR #20-42
Orange Bank & Trust Plans
Approved as Presented

Permit #49629

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
September 17, 2020
Page 1 of 2

TO: Brock DeGraw, 55 North Street, Middletown,
New York, 10940
FROM: Architecture and Community Appearance Board of
Review

RE: Orange Bank & Trust Plans; The application of DeGraw & Dehann, applicant, for Lale Realty, owner, for the review of Site/ Structure/ Sign Plans at a site to be known as “Orange Bank & Trust 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 374 South Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, September 17, 2020**, at which time the Board made the following determinations:

Joseph Thompson, Lino Sciarretta, John Bartollota and Jay Greenwell appeared and testified. The Board received the following items:

- A. Plans prepared by Degraw Dehaan Architects, dated January 16, 2020, last revised June 15, 2020:
- AD1.01: Existing/ Demolition Floor Plan
 - AD2.01: Existing Demolition Front and Side Elevations
 - A1.01: New Architectural Plan & New Furniture Schedule
 - A2.01: New Front and Left Side Elevations
 - A2.02: New Rear and Right-Side Elevations
 - A5.02: New Architectural Details and New Signage Details
- B. Site Plan prepared by Jay Greenwell, PLS, dated November 13, 2019, last revised June 5, 2020.
- C. Landscape Plan prepared by Fellenzer Engineering, dated January 7, 2020, last revised July 2, 2020.
- D. Material Specification Sheet and Project Narrative prepared by Degraw and Dehaan Architects, dated June 18, 2020.
- E. A copy of the Building Permit Referral dated April 14, 2020 prepared by Rick Oliver, Deputy Building Inspector. 301440 S.M8373 NM01
- F. Copies of the following Board Decisions: ~~FB#20-18~~ Preliminary Site Plan Approval Subject to Conditions, dated May 27, 2020 and ~~ZBA#20-56~~, Sign Area Variance Approved, dated September 21, 2020 ~~2020NV30 JO NM01~~

ACABOR #20-42

Permit #49629

Orange Bank & Trust Plans
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
September 17, 2020
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FINDINGS OF FACT:

1. The Board found that the applicant proposed to renovate an existing structure and presented two design options. The original option consisted of painting the structure with Benjamin Moore, HC-81, Manchester Tan, or equal. The building would have a parapet and windows to be painted Benjamin Moore, Wrought Iron, or equal. Goose neck overhead lighting and wall sconce lighting would be placed on the structure, as noted on the submitted plan.
2. The Board found that the applicant requested an alternate option for the building facade; panels on the top and brick on the lower portion of the facade in the same color scheme as the first option. The alternate plan called for the removal of the gooseneck lighting on the front of the structure. The applicant noted that the changes were due to budgetary reasons. The Board held that the original option was preferred, giving the applicant the option for the alternate design if there are budgetary issues. The applicant would return to ACABOR for review of the alternate plan.
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 an option:**

1. The Board approved the original design; however, the applicant may consider the alternate design for budgetary issues. The applicant shall return to ACABOR for review of the alternate plan.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Sharon Burke and carried as follows: Christopher Dunningan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Aretta, aye; Sharon Burke, aye and Joseph Milillo, 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.

QC: 21 9 62 033 0707

Dated: September 17, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

