## Meeting of September 17, 2020 Town of Orangetown Architecture and Community Appearance Board of Review

MEMBERS PRESENT: Christopher Dunnigan, Chairman

Joseph Milillo Deborah Stuhlweissenburg Shirley Goebel Christie Sharon Burke Kenyatta Jones Arietta

MEMBERS ABSENT: Brian Aitcheson

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

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 Christopher Dunnigan, Chairman called the meeting to order at 7:30 p.m.

Pole Barn Site Plan
Review of Structure/Site Plans Skae Rear Expansion as Presented Approved Permit #49950 ACABOR #20-40

Review of a Site/ Structure Plans 261 Sickletown Road, Orangeburg 64.20/1/32; R-40 zoning district 76.08/1/4; LIO zoning district Comito Homes Plans 337-339 Blaisdell Road, Orangeburg as Presented Approved Permit #50380 ACABOR #20-41

64.17/1/78; CO zoning district Fitzsimons Subdivision Plan 374 S. Middletown Road, Pearl River Review of a Site/ Structure/Sign Plans Orange Bank & Trust Plans with an Option Approved Permit #49629 **ACABOR #20-42** ACABOR #20-43

315 Blauvelt Road, Pearl River Review of a 2-lot Subdivision Plan 69.09/5/75; R-15 zoning district Meeting to October 15th Postponed

meeting was adjourned at 8:15 p.m are not transcribed. As there was no further business before the Board, the the conclusion of the meeting, are mailed to the applicant. The verbatim minutes and seconded Deborah Stuhlweissenburg and agreed by all in attendance. A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman, Decisions on the above hearings, which Decisions are made by the Board before

Dated: September 17, 2020

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Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN TOWN CLERK'S OFFICE P 12: 36 1020 SEP 29

September 17, 2020 **Board of Review Decision** Town of Orangetown Architecture and Community Appearance

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 $\ddot{\circ}$ Donald Brenner, Esq., 4 Independence Avenue, Tappan,

New York

FROM Architecture and Community **Appearance** Board ್ಲ

Review

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 Article 16 of the Town Law of the State of New York and Chapter 2 of the Code to be known as "Skae Rear Expansion - Pole Barn Plan", in accordance with application of Peter Skae, LLC, owner for review of Structure/Site Plan at a site Skae Rear Expansion – Pole Barn Site Plan; The

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

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

> 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
- Ū. Site Plan prepared by Sparaco & Youngblood, dated April 24, 2019
- C. Material Specification Sheet.
- Oliver, Deputy Building Inspector. D. A copy of the Building Permit Referral dated June 13, 2018 prepared by Rick
- Side Yard variances, dated June 3, 2020, Site Plan Approval Subject to Conditions, Preliminary Site Plan Approval Subject to 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 Prelimin Conditions, dated September 18, dated July 31, 2019 and PB#18-35, Amendment to Preliminary

TOWN OF ORANGETOWN

2020 SEP 29 P. 12: 36

TOWN CLERK'S OFFICE

Permit ##49950

Town of Orangetown – Are Board of Review Decision September 17, 2020 **Architecture and Community Appearance** 

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## FINDINGS OF FACT:

- siding panel style "R" color Ash Grey, or equal. The Board found that the façade would consist of four sides of metal roofing, in charcoal grey and the garage doors would be white. The roof would be metal
- Ņ his personal equipment for Skae Power. the residential property in New Jersey. The structure would be used for applicant noted that he would create a berm between the structure and The Board fond that the proposed building will face a day camp.
- က in case of emergency. The Board found that lighting on the shed would be by switch lighting, only

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

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

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

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 The Clerk to the Board is hereby authorized, directed and empowered to sign

Cheryl Coopersmith Dated: September 17, 2020

yoursel en dray

**Chief Clerk Boards and Commissions** 

TOWN OF ORANGETOWN TOWN CLERK'S OFFICE P 12:36 1020 SEP 29 1

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

Permit #50380

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<u>:</u> Marc Comito, Comito Homes, 87 6th Avenue, Nyack,

New York, 10960

FROM: Architecture and Community Appearance Board 약

Review

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. 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 **RE:**Comito Homes Plans; The application
of Comito Homes, owner, for the review of Site/ Structure Plans at a site to be

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

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

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

įΨ Site Plan prepared by Jay Greenwell, PLS, dated July 14, 2020

ဂ္ Landscape Plan prepared by Yost Design, dated August 24, 2020

D. Material Specification Sheet and Project Narrative, prepared by Comito

Oliver, Deputy Building Inspector. A copy of the Building Permit Referral dated July 30, 2020 prepared by Rick

TOWN OF ORANGETOWN TOWN CLERM'S OFFICE D 12: 39 2020 SEP 29

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

Permit #50380

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## FINDINGS OF FACT:

- Plank in different styles; Board and Batten and Hardie Shingles all in charcoal grey would be used and the paver patio would be Techo GAF Timberline, in Pewter Grey, or equal. A metal front porch roof in Grey tones, or equal. The trim would be white and the roof would be The Board found that the façade would consist of four sides of Hardie Blu 60mm, in shale grey, or equal.
- Ņ ashlar patter, 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 The Board found that the stone would be Echo Ridge color in an fixtures to be located above the garage doors.
- The Board found the landscaping plan to be acceptable

closed. 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 There being no one to be

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

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

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

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Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2020 SEP 29 P. I2: 36
TOWN CLERK'S OFFICE

Permit #49629

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

**September 17, 2020** 

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 $\ddot{\circ}$ Brock DeGraw, 55 North Street, Middletown

New York, 10940

FROM: Architecture and Community **Appearance** Board 으

Review

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, Sign Plans at a site to be known as "Orange Bank & Trust Plans" Dehann, applicant, for Lale Realty, owner, for the review of Site/ Structure/ Lot 78 in the CO zoning district. Orange Bank & Trust Plans; The application of DeGraw &

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

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

revised June 15, 2020: Plans prepared by Degraw Dehaan Architects, dated January 16, 2020, last

- 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.
- Dehaan Architects, dated June 18, 2020 D. Material Specification Sheet and Project Narrative prepared by Degraw and
- Oliver, Deputy Building Inspector. A copy of the Building Permit Referral dated April 14, 2020 prepared by Rick iver, Deputy Building Inspector. 331440 \$.W8373 NMOL
- F. Copies of the following Board Decisions: PB#20, 18 Preliminary Site Plan Approval Subject to Conditions, dated May 27, 2020 and ZBA#20-56, Sign Area Variance Approved, dated September 2, 2020 NVV 30 NVV

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

Permit #49629

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## FINDINGS OF FACT:

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

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

application was Approved with an option: **DECISION**: In view of the foregoing and the testimony before the Board, the

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

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

The Clerk to the Board is hereby authorized, directed and empowered to sign

Cheryl Coopersmith Dated: September 17, 2020

Chief Clerk Boards and Commissions 2 KWSankrof DRAKORTOWN