

**WN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JUNE 18, 2015**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Blythe Yost, Brian Terry, Deborah Stuhlweissenburg and Andrew Andrews

**Members Absent:** None

**Also Present:** Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

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

- |   |   |                      |
|---|---|----------------------|
| <b>SMK-Erie Subdivision (Lot #2)</b><br>Review of Site/Structure Plans<br>Private Del Regno Court, Blauvelt<br>70/13/1/21.6; R-15 zoning district   | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-29</b> |
| <b>Helmke and Alatsas Plans</b><br>Review of New House and Site Plan<br>342 Blauvelt Road, Pearl River<br>69.13/2/18.2; R-15 zoning district  | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-32</b> |
| <b>Orangetown Jewish Center Plans</b><br>Review of New Window Plans<br>8 Independence Avenue, Orangeburg<br>74.14/1/4; R-15 zoning district   | <b>Approved<br/>as Presented</b>              | <b>ACABOR #15-33</b> |
| <b>Merritt Subdivision Plan</b><br>Review of Subdivision Plan<br>390 Ehrhardt Road<br>and 17 Merritt Drive, Pearl River<br>64.18/1/78.1 and 78.3; R-15 zoning district                            | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-34</b> |
| <b>Holt Construction Corporation Plans</b><br>Review of Site/Structure Plans<br>23 & 50 East Washington Avenue, Pearl River<br>68.16/6/6 & 68.16/4/34<br>CS zoning district                       | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-35</b> |
| <b>Orangeburg Commons/ The Shops at<br/>Orangeburg Commons Plans</b><br>Review of Site, Structure<br>and Landscaping Plans<br>2 Greenbush Road, Orangeburg<br>74.15/1/21 & 22; LI zoning district | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-36</b> |
| <b>Orangeburg Commons/ The Shops at<br/>Orangeburg Commons Plans</b><br>Review of Sign Plans<br>1 Stevens Way and<br>2 Greenbush Road, Orangeburg<br>74.15/1/21 & 22; LI zoning district          | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #15-37</b> |

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**June 18, 2015  
ACABOR Meeting**

**Other Business:** ACABOR #114-39, Sickels Farm Subdivision – Lot 2.2, dated November 6, 2014. Applicant request to revise material and color of house façade from off-white stucco to red Cedar siding. The Board reviewed and approved the material and color changes.

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by Blythe Yost 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 9:00 p.m. The next ACABOR Meeting is scheduled for July 2, 2015.

**Dated: June 18, 2015**



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**ACABOR #15-29: SMK – Erie Subdivision - Lot #2 - Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
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**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** SMK – Erie Subdivision – Lot #2 Plans: Application of SMK Home Builders Inc., owner for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie 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 on Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.6; 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, June 18, 2015**, at which time the Board made the following determinations:

Sean Keenan appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated May 15, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised May 21, 2015:

A1.0: Front & Rear Elevations

A2.0: Right & Left Side Elevations with Foundation Plan

A3.0: First Floor

A4.0: General Notes, Wall Section & Second Floor Plans

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan prepared by Yost Design dated May 31, 2015.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Graphite, manufactured Market Square or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in Meseta Field Ledge, (earth tone in random size pieces). The roof shingles would be Pewter Grey, manufactured by Timberline or equal.
2. The Board found that the house would have white trim and lighting would be placed by the exterior doorway, in accordance with Town Code. Carriage style garage door are planned for the house.

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**ACABOR #15-29: SMK – Erie Subdivision - Lot #2 - Approved Subject to Conditions**  
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3. The Board found that the front elevation should be revised to note railing along the front porch. The railing would be white Trex material. The steps would be wood frame if multiple risers are required. In the event that a single step is required, the applicant offered bluestone material.
4. The Board found that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the applicant had no special benefit employing Ms Yost. Blythe Yost abstained from the proceedings of this item.

