

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF FEBRUARY 2, 2017**

**MEMBERS PRESENT:**

Blythe Yost, Chair  
Brian Terry  
Deborah Stuhlweissenburg  
Brian Aitcheson  
Bruce Jensen, Vice-Chair  
Shirley Goebel Christie  
Andrew Andrews

**MEMBERS ABSENT:** None

**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.

**Merritt Estates – Lot 78.3**  
Review of Site/Structure Plans  
26 Merritt Drive, Pearl River  
64.18/1/78.3; R-15 zoning district

**ACABOR #17-03**

**Approved  
Subject to  
Conditions**

**38 N. Middletown Road Roof Top  
Wireless Communication Facility Plan**  
Review of Co-location of Roof Top Wireless  
Communication Facility Plan  
38 N. Middletown Road, Pearl River  
69.13/1/8; CC zoning district

**ACABOR #17-04**

**Continued  
to February 16<sup>th</sup>  
Meeting**

A motion was made to adjourn the meeting by Andrew Andrews and seconded by Brian Aitcheson 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 8:30 p.m.

**Dated: February 2, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**ACABOR #17-03: Merritt Estates – Lot 78.3**  
**Approved Subject to Conditions**  
**Site and Structure plans**

**Permit #46026**

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

**February 2, 2017**

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**TO:** T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Merritt Estates Lot 78.3 - The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of Site and Structure Plans at a site to be known as “**Merritt Estates Lot 78.3 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 26 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 78.3; 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, February 2, 2017**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

**A.** Architectural Plans prepared by Liboria Derario, R.A., dated September 7, 2016, last revised January 3, 2017:

- Drawing No. A: Cover Sheet
- Drawing No. B: Energy Code
- Drawing No. 1: Elevations
- Drawing No. 2: Basement Plan
- Drawing No. 3: Main Floor Plan
- Drawing No. 4: Plumbing Riser, Typical Wall Section & Second Floor Plan

**B.** Site Plan prepared by James Drumm, PLS, dated November 9, 2016, last revised January 3, 2017.

**C.** Landscaping Plan dated January 18, 2017.

**D.** Exterior Building Material Specifications, dated January 5, 2017, signed by T.J. Ryan.

**E.** A copy of the Building Permit Referral dated November 17, 2016 signed by Building Inspector Michael Manzare.

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**FINDINGS OF FACT:**

1. The Board found that the house would have four sides of vinyl siding in Savannah Wicker color, manufactured by Main Street/Certinteed, or equal, with decorative stonework in a natural stone color on the front façade. The roof would be Weathered Wood manufactured by Timberline, or equal. The color of the garage doors, front entryway door and trim would be white.
2. The Board found that on the left elevation, the siding is uninterrupted and presents a large expanse. The Board recommended that a window be placed on the elevation on either level 1 or 2.
3. The Board found that a concrete or paver walkway would be constructed that leads to the driveway from the front of the house.
4. The Board found that the landscaping plan was acceptable.
5. 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 Savannah Wicker color, manufactured by Main Street/Certinteed, or equal, with decorative stonework in a natural stone color on the front façade. The roof will be Weathered Wood manufactured by Timberline, or equal. The color of the garage doors, front entryway door and trim will be white
2. The Board recommended that a window be placed on either level 1 or 2 of the left house elevation
3. A concrete or paver walkway will be constructed that leads to the driveway from the front of the house.
4. The air conditioning unit will be placed by the northeast corner of the house.

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5. The house siding shall be brought down to 8 inches above grade, on all four sides 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.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Brian Aitcheson, 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: February 2, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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