

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF APRIL 21, 2016**

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

MEMBERS ABSENT: None

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Elizabeth Decort, 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.

174 South Middletown Road Plans **ACABOR #16-27(b)**
Bowman Builders **Approved**
Review of Structure/Site Plans **Subject to Conditions**
174 South Middletown Road, Pearl River
73.05/1/1; R-15 zoning district

The Club at Pearl River **ACABOR #16-28(b)**
Temporary Lease Signs **Approved**
Review of Sign Plans **as Presented**
Blue Hill South & Veterans
Memorial Drive, Pearl River
73.10/1/4; OP zoning district

The Club at Pearl River **ACABOR #16-29**
Monument Sign **Approved**
Review of Sign Plan **as Presented**
Blue Hill South & Veterans
Memorial Drive, Pearl River
73.10/1/4; OP zoning district

The Club at Pearl River **ACABOR #16-30**
Directional Signs **Approved**
Review of Sign Plans **as Presented**
Blue Hill South & Veterans
Memorial Drive, Pearl River
73.10/1/4; OP zoning district

The Club at Pearl River Sign Plans **ACABOR #16-31**
Building Identification Signs **Approved**
Blue Hill South & Veterans **as Presented**
Memorial Drive, Pearl River
73.10/1/4; OP zoning district

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**The Club at Pearl River
Amenity Identification Signs**
Review of Sign Plan
Blue Hill South & Veterans
Memorial Drive, Pearl River
73.10/1/4; OP zoning district

**Approved
as Presented**

ACABOR #16-32

Jane on Main Café Plan
Review of Outdoor Seating Plan
40 South Main Street, Pearl River
68.20/1/4' CS zoning district

**Approved
as Presented**

ACABOR #16-33

A motion was made to adjourn the meeting by Blythe Yost and seconded by Andrew Andrews 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 8:20 p.m. The next ACABOR Meeting is scheduled for May 5, 2016.

**Dated: April 21, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**ACABOR #16-27(b): Bowman Builders 174 South Middletown Road Plans-
Approved Subject to Conditions**

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

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TO: Jane Slavin, 200 Erie Street, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: 174 South Middletown Road Plans (Bowman Builders):
Application of Bowman Builders Inc., applicant for Robert Ferriello, owner, for the review of Structure/Site Plans at a site to be known as “**Bowman Builders 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 174 South Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 1; 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, April 21, 2016**, at which time the Board made the following determinations:

Jane Slavin and Bryan Bowman appeared and testified.

The Board received the following items:

A. Plans prepared by JSA Jane Slavin R.A. dated January 15, 2016, last revised February 8, 2016; A1: Elevations, Floor Plan and Basement Plans

B. Site Plan prepared by James Drumm, PLS, dated December 7, 2015.

C. Exterior Building Material Specifications, signed by Jane Slavin dated March 9, 2016.

D. A copy of the Building Permit Referral dated February 9, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding in with decorative stone work on the lower level on the front and side façades. The vinyl siding would be Slate Blue, or equal and the stonework would be El dorado in York Limestone, or equal and the roof would be GAF or equal in Pewter Gray. The house trim would be white and the shutter would be dark navy color. The Board reviewed the plan and found that front and side elevations of the house plans needed to be revised as follows:
 - a. Note location of stonework on the façade of the structure; carry the stone work from the garage level up to the vinyl siding,
 - b. Carry the stonework around onto side elevation
2. The Board found that the existing garage on site would be demolished to create an open area in the rear of the property, and a maple tree would be removed to accommodate the new driveway. New arbor vitae would be planted, as noted on the planting plan, dated April 18, 2016, as submitted to the Board.
3. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.
4. The Board found that the applicant obtained the required zoning variances from the Town of Orangetown Zoning Board of Appeals.

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**ACABOR #16-27(b): Bowman Builders 174 South Middletown Road Plans-
Approved Subject to Conditions**

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The hearing was then opened to the Public.

Public Comment: Mary Jo Wilde, 189 South Middletown Road, Pearl River, expressed disappointment with the proposed height of the structure. She noted that the position of her bedroom would face the garage of the new house. Ms Wilde submitted photographs of the neighborhood and the existing house. She noted that when the Borough of Montvale allows the use of houses for fire training, it requires the demolition of the house within two weeks. Ms Wild questioned by Pearl River does not have the same policy as Montvale.