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 would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding will be Graphite, manufactured Market Square or equal, and the decorative cultured stone will be manufactured by Eldorado Stone Company in Meseta Field Ledge, (earth tone in random size pieces). The roof shingles will be Pewter Grey, manufactured by Timberline or equal.
2. The house will have white trim and lighting would be placed by the exterior doorway, in accordance with Town Code.
3. The front elevation shall be revised to note railing along the front porch. The railing will be white Trex material. The steps will be wood frame if multiple risers are required. In the event that a single step is required, the applicant shall be bluestone material.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. 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 Brian Terry and seconded Deborah Stuhlweissenburg and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, abstain; Andrew Andrews, aye; Brian Terry, aye; and Deborah Stuhlweissenburg, 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 18, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #15-32: Helmke and Alatsas Plans - Approved Subject to  
Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** George Alatsas, 17 Bluefield Lane, Blauvelt  
New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Helmke and Alatsas Plans: The Application of George Alatsas, applicant for George Alatsas and William Helmke, owners, for the review of a new house and site plan at a site to be known as “**Helmke and Alatsas 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 342 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 2, Lot 18.2 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, June 18, 2015**, at which time the Board made the following determinations:

George Alatsas and William Helmke appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Atzl, Nasher & Zigler, P.C., dated March 24, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised March 20, 2015:

A1.0: Elevations

A2.0: Floor Plans

**C.** Exterior Building Material Specifications, signed by George Alatsas.

**D.** Landscaping Plan and Tree Removal Plan prepared by Edge Landscaping.

**E.** Copy of Building Permit Referral dated April 3, 2015.

**FINDINGS OF FACT:**

1. The Board found that the Town of Orangetown Zoning Board of Appeals granted variances on May 20, 2015 as ZBA #15-38 for Floor Area Ratio, Lot Area and Street Frontage.
2. The Board found that the existing house would be demolished and a new house constructed on the site. The proposed house would have four sides of vinyl siding in Flagstone Blue, (dark blue), manufactured by Mainstreet Certaineed or equal. The shutters would be black and the trim and columns would be white. The roof would be Pewter Grey manufactured by Timberline or equal. The front porch would be bluestone and the front walkway and rear patio would be pavers in Onyx, manufactured by Cambridge Pavers or equal.

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**ACABOR #15-32: Helmke and Alatsas Plans - Approved Subject to Conditions**  
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3. The Board found the landscaping plan to be acceptable. The Board requested that on future applications, the Landscaping Plan should note the sizes of the trees and shrubs to be planted.
4. The Board found that a neighbor to the project site requested the removal of a 36 inch oak tree located in the rear of the site. The Board and applicant discussed the request and found that given that it was a perfectly healthy tree, the Board found no reason to take it down. The Board recommended that no excavation take place around the tree.

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 blue), manufactured by Mainstreet Certaineed or equal. The shutters will be black and the trim and columns will be white. The roof will be Pewter Grey manufactured by Timberline or equal. The front porch will be bluestone and the front walkway and rear patio would be pavers in Onyx, manufactured by Cambridge Pavers or equal.
2. No excavation shall take place around the 36 inch oak tree located in the rear of the site.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Blythe Yost and seconded Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; and Deborah Stuhlweissenburg, 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 18, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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**ACABOR #15-33: Orangetown Jewish Center Window Plans: Approved As Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**June 18, 2015**  
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**TO:** Eli Josephs, 100 Dutch Hill Road, Suite 340, Orangeburg  
New York, 10962  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Orangetown Jewish Center Window Plans: The Application of Orangetown Jewish Center, owners, for the review of new windows on the south and west elevations on an existing building, at a site known as “**Orangetown Jewish Center Window 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 8 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.14, Block 1, Lot 4 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, June 18, 2015**, at which time the Board made the following determinations:

Eli Josephs appeared and testified. The Board received the following items:

- A.** Copy of a Site Plan prepared by Robert Rahnefeld, PLS, noting location of building, dated July 24, 2004.
- B.** Architectural Plan prepared by Micucci Engineering, P.C., dated April 2, 2015.
- C.** Material Sheet, signed by Eli Josephs, dated June 4, 2015.
- D.** Copy of the Building Permit Referral, dated June 3, 2015.

