

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 16, 2016**

MEMBERS PRESENT: Blythe Yost, Chair
Andrew Andrews Brian Terry
Bruce Jensen Shirley Goebel Christie
Deborah Stuhlweissenburg

MEMBERS ABSENT: Brian Aitcheson

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,
Stenographer and Cheryl Coopersmith, Chief Clerk

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

Seventh Day Adventist Church Sign Plan **ACABOR #16-43**
Review of Sign Plan **Approved**
210 North Middletown Road, Pearl River **as Presented**
69.09/2/52; R-15 zoning district

New Items:

George's Auto Body Plans **ACABOR #16-45**
Review of Structure/Site Plans **Approved**
578 Route 303, Blauvelt **as Presented**
70.15/1/47; CC zoning district

Schuyler Associates LLC Subdivision **ACABOR #16-46**
Review of Lot #3 Structure/ Site Plans **Approved**
39 Schuyler Road, Blauvelt **Subject to**
65.15/1/7.3; R-40 zoning district **Conditions**

Roost Restaurant Plans **ACABOR #16-47**
Review of Outdoor Dining **Approved**
and Awning Plans **as Presented**
623 Main Street, Sparkill
77.08/5/42; CS zoning district

A motion was made to adjourn the meeting by Blythe Yost and seconded by
Deborah Stuhlweissenburg 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 8:00 p.m.

Dated: June 16, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE
2016 JUN 20 PM 12 02
TOWN OF ORANGETOWN

ACABOR #16-43: Seventh Day Adventist Church Sign Plan - Approved as Presented

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

June 16, 2016

Page 1 of 2

TO: John Halsay, 38 Island Road, Mahwah, New Jersey 07430
FROM: Architecture and Community Appearance Board of Review

RE: Seventh Day Adventist Church Sign Plan: Application of John Halsey, applicant, for Greater New York Corporation of Seventh Day Adventist, owner, for the review of a Sign Plan at a site known as “**Seventh Day Adventist Church 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 210 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 2, Lot 52; in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, June 2 and 16, 2016**, at which time the Board made the following determinations:

June 2, 2016

John Halsay and Lloyd Swarftanberg appeared and testified.

The Board received the following items:

- A.** Sign Installation Plan dated November 18, 2015 and schematics.
- B.** Sign Material Specifications, signed by John Halsay dated April 7, 2016.
- C.** A copy of the Building Permit Referral dated November 19, 2015, signed by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant appeared at the June 1, 2016 Town of Orangetown Zoning Board of Appeals and obtained the needed variances.
2. The Board found that the proposed signage would consist of a base that would also act as a planter. The base would be covered with brick to match the existing building. On the brick, raised lettering would be placed with LED backlight stating “Pearl River Seventh Day Adventist Church”, as noted on the submitted plans.
3. The Board found that on top of the base, a digital message display screen would be mounted. The applicant stated that messages would be changed on a weekly basis and could be displayed in a single color or multi-color. The Board requested that the screen not have flashing messages or animation.
4. The Board found that the colors or movement on the sign may be distracting to the motorists driving along the roadway and requested the applicant to submit additional information.

TOWN CLERKS OFFICE
2016 JUN 20 PM 12 02
TOWN OF ORANGETOWN

ACABOR #16-43: Seventh Day Adventist Church Sign Plan - Approved as Presented

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

June 16, 2016
Page 2 of 2

The applicant requested a **CONTINUATION**.

June 16, 2016

John Halsay and Lloyd Swarftanberg appeared and testified.

The Board received the following items:

A. A letter from the Pearl River SDA Church, signed by John Halsey dated June 8, 2016, with an attachment of 4 images of the proposed sign.

FINDINGS OF FACT:

1. The Board found that the applicant submitted sufficient information to determine that the signage was acceptable. The applicant noted that the light output would be adjusted in accordance with the ambient light in the area.
2. The Board found the color range of the sign acceptable, noting the color on the printout represented as purple is actually "Blue".

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 Andrew Andrews and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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: June 16, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERKS OFFICE
2016 JUN 20 PM 12 02
TOWN OF ORANGETOWN

ACABOR #16-45: George's Auto Body Plan: Approved as Presented

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

June 16, 2016

Page 1 of 2

TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York
FROM: Architecture and Community Appearance Board of Review

RE: George's Auto Body Plans: Application of George Boghas, owner, for the review of Structure/Site Plans at a site known as "**George's Auto Body 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 579 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 1, Lot 47; in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 16, 2016**, at which time the Board made the following determinations:

Kier Leveque, Jay Greenwell and George Boghas appeared and testified. The Board received the following items:

A. Development Plans prepared by Jay Greenwell, PLS:

- Site Plan dated December 14, 2015, last revised June 1, 2016
- Detail Sheet dated February 4, 2016

B. Architectural Plans prepared by Kier Levesque, R.A.:

- A-2: First Floor Rear Expansion Plan dated January 11, 2016, last revised May 31, 2016
- A-3: 2nd Floor Office & Roof Plan dated January 11, 2016, last revised May 31, 2016
- A-4a: Elevations dated January 11, 2016
- A-4: Elevations dated January 11, 2016, last revised May 31, 2016

C. Material Sheet signed by Jay Greenwell, dated June 2, 2016.

D. Outdoor Lighting Specification Sheets.

E. Board Decisions: Planning Board Decision PB #16-11, Preliminary Site Plan Approval Subject to Conditions, dated March 23, 2016 and ZBA #16-36, Approved May 18, 2016; 50% Extension/Enlargement of a non-conforming use, Route 303 overlay zone variance, outdoor storage of vehicles, front yard, land coverage and parking spaces variances.

