

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 19, 2016**

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

**MEMBERS ABSENT:** Andrew Andrews

**ALSO PRESENT:** Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,  
Stenographer and Deborah Arbolino, Administrative Aide

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.

**Saloon Rooftop Generator Plan** ACABOR #16-36  
Review of Structure Plan **Approved**  
49 West Central Avenue, Pearl River **as Presented**  
68.16/1/9; CC zoning district

**Mellozza Garage Plan** ACABOR #16-37  
Review of Site/Structure Plans **Approved**  
586 Orangeburg Road, Pearl River **Subject to**  
69.18/3/27; R-15 zoning district **Conditions**

**Pilgrim Market Outdoor Dining Plan** ACABOR #16-38  
Review of Outdoor Dining Plan **Approved**  
16 Franklin Avenue, Pearl River **as Presented**  
68.20/1/21; CS zoning district

**Procore Physical Therapy Sign Plan** ACABOR #16-39  
Review of Sign Plans **Approved**  
100 N. Middletown Road, Pearl River **as Presented**  
69.13/1/3; CC zoning district

**Helmke and Alatsas Homes Plans** ACABOR #16-40  
Review of Site/Structure Plans **Approved**  
104 South Reld Drive, Pearl River **Subject to**  
69.10/2/70; R-15 zoning district **Conditions**

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. The next ACABOR Meeting is  
scheduled for June 2, 2016.

**Dated: May 19, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

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**ACABOR #16-36: Saloon Rooftop Generator Plan - Approved as Presented**

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

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**TO:** Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10983

**FROM:** Architecture and Community Appearance Board of Review

**RE:** Saloon Rooftop Generator Plan: Application of Bridget Killen, owner, for the review of Structure Plans at a site to be known as “**Saloon Rooftop Generator 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 49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9; 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, May 19, 2016**, at which time the Board made the following determinations:

Donald Brenner, Sarah Torrens and Bridget Killen appeared and testified.

The Board received the following items:

- A.** BD1: Plan entitled “Generator Plan” prepared by Barbara Marks, R.A.
- B.** Exterior Building Material Specifications, signed by Barbara Marks.
- C.** A copy of the Building Permit Referral dated January 5, 2016, signed by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place a generator on the flat roof of an existing structure.
2. The Board found that the generator would be housed in a shed and would not be visible to Route 304.
3. The Board found that the generator would be exercised on Tuesday or Wednesday mornings between 9:00 a.m. to 9:30 a.m.

**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 Aitcheson and seconded Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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: May 19, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Board and Commissions**

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**ACABOR #16-37: Mellozza Garage Plan - Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**May 19, 2016**  
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**TO:** Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10983  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Mellozza Garage Plan: Application of John Mellozza, owner, for the review of Site/Structure plans at a site known as “**Mellozza Garage 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 586 Orangeburg Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 27; 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, May 19, 2016**, at which time the Board made the following determinations:

Donald Brenner, Sarah Torrens and John Mellozza appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Robert Rahnefeld, PLS, dated May 5, 2015.
- B.** Architectural Plans prepared by James Koppenhaver, P.E., Maestro Construction, dated January 7, 2016.
- C.** Material Specifications, signed by John Mellozza, dated April 28, 2016.
- D.** A copy of the Building Permit Referral dated September 17, 2015, signed by Michael Manzare, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the proposed garage would replace an existing garage. The structure would measure 32’ by 42’ by 11’.
2. The Board found that the new garage would not be the colors as noted in the presented materials, pink and green. The roof would be a standing seam metal roof in light grey and the siding would be Texture 1-11 in a rough sawn finish in white to match the existing house on the lot. The entry door, garage door and windows would be white vinyl.

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:**

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**ACABOR #16-37: Mellozzo Garage Plan - Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
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1. The proposed garage will replace an existing garage. The structure will measure 32' by 42' by 11'.
2. The new garage will not be the colors as noted in the presented materials, pink and green. The roof will be a standing seam metal roof in light grey and the siding will be Texture 1-11 in a rough sawn finish in white to match the existing house on the lot. The entry door, garage door and windows will be white vinyl.
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 Brian Terry and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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: May 19, 2016  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**ACABOR #16-38: Pilgrim Market Outdoor Dining Plan: Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**May 19, 2016**

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**TO:** Claudio Sigcha, 16 Franklin Avenue, Pearl River, New York 10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Pilgrim Market Outdoor Dining Plan: Application of Pilgrim Deli, applicant, for Pilgrim Building Corp., owner, for the review of an Outdoor Dining Plan at a site known as “**Pilgrim Market Outdoor Dining 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 16 - 18 Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 21; 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, May 19, 2016**, at which time the Board made the following determinations:

Claudio Sigcha and Fernando Miller appeared and testified. The Board received the following items:

- A.** Photographs of the outdoor dining area with street furniture.
- B.** Survey Map Plan prepared by Robert Rahnefeld, dated June 27, 2007.
- C.** Material Sheet, signed by Claudio Sigcha.
- D.** A copy of the Building Permit Referral, dated March 25, 2016, signed by Glen Maier, Building Inspector.
- E.** A letter from Jablonski Family Trust, dated May 15, 2016.
- F.** A letter from Joan Noonan, undated.