**FINDINGS OF FACT:**

- 1. The Board found that the applicant proposes to install seven (7) new 3' by 7' windows in the daily chapel on the South and West elevations of the existing building.
- 2. The Board found that the windows would be clear pane, framed in brushed nickel aluminum frame, manufactured by REBCO Window

The Board 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 Jill Fieldstein and seconded by Brian Terry and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; and Deborah Stuhlweissenburg, 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 18, 2015**  
**Cheryl Cooperson**  
**Cheryl Cooperson, Chief Clerk Boards and Commissions**

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**ACABOR #15-34: Merritt Subdivision Plan: Approved As Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
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TO: Edward Merritt, 9 Merritt Drive, Nanuet  
New York, 10994  
FROM: Architecture and Community Appearance Board of Review

RE: Merritt Subdivision Plan: The application of Edward Merritt, owner, for the review of a 4 lot subdivision, at a site to be known as "**Merritt Subdivision 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 390 Ehrhardt Road and 17 Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.1 and Section 64.18, Block 1, Lot 78.3, R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 18, 2015**, at which time the Board made the following determinations:

Donald Brenner, Edward Merritt and Thomas Ryan appeared and testified. The Board received the following items:

**A.** Subdivision Plans prepared by Sparaco & Youngblood, PLLC dated January 15, 2015, last revision date of March 14, 2015:

Drawing 3 of 10: Grading, Utilities & Erosion Control Plan

Drawing 4 of 10: Tree Protection & Planting Plan

**B.** Material Sheet, signed by Edward Merritt, dated June 5, 2015.

**C.** Planning Board Decision #15-10, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated April 22, 2015.

**FINDINGS OF FACT:**

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.
3. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals as ZBA #15-53, on June 18, 2015 and obtained variances for 280A Exception for lots 3A, 3B & 5B, Street Frontage for lots 3A, 3B & 5B, Front Yard for lot 3B, Rear Yard for lot 3B and Building Height for lots 3A, 3B & 5B.

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 #15-34: Merritt Subdivision Plan: Approved As Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
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June 18, 2015  
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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. 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 Jill Fieldstein and seconded by Brian Terry and carried as follows:, Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye and Deborah Stuhlweissenburg, 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 18, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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**ACABOR #15-35: Holt Construction Corporation Plans - Approved Subject to Conditions**

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

**June 18, 2015**

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**TO:** John Atzl, 234 North Main Street, New City, New York 10956  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Holt Construction Corp. Plan: The application of Holt Construction Corporation, applicant, for John F. Holt, owner, (Patricia Zugibe, attorney for the applicant), for a building addition and parking improvement plan review, at a site to be known as “**Holt Construction Corp. 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 on the 23 & 50 East Washington Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 68.16, Block 6, Lot 6 & Section 68.16, Block 4, Lot 34; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 18, 2015**, at which time the Board made the following determinations:

John Atzl and Jack Holt appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Atzl, Nasher & Zigler, dated February 19, 2015, last revised May 5, 2015; unless noted:

- 1 of 5: Existing Condition
- 2 of 5: Site Development Plan
- 3 of 5: Detail Plan
- 4 of 5: Erosion and Sediment Control Plan
- 5 of 5: Landscape & Lighting Plan, dated May 4, 2015

**B.** Architectural Plan, Sheet A-1, Addition to Building, prepared by BT architect, dated June 4, 2015, with architectural rendering and photographs of the building materials.

**C.** PB #15-18, Preliminary Site Plan Approval Subject to Conditions, dated April 22, 2015.

**FINDINGS OF FACT:**

1. The Board found that the project contains two parcels; the first is located at the corner of North Williams Street and East Washington Avenue and is proposed for a parking lot. The second is located on the south side of East Washington Avenue, just east of the North William street intersection. The North Williams Street lot contains an existing dwelling to be removed and replaced with a new parking lot. The east Washington parcel contains an office building and parking and a new building addition is proposed.

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**ACABOR #15-35: Holt Construction Corporation Plans - Approved Subject to Conditions**

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

**June 18, 2015**

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2. The Board found that the building addition would match the existing structure in color and materials. The siding would be beige with decorative stonework placed along the foundation and as noted on the submitted building rendering. The architectural plans need to be signed and sealed by the Architect.
3. The Board found that the condenser would be placed in the area behind the existing building, adjacent to the existing units.
4. The Board found that there will be no lighting at the proposed parking facility. Lights were not required since the lot would only be used for business hours, 9:00 am to 5:00 pm.
5. The Board found that it was important to provide landscaping around the parking facility in order to buffer the neighbors to the North and East of the site. The Landscaping Plan shall be revised to note the size of the Thuja Green Giant Arborvitae to be 6 feet to 7 feet, rather than as noted on the plan as #3 containers.

