

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 16, 2015**

**MEMBERS PRESENT:** Blythe Yost, Vice Chairperson; Andrew Andrews; Deborah Stuhlweissenburg; Paul Papay and Brian Terry

**MEMBERS ABSENT:** Jill Fieldstein, Chairperson

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

Blythe Yost, Vice Chairperson, 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.

**205 Oak Tree Road Plan**  
Review of Deck/Railing Plan  
205 Oak Tree Road, Tappan  
77.15/1/30; CO zoning district

**ACABOR #15-18**

**Approved Subject  
to Conditions**

**Other Business:**

**1. Schuyler Hills Plan – Lot #2, 65.15/1/12.2**

The applicant appeared in front of the Board on December 6, 2012 as ACABOR #12-54 and obtained Approval with Conditions. On July 11, 2013, the plans were revised with a smaller house design and the Board granted Approval with Conditions as ACABOR #13-37. At this time, the applicant resubmitted the plans of ACABOR #12-54, with revised rear elevations, changing the kitchen area and basement access to the house. The Board reviewed and approved the revised design.

**2. Walgreens Pharmacy Building Façade**

Condition #2 of ACABOR #15-16, dated April 2, 2015, requested the applicant to return for an informational review as "Other Business" prior to stamping of the plans. The Board reviewed the revised Walgreens building elevations.

A motion was made to adjourn the meeting by Brian Terry 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 8:45 p.m. The next ACABOR Meeting is scheduled for May 7, 2015.

**Dated: April 16, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

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**ACABOR #15-18: 205 Oak Tree Road Plan: Approved as Presented  
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TO: Jane Slavin, 200 Erie Street East, Blauvelt, New York 10913  
FROM: Architecture and Community Appearance Board of Review

RE: 205 Oak Tree Road Plan: The Application of Patrick Sullivan, owner, for the review of a Deck/Railing Plan, at a site to be known as “**205 Oak Tree Road 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 205 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 30 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 16, 2015**, at which time the Board made the following determinations:

Jane Slavin appeared and testified. The Board received the following items:

**A.** Plans prepared by JSA Architecture & Design Group, LLC, dated March 30, 2015:

A-1 of 3: Plan

A-2 of 3: South Elevation – Rear

A-3 of 3: West side Elevation

**B.** Tax map noting location of the site.

**C.** Material Sheet, undated.

**D.** A copy of the Building Permit Referral, dated February 11, 2015.

**E.** A letter signed by Jane Slavin, AIA, dated April 2, 2015.

**FINDINGS OF FACT:**

1. The Board found that the railing and deck had been constructed prior to the applicant’s appearance in front of the Board. The applicant explained that the previous wood open railing that was constructed did not meet the Town Code and the owner was required to rebuild it to meet code. The owner decided to build a half wall instead of an open railing. Cream colored vinyl siding was installed on the half wall to match the existing vinyl siding on the building.
2. The Board found that mature vegetation was growing on the site.

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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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Cream colored vinyl siding shall match the existing vinyl siding on the building.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, aye; Paul Papay, aye; Brian Terry, aye; Jill Fieldstein, absent; Deborah Stuhlweissenburg, aye; and Andrew Andrews, 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: April 16, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**

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