FINDINGS OF FACT:

1. The Board found that the building had a fire that destroyed the most of the original structure and the applicant has proposed to reconstruct and expand the building. The applicant received a number of variances from the Town of Orangetown Zoning Board of Appeals on May 18, 2016.

TOWN CLERKS OFFICE

2016 JUN 20 PM 12 02

TOWN OF ORANGETOWN

ACABOR #16-45: George's Auto Body Plan: Approved as Presented

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

June 16, 2016

Page 2 of 2

2. The Board found that the addition to the structure would have facades of split faced block in dark beige and brown to match the existing structure. The roof would be flat and the windows would have dark bronze frames and tinted glass. Outdoor lighting specifications were provided to the Board for review. The applicant proposed to use lighting manufactured by Hubbell Outdoor Lighting, LNC2 Series, or equal. These lights are down light and would be mounted on the structure.
3. The Board found the proposed landscape acceptable as noted on the submitted plan.

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 Brian Terry and seconded by Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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: June 16, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERKS OFFICE

2016 JUN 20 PM 12 02

TOWN OF ORANGETOWN

ACABOR #16-16: Schuyler Associates LLC Subdivision - Lot #3 - Approved Subject to Conditions

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

June 16, 2016

Page 1 of 2

TO: Rod Merkley, 4 Cornsilk Road, New City, New York 10901
FROM: Architecture and Community Appearance Board of Review

RE: Schuyler Associates LLC Subdivision – Lot #3: Application of Menna Building Corp., applicant, for Schuyler Associates, owner, for the review of Structure/Site Plans at a site to be known as “**Schuyler Associates LLC Subdivision – Lot #3**”, 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 39 Schuyler Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 7.3; in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 16, 2016**, at which time the Board made the following determinations:

Theresa Acocella, Christopher Fyfe and Claire Merkley appeared and testified.

The Board received the following items:

A. Site Plan prepared by Atzl, Nasher & Zigler dated March 28, 2016, revised May 31, 2016.

B. Architectural Plans prepared by Harry Goldstein, R.A., dated March 3, 2016, last revised March 30, 2016:

1 of 4: Elevations

2 of 4: Basement/ foundation Plan and Typical Wall Section

3 of 4: Main Floor Plan

4 of 4: Second Floor Plan

C. Material Specifications signed by Angelo Menna, dated June 2, 2016.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework along the foundation on the front façade. The color of the siding would be sable brown, manufactured Mainstreet or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company, or equal, in natural tones. The roof shingles would be black, manufactured by IKO or equal.
2. The Board found that the house would have white trim and that lighting would be placed by the exterior doorways, in accordance with Town Code.

TOWN CLERKS OFFICE

2016 JUN 20 PM 12 02

TOWN OF ORANGETOWN

**ACABOR #16-16: Schuyler Associates LLC Subdivision - Lot #3 - Approved
Subject to Conditions**

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

June 16, 2016
Page 2 of 2

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 with decorative stonework along the foundation on the front façade. The color of the siding will be sable brown, manufactured Mainstreet or equal, and the decorative cultured stone will be manufactured by Eldorado Stone Company, or equal, in natural tones. The roof shingles will be black, manufactured by IKO or equal.
2. The house will have white trim and lighting will be placed by the exterior doorways, in accordance with Town Code.
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.
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 Bruce Jensen and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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: June 16, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERKS OFFICE
2016 JUN 20 PM 12 02
TOWN OF ORANGETOWN

**ACABOR #16-47: Roost Restaurant Outdoor Dining Plan and Awning Plan:
Approved as Presented**

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

June 16, 2016

Page 1 of 2

TO: Maria Santini, 56 North Greenbush Road, West Nyack,
New York 10994
FROM: Architecture and Community Appearance Board of Review

RE: Roost Restaurant Plans: Application of Roost/ Maria Santini/ Kevin Reilly, applicants, for Angelica and Adolfo Godinez, owners, for the review of an Outdoor Dining and Awnings Plans at a site known as “**Roost Restaurant 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 623 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 42; 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, June 16, 2016**, at which time the Board made the following determinations:

Maria Santini appeared and testified. The Board received the following items:

- A.** Submitted at the meeting, photographs of alternative outdoor dining street furniture.
- B.** Front Elevation and Floor Plan at Outdoor Seating Plan prepared by Robert Hoene, R.A., dated May 7 2016, last revised May 17, 2016.
- C.** Material Sheet dated June 1, 2016.
- D.** A copy of the Building Permit Referral, dated May 19, 2016, signed by Mike Manzare, Building Inspector.
- E.** A copy of prior ACABOR Decision #13-32, dated June 20, 2013.

FINDINGS OF FACT:

- 1.** The Board found that the applicant submitted plans at the meeting requesting alternative chairs and tables. The Board reviewed the new styles and colors of the tables, chairs and planters and found them to be acceptable. The outdoor dining area would consist of 16 white and black chairs and 4 black tables, as noted on the submitted plan. Two black planters would be placed on either side of the dining area, also as noted on the plan.
- 2.** The Board found that the applicant proposed to place retractable awnings on the structure, as noted on the submitted plans. The material of the awning would be Sumbrella, or equal, in black and white stripe fabric to match the handrail and existing canopy.

TOWN CLERKS OFFICE

2016 JUN 20 PM 12 02

TOWN OF ORANGETOWN

**ACABOR #16-47: Roost Restaurant Outdoor Dining Plan and Awning Plan:
Approved as Presented**

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

June 16, 2016
Page 2 of 2

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 Brian Terry and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, absent; Andrew Andrews, 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 16, 2016
Cheryl Coopersmith
Chief Clerk Board and Commissions



TOWN OF ORANGETOWN
2016 JUN 20 PM 12 02
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