

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 3, 2014**

**MEMBERS PRESENT:** Jack Messina, Chairman; James Dodge, Jill Fieldstein, and Andrew Andrews

**MEMBERS ABSENT:** Blyth Yost, Deborah Stuhlweissenburg and Stephen Sweeney  
**ALSO PRESENT:** Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

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

**Hayes Jr. Site Plan** **ACABOR #14-08**  
Review of Site/Structure Plans **Approved Subject**  
70.09 / 3 / 41.1; R-15 zoning district **to Conditions**

**Foley Sign Shop Plan** **ACABOR #14-09**  
Review of Sign Plan **Approved Subject**  
74.07 / 1 / 27; LI zoning district **to Conditions**

**TD Bank Plan** **ACABOR #14-10**  
Review of a Trash Toter Enclosure Plan **Approved as**  
68.16 / 6 / 45; CS zoning district **Presented**

**Other Business: Dwight Joyce Plans**, ACABOR #13 - 43, July 25, 2013.  
77.08/3/29. Mr. Joyce requested minor changes to the Approved Plans. The Board reviewed the submitted plans and approved the changes. The original plans called for removal of the house and the construction of a new house on the existing foundation. During the removal of the house, the foundation collapsed, necessitating its removal. The current plan proposes a new foundation with windows and a larger garage to accommodate two cars.

A motion was made by James Dodge and seconded by Jack Messina to accept the revised plans and carried as follows; Jack Messina, Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Stephen Sweeney, absent and Deborah Stuhlweissenburg, absent.

A motion was made to adjourn the meeting by Jack Messina and seconded by Jill Fieldstein 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 8:15 p.m. The next ACABOR Meeting is scheduled for May 1, 2014.

**Dated: April 3, 2014**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**  
**Town of Orangetown**  
**Architecture and Community Appearance Board of Review**

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**ACABOR #14-08: Hayes Jr. Site Plan- Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**April 3, 2014  
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**TO:** Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10983  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Hayes Jr. Plans: Application of William J. Hayes Jr., owner,  
(Donald Brenner, attorney for the applicant) for the review of Site and Structure  
Plans at a site known as “**Hayes Jr. 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 626 Western Highway, Blauvelt, Town of  
Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 70.09, Block 3, Lot 41.1 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, April 3, 2014, at which time  
the Board made the following determinations:

Donald Brenner and William Helmke appeared and testified.

The Board received the following items:

- A.** Plot Plan prepared by Gdanski Consulting, Inc. dated July 10, 2013, last revised October 8, 2013.
- B.** Architectural Plans prepared by Robert Hoene, RA, dated May 2, 2012, revised October 24, 2012:
  - A1.0: Elevations
  - A2.0: First Floor Plan & Second Floor Plan
- C.** Material Sheet, signed by William Hayes, Jr.
- D.** Copies of the following decisions: ZBA #13-87, Street Frontage Variance Approved, dated December 4, 2013 and PB #13-25, Preliminary Site Plan Approval Subject to Conditions, dated September 18, 2013.
- E.** Submitted at the meeting, an enlarged copy of the prior submitted Plot Plan.
- F.** Submitted at the meeting, a copy of a Landscaping Plan, prepared by Edge Landscaping, undated.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding in Flagstone Blue (dark grey), manufactured by Certainteed. The roof would be Pewter Gray, manufactured by Timberline.

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2. The Board found that the trim, columns and garage doors would be white. The Board gave the applicant the option of a front entryway door in white or stained cherry wood. The upper portion of the garage doors would have glass inserts. The lighting on the house would be down lit fixtures placed by the front, rear and garage doors. The fixtures would be either bronze or antique color.
3. The Board found that the front and rear porches would be pressure treated wood. The architectural plan shall be revised to note balusters on the porches, which would be painted white
4. The Board found that the tree identified as a “Maple Clump” was in poor health and needed to be removed. The applicant agreed to the removal of the “Maple Clump” and shall revise the site plan.
5. The Board found that an additional 6 white pine trees would be planted; 3 along the North property line and 3 along the West property line. The trees shall be planted on a two foot high berm, planted 15 feet on center. Each tree shall have a minimum height of 6 feet.
6. The Board found that the air conditioning unit would be placed by the Northeast corner of the house.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed house will have four sides of vinyl siding in Flagstone Blue (dark grey), manufactured by Certainteed. The roof will be Pewter Gray, manufactured by Timberline. The trim, columns and garage doors will be white. The applicant has the option of a front entryway door in white or stained cherry wood. The upper portion of the garage doors will have glass inserts. The lighting on the house will be down lit fixtures placed by the front, rear and garage doors. The fixtures will be either bronze or antique color.
2. The porches will be constructed of pressure treated wood. The Architectural plan shall be revised to note balusters on the front and rear porches, which shall be painted white.
3. The tree identified as a “Maple Clump” shall be removed and the Site Plan revised.
4. An additional 6 white pine trees will be planted; 3 along the North property line and 3 along the West property line. The trees shall be planted on a two foot high berm, planted 15 feet on center. Each tree shall have a minimum height of 6 feet. The Site Plan shall be revised.