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 building addition shall match the existing structure in color and materials. The siding will be beige with decorative stonework placed along the foundation and as noted on the submitted building rendering. The architectural plans need to be signed and sealed by the Architect.
2. The condenser will be placed in the area behind the existing building, adjacent to the existing units.
3. There will be no lighting at the proposed parking facility.
4. Landscaping shall be provided around the parking facility in order to buffer the neighbors to the North and East of the site. The Landscaping Plan shall be revised to note the size of the Thuja Green Giant Arborvitae to be 6 feet to 7 feet, rather than as noted on the plan as #3 containers.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye and Deborah Stuhlweissenburg, 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 18, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**AMENDMENT TO ACABOR #15-36: Orangeburg Commons/ The Shops at Orangeburg Commons Plans – Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**JULY 17, 2015**  
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**TO:** Geraldine Tortorella, Hocherman, Tortorella & Wekstein,  
1 North Broadway, Suite 701, White Plains, New York 10601  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** An Amendment to Orangeburg Commons/ The Shops at Orangeburg Commons Plans: The application of FB Greenbush LLC c/o RD Management LLC, applicant, for Tom Graff, owner, (Hocherman Tortorella & Wekstein, LLP, attorneys for the applicant), for Site, Structure and Landscaping Plans at a site to be known as **“Orangeburg Commons/ The Shops at Orangeburg Commons Site”**; 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 Stevens Way and 2 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 74.15, Block 1, Lots 21 & 22; LI zoning district.

**Delete the following word in bold from Public Comment:**

Mary Cardenas, Town of Orangetown Town Historian, expressed concerns regarding the loss of an historic structure at the site. Mrs. Cardenas requested that the applicant erect a bronze plaque at a location as close to the location of the original house. She suggested the wording for the plaque to be as follows:

FORMER SITE OF THE HOME OF  
ABRAM LENT  
PATRIOT, REVOLUTIONARY WAR OFFICER, **SINGER** OF THE  
ORANGETOWN RESOLUTIONS  
ERECTED 1752 DEMOLISHED 2015  
THE JOHN GREEN PRESERVATION COALITION, INC.

**Replace it with the following bold underlined word:**

Mary Cardenas, Town of Orangetown Town Historian, expressed concerns regarding the loss of an historic structure at the site. Mrs. Cardenas requested that the applicant erect a bronze plaque at a location as close to the location of the original house. She suggested the wording for the plaque to be as follows:

FORMER SITE OF THE HOME OF  
ABRAM LENT  
PATRIOT, REVOLUTIONARY WAR OFFICER, **SIGNER** OF THE  
ORANGETOWN RESOLUTIONS  
ERECTED 1752 DEMOLISHED 2015  
THE JOHN GREEN PRESERVATION COALITION, INC.

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 17, 2015**  
**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #15-36: Orangeburg Commons/ The Shops at Orangeburg Commons Plans – Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

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TO: Geraldine Tortorella, Hocherman, Tortorella & Wekstein,  
1 North Broadway, Suite 701, White Plains, New York 10601  
FROM: Architecture and Community Appearance Board of Review

RE: Orangeburg Commons/ The Shops at Orangeburg Commons  
Plans: The application of FB Greenbush LLC c/o RD Management LLC, applicant, for Tom Graff, owner, (Hocherman Tortorella & Wekstein, LLP, attorneys for the applicant), for Site, Structure and Landscaping Plans at a site to be known as “**Orangeburg Commons/ The Shops at Orangeburg Commons Site**”; 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 Stevens Way and 2 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 74.15, Block 1, Lots 21 & 22; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 18, 2015**, at which time the Board made the following determinations:

Justin Lim and Nathaniel Burns appeared and testified. The Board received the following communications:

- A. Plans prepared by Leonard Jackson Associates, dated November 20, 2014, revised as noted:
- Drawing 2: Overall Site Plan & Commercial Subdivision Plan, revised May 27, 2015
  - Drawing 2A: Layout “Part Plan” & Commercial Subdivision Plan, revised May 27, 2015
  - Drawing 3: Overall grading, Drainage & Utility Plan. Revised April 17, 2015
  - Drawing 3A: Grading, Drainage & Utility Plan “Part Plan”. revised May 27, 2015
- B. Architectural Elevations prepared by Murray Jay Mill Architecture, dated April 17, 2015.
- C. Landscaping Plan prepared by Langan, dated November 20, 2014, revised May 27, 2015:
- Drawing 5: Landscape Plan
  - Drawing 6: Site Lighting Plan
- D. Exterior Building Material Specifications, undated.
- E. Copy of Building Permit Referral dated February 18, 2015.
- F. A letter from Langan, dated June 8, 2015, signed by Michael Szura, PLA, LEED AP, Principal/ Vice President.
- G. Photographs of the site, prepared by Langan, dated June 8, 2015.

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**ACABOR #15-36: Orangeburg Commons/ The Shops at Orangeburg  
Commons Plans - Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

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**FINDINGS OF FACT:**

1. The Board found that the proposed new development on Lot #22, to be known as The Shops at Orangeburg Commons, includes the construction of 18,304 square feet of in-line retail, landscaping and lighting improvements.
2. The Board found that the color scheme of the new building would be similar and complimentary to the existing Stop and Shop development; green, beige, gray, brown and tan. The materials would consist of cultured stone, Dryvit or equal and split face concrete block.
3. The Board found that the front façade would be Dryvit or equal in Suede color and stone veneer, manufactured by Eldorado or equal in Mesquite. The storefront would consist of a green aluminum awning, with Mesquite (dark brown) windows manufactured by Kawneer or equal. The side elevations would be storefront, Dryvit or equal, split face concrete block and stone veneer.
4. The Board found that the roof would be a standing seam metal roof, manufactured by Atas in Forest Green. The walkway on site would be concrete pavers, manufactured by Hanover Paving in Russet Blend color. The Board recommended that the pavers be herringbone pattern.
5. The Board found that the air conditioning units would be placed on the roof of the building.
6. The Board found that building mounted lighting would be used to light the rear parking and loading area of The Shops at Orangeburg Commons building. The Board recommended that the applicant use LED lights. No additional free standing lights will be placed at The Shops at Orangeburg Commons site. The lighting at Orangeburg Commons site will not be changed.
7. The Board found that the façade of the dumpster should match the buildings on site, recommending using the same split face concrete block found on the retail building.
8. The Board found that the signage for individual stores would be reviewed in the future. The Board recommended that a standard sign design be established for the development, providing for a more uniform design for the retail development.
9. The Board found that a marker should be placed on the site recognizing the location as the Abram Lent Home. The applicant agreed to creating and erecting a commemorative plaque and working with the Town Historian in this effort.

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**Public Comment:**

Mary Cardenas, Town of Orangetown Town Historian, expressed concerns regarding the loss of an historic structure at the site. Mrs. Cardenas requested that the applicant erect a bronze plaque at a location as close to the location of the original house. She suggested the wording for the plaque to be as follows:

FORMER SITE OF THE HOME OF  
**ABRAM LENT**  
PATRIOT, REVOLUTIONARY WAR OFFICER, SINGER OF THE  
ORANGETOWN RESOLUTIONS  
ERECTED 1752 DEMOLISHED 2015  
THE JOHN GREEN PRESERVATION COALITION, INC.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The color scheme of the new building would be similar and complimentary to the Stop and Shop development; green, beige, gray, brown and tan. The materials would consist of cultured stone, Dryvit or equal and split face concrete block. The front façade would be Dryvit or equal in Suede color and stone veneer, manufactured by Eldorado or equal in Mesquite. The storefront would consist of a green aluminum awning, with Mesquite (dark brown) windows manufactured by Kawneer or equal. The side elevations would be storefront, Dryvit or equal, split face concrete block and stone veneer.
2. The roof would be a standing seam metal roof, manufactured by Atas in Forest Green. The walkway on site would be concrete pavers, manufactured by Hanover Paving in Russet Blend color. The Board recommended that the pavers be herringbone pattern.
3. The air conditioning units would be placed on the roof of the building.
4. Building mounted lighting would be used to light the rear parking and loading area of The Shops at Orangeburg Commons building. The Board recommended that the applicant use LED lights. No additional free standing lights will be placed at The Shops at Orangeburg Commons site. The lighting at Orangeburg Commons site will not be changed.
5. The façade of the dumpster shall match the buildings on site, using the same split face concrete block as on the retail building.