**FINDINGS OF FACT:**

- 1.** The Board found that the applicant proposed an outdoor dining area consisting of two (2) black wrought iron round tables with mosaics tops with 4 black chairs. The position of the street furniture would be as noted on the submitted photographs.
- 2.** The Board found that all street furniture consisting of the tables and chairs would be moved indoors every night. The outdoor dining area would be a seasonal operation.

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**.

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**ACABOR #16-38: Pilgrim Market Outdoor Dining Plan: Approved as Presented  
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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, aye; Andrew Andrews, absent, 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: May 19, 2016  
Cheryl Coopersmith  
Chief Clerk Board and Commissions**



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**ACABOR #16-39: Procore Physical Therapy City Sign Plan: Approved as Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**May 19, 2016**  
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**TO:** Greg Stemkowski, 100 North Middletown Road, Pearl River, New York 10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Procore Physical Therapy City Sign Plan: Application of Elizabeth Badigian, applicant, for Pearl River Center Associates, owner, for the review of a Sign Plan, at a site known as “**Procore Physical Therapy City 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 100 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 3 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, May 19, 2016**, at which time the Board made the following determinations:

Steven McCure and Greg Stemkowski appeared and testified. The Board received the following items:

- A.** Drawings of the proposed sign, prepared by Foley Sign Company, undated.
- B.** Material Sheet, signed by Greg Stemkowski, dated March 14, 2016.
- C.** A copy of the Building Permit Referral, dated February 4, 2016.

**FINDINGS OF FACT:**

- 1.** The Board found that the applicant appeared in front of the Town of Orangetown Zoning Board of Appeals on May 18, 2016 and obtained the needed variance.
- 2.** The Board found that the applicant proposed to install one 54” by 30” contoured light box sign, internally illuminated with LED lighting. The colors of the sign would be white, blue and gold, and as shown 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 Blythe Yost and seconded by Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Andrew Andrews, absent 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: May 19, 2016**  
**Cheryl Coopernsmith**  
**Chief Clerk Board and Commissions**

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**ACABOR #16-40: Helmke & Alatsas Homes Plan - Approved Subject to Conditions**

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

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**TO:** George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Helmke & Alatsas Homes Plans: Application of George Alatsas, applicant, for George Alatsas and Bill Helmke, owners, for the review of Site/Structure plans at a site known as “**Helmke & Alatsas 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 104 South Reld Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.10, Block 2, Lot 70; 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, May 19, 2016**, at which time the Board made the following determinations:

George Alatsas appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Sparaco & Youngblood, PLLC, dated March 22, 2016.

**B.** Architectural Plans prepared by Robert Hoene, RA, last revision date of January 15, 2015:

A1.0: Elevations

A2.0: Basement/ Foundation Plan & First Floor Plan

A3.0: General Notes, Details & Second Floor Plans

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan and Tree Removal Plan prepared by Edge Landscaping Design, undated.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding. The color of the siding would be Granite Gray, manufactured Main Street Certainteed, or equal. The roof shingles would be Virginia Slate, manufactured by Tamko, or equal.
2. The Board found that the front porch would have recess lights and the rear slider door will have light fixtures pointing downward. The garage doors and house trim and soffits would be white and the shutters would be black or Wineberry. The front entry doorway would match the color of the shutters.

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**ACABOR #16-40: Helmke & Alatsas Homes Plan - Approved Subject to Conditions**

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3. The Board found that the walkway leading to the house and patio in the rear of the house would be natural pavers in onyx.
4. The Board found that the air conditioning unit would be located near the right rear of the house.
5. The Board found the Landscaping Plan to be acceptable. The applicant noted that a mature tree needed to be removed. It would be replaced with a Crimson King Maple.

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. The color of the siding will be Granite Gray, manufactured Main Street Certaineed, or equal. The roof shingles will be Virginia Slate, manufactured by Tamko, or equal.
2. The front porch will have recess lights and the rear slider door will have light fixtures pointing downward. The garage doors and house trim and soffits will be white and the shutters will be black or Wineberry. The front entry doorway will match the color of the shutters.
3. The walkway leading to the house and patio in the rear of the house would natural pavers in onyx.
4. The air conditioning unit will be located near the right rear of the house.
5. A Crimson King Maple tree shall be planted to replace the mature tree that needs to be removed, as noted on the Tree Removal Plan.
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.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Andrew Andrews, absent 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: May 19, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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