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5. The air conditioning unit will be located by the Northeast corner of the house.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Jack Messina and seconded by James Dodge and carried as follows; Jack Messina, Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Stephen Sweeney, absent and Deborah Stuhlweissenburg, 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: April 3, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**



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**ACABOR #14-09: Foley Sign Shop Plan: Approved Subject to Conditions**

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

**April 3, 2014**

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**TO:** Robin Foley, 20-H Mountainview Avenue, Orangeburg, New York 10962  
**FROM:** Architecture and Community Appearance Board of Review  
**RE:** Foley Sign Shop Plan: Application of Foley Signs, applicant for BCH Realty LLC, owner, for the review of a sign plan at a site to be known as “**Foley Sign Shop 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 20 – H Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 27 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, April 3, 2014**, at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

**A. Sign Plans prepared by Foley Sign Shop, undated;**

Sheet 1: Sign colors and dimensions of Illuminated Halo Lit Sign

Sheet 2: Photograph with sign superimposed at proposed location on facade

Sheet 3: Photograph of shopping center with Foley Sign superimposed on storefront

**B. Material Sheet, signed by Robin Foley, dated March 20, 2014.**

**C. A copy of the Building Permit Referral, dated March 11, 2014.**

**D. A cut from a Site Plan of the shopping center, noting location of storefront.**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed one sign located above the entrance to the storefront. The sign would be one sided, shaped to resemble an artist pallet with a 3-d artist brush element. The sign would be constructed of high density foam and measure 59” x 96”. The black lettering “Sign Shop” would be Halo Lit Channel letters in Aluminum with LED lighting. The lettering of “Foley” would be red neon and the sign background would be tan. The paint spots are non-illuminated and would be green, yellow, purple and blue. The lettering of “Sign Shop” would be 24” high.
2. The Board found that the sign would be hung on the building by structural supports every 2 feet.
3. The Board found that the sign would be placed on a timer to turn off at 12:00 a.m.

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**ACABOR #14-09: Foley Sign Shop Plan: Approved Subject to Conditions**

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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 Subject to the following Conditions:**

1. The sign shall be placed above the entrance to the storefront. The sign will be one sided, shaped to resemble an artist pallet with a 3-d artist brush element. The sign will be constructed of high density foam and measure 59" x 96". The black lettering "Sign Shop" will be Halo Lit Channel letters in Aluminum with LED lighting. The lettering of "Foley" will be red neon, and the sign background will be tan. The paint spots are non-illuminated and will be green, yellow, purple and blue. The lettering of "Sign Shop" will be 24" high. The sign will be hung on the building by structural supports every 2 feet.
2. The sign shall be placed on a timer to turn off at 12:00 a.m.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Jack Messina and carried as follows: Jack Messina, Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Stephen Sweeney, absent and Deborah Stuhlweissenburg, 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.

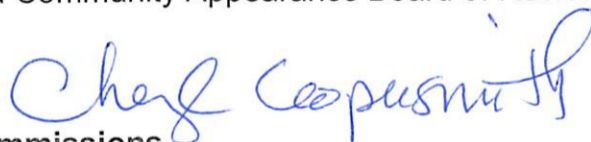
**Dated: April 3, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**



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**ACABOR #14-10: TD Bank Trash Toter Enclosure – Approved as Presented  
Town of Orangetown Architecture and Community Appearance  
Board of Review Decision**

**April 3, 2014**  
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**TO:** Ted O'Rourke, ICS Builders, 8 West 36<sup>th</sup> Street, New York,  
New York 10018  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** TD Bank Plan: Application of Ted O'Rourke, ICS Builders,  
applicant for TD Bank N.A., owner, for the review of a Trash Toter Enclosure  
Plan at a site known as "**TD Bank 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 105 East Central Avenue, Pearl River, Town  
of Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 68.16, Block 6, Lot 45 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, April 3, 2014**, at which time  
the Board made the following determinations:

Ted O'Rourke appeared and testified.

The Board received the following items:

1. Plans prepared by Bergmann Associates, signed and sealed by Douglas  
Joel Cohen, R.A., dated November 22, 2013, revised March 4, 2014:
  - a. A-102: Construction Plan Exterior
  - b. A-111: Trash Toter Enclosure
2. A Material Sheet, signed by Douglas Joel Cohen, R.A, dated  
March 17, 2014.
3. Copy of Building Permit Referral to the Boards, dated March 12, 2014.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed the construction of a trash  
totter enclosure abutting the rear of the existing bank structure. The  
enclosure would measure 5'- 6" in height, length 5' - 2" and width 4' -0".  
The outside materials of the enclosure would be 2" extruded Aluminum  
Louvers with aluminum columns at all 4 corners of the enclosure. The  
aluminum louvers, door, posts, support columns and accessories would  
have a factory powder coat finish, painted White Diamond, by Benjamin  
Moore.
2. The Board found that the trash enclosure would be placed on a concrete  
pad that abuts the building foundation and be sloped away from the  
building ¼" per foot.
3. The Board found that in order to screen the trash enclosure, the applicant  
proposed to plant 5 Arborvitae trees, spread out along two sides of the  
trash enclosure. Each tree shall have a minimum height of five feet.

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 #14-10: TD Bank Trash Toter Enclosure – Approved as Presented**

**Town of Orangetown Architecture and Community Appearance  
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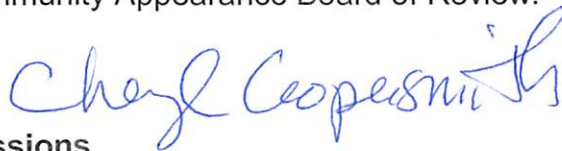
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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by James Dodge and seconded by Jill Fieldstein and carried as follows: Jack Messina, Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Stephen Sweeney, absent and Deborah Stuhlweissenburg, 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: April 3, 2014  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown  
Architecture and Community Appearance Board of Review



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