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6. The signage for individual stores would be reviewed in the future.
7. A bronze commemorative plaque shall be placed on the site recognizing the location as the Abram Lent Home. The applicant shall work with the Town of Orangetown Town Historian to create and erect a commemorative plaque as close to the location of the original house.
8. Trees to be saved shall be protected with snow fencing to the drip line during construction.
9. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Blythe Yost and seconded Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye and Deborah Stuhlweissenburg, 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 18, 2015**

*Cheryl Coopersmith*  
**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #15-37: Orangeburg Commons/ The Shops at Orangeburg Commons Sign Plans – Approved Subject to Conditions  
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TO: Geraldine Tortorella, Hocherman, Tortorella & Wekstein,  
1 North Broadway, Suite 701, White Plains, New York 10601

FROM: Architecture and Community Appearance Board of Review

RE: Orangeburg Commons/ The Shops at Orangeburg Commons Sign Plans: The application of FB Greenbush LLC c/o RD Management LLC, applicant, for Tom Graff, owner, (Hocherman Tortorella & Wekstein, LLP, attorneys for the applicant), for Sign Plan review at a site to be known as **“Orangeburg Commons/ The Shops at Orangeburg Commons 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 Stevens Way and 2 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 74.15, Block 1, Lots 21 & 22; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 18, 2015**, at which time the Board made the following determinations:

Justin Lim and Nathaniel Burns appeared and testified. The Board received the following communications:

The Board received the following items:

- A. Sign Plans prepared by Allied Signage, dated July 11, 2014:  
Page 1 of 1: Orangeburg Commons monument sign.  
Page 1 of 1: Shops at Orangeburg Commons monument sign.
- B. Exterior Building Material Specifications, undated.
- C. Copy of Building Permit Referral dated February 18, 2015.
- D. A letter from Langan, dated June 8, 2015, signed by Michael Szura, PLA, LEED AP, Principal/ Vice President.
- E. Photographs of the site, prepared by Langan, dated June 8, 2015.

**FINDINGS OF FACT:**

1. The Board found that modifications were requested to the exiting monument sign at Orangeburg Commons. The applicant proposed to divide the lower level aluminum cabinet into 8 spaces. The cabinet would be dark green with white Lexan face.

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2. The Board found that the proposed sign at The Shops at Orangeburg Commons would measure 8'11" in height by 10' wide by 3'-2" in depth. The signage area would be an aluminum cabinet in dark green with white Lexan face, divided into 8 spaces. The monument would be stonework manufactured by Eldorado to match the exiting stonework on the site. The sign would have a 4 inch stone cap on the lower portion of the monument and an aluminum cornice in Dryvit Brite White or equal on the top, as shown on the submitted plan.
3. The Board found that the directional signs would be placed on site, noted on the submitted plans.
4. The Board found the Landscaping Plan to be acceptable.

There being no one other 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. Modifications to the exiting monument sign at Orangeburg Commons. include the division of the lower level aluminum cabinet into 8 spaces. The cabinet will be dark green with white Lexan face. Material of the signage remains the same as presently used.
2. The proposed sign at The Shops at Orangeburg Commons will measure 8'11" in height by 10' wide by 3'-2" in depth. The signage area will be an aluminum cabinet in dark green with white Lexan face, divided into 8 spaces. The monument will be stonework manufactured by Eldorado to match the exiting stonework on the site. The sign will have a 4 inch stone cap on the lower portion of the monument and an aluminum cornice in Dryvit Brite White or equal on the top, as shown on the submitted plan.
3. Directional signs will be placed on site, as noted on the submitted plans.

The foregoing resolution was presented and moved by Andrew Andrews and seconded Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; and Deborah Stuhlweissenburg, 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 18, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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