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 house plans shall be revised and resubmitted as follows:
 - a. Note location of stonework on the façade of the structure; carry the stone work from the garage level up to the vinyl siding,
 - b. Carry the stonework around onto side elevation
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 Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Bruce Jensen, 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: April 21, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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**ACABOR #16-28(b): The Club at Pearl River Temporary Lease Signs -
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
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TO: Donald Brenner. 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-28: The Club at Pearl River Temporary Lease Sign
Plans: Application of Pearl River Veterans, LLC, owner, for the review of
Temporary Lease Sign Plans at a site known as "**The Club at Pearl River
Temporary Lease Sign 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 Blue Hill South and Veterans Memorial Drive, Pear River,
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown
Tax Map as Section 73.10, Block 1, Lot 4 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, April 21, 2016**, at which time
the Board made the following determinations:

Donald Brenner, Don Phan and Al Savincki appeared and testified.

The Board received the following items:

- A.** Copy of Plans entitled "Temporary Leasing Sign" Locations, #25, 26, 27, 28,
29 – 34.
- B.** A copy of the Building Permit Referral dated February 4, 2016 signed by
Building Inspector Glen Maier.

FINDINGS OF FACT:

1. The Board found that the proposed signage would consist of the following:
The signs would be white and midnight blue to match the shutters on the
buildings. The sign would be double sided, ¾ inch thick PVC outdoor sign
with raised letters. The signed would be posted on 4"x4" white PVC posts.
2. The Board found that the applicant appeared at the April 20, 2016, Town
of Orangetown Zoning Board of Appeals and obtained the needed variances.
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 Deborah
Stuhlweissenburg and seconded Brian Terry 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, 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 21, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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ACABOR #16-29: The Club at Pearl River Monument Sign - 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
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-29: The Club at Pearl River Monument Sign Plans: Application of Pearl River Veterans, LLC, owner, for the review of a Monument Sign Plans at a site known as "**The Club at Pearl River Monument Sign 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 Blue Hill South and Veterans Memorial Drive, Pear River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 21, 2016**, at which time the Board made the following determinations:

Donald Brenner, Don Phan and Al Savincki appeared and testified.

The Board received the following items:

- A.** Copy of Plans entitled "Monument Sign".
- B.** A copy of the Building Permit Referral dated February 4, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

- 1.** The Board found that the proposed signage would consist of the following: The sign would be double sided "V" shaped viewable at all angles, 7'2" metal cast aluminum base and 2 columns faux masonry stucco in light gray. The base would be sandstone color to match the color of the buildings. Flood lights would be used to illuminate the sign from dusk to dawn.
- 2.** The Board found that the applicant appeared at the April 20, 2016, Town of Orangetown Zoning Board of Appeals and obtained the needed variances.

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 Blythe Yost 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, 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 21, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Cheryl Coopersmith
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ACABOR #16-30: The Club at Pearl River Directional Signs - 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
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-30: The Club at Pearl River Directional Sign Plans: Application of Pearl River Veterans, LLC, owner, for the review of Directional Sign Plans at a site known as "**The Club at Pearl River Directional Sign 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 Blue Hill South and Veterans Memorial Drive, Pear River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 21, 2016**, at which time the Board made the following determinations:

Donald Brenner, Don Phan and Al Savincki appeared and testified.

The Board received the following items:

- A.** Copy of Plans entitled "Directional Sign" Locations, #13 through #24.
- B.** A copy of the Building Permit Referral dated February 4, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

1. The Board found that the proposed signage would consist of the following: The signs are for Building and Unit location signs. The signs would be white and midnight blue to match the building shutters. Depending of the location of the sign, a sign may be either single or double sided. All would be ¾ "thick PVC outdoor sign material, painted and primed with outdoor paint, mounted on 4"x 4" white PVC posts. No illumination will be used on the signs. The size of the lettering is required by the Fire Department for emergency purposes.
2. The Board found that the applicant appeared at the April 20, 2016, Town of Orangetown Zoning Board of Appeals and obtained the needed variances

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 Bruce Jensen and seconded 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, 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 21, 2016

Cheryl Coopersmith, Chief Clerk Boards and Commissions

Cheryl Coopersmith

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**ACABOR #16-31: The Club at Pearl River Building Identification Signs -
Approved as Presented**

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TO: Donald Brenner. 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-31: The Club at Pearl River Building Identification Sign Plans: Application of Pearl River Veterans, LLC, owner, for the review of Building Identification Sign Plans at a site known as "**The Club at Pearl River Building Identification Sign 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 Blue Hill South and Veterans Memorial Drive, Pear River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 21, 2016**, at which time the Board made the following determinations:

Donald Brenner, Don Phan and Al Savincki appeared and testified.

The Board received the following items:

- A.** Copy of Plans entitled "Building Identification Sign" Locations: Buildings #1 through #9.
- B.** A copy of the Building Permit Referral dated February 4, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

1. The Board found that the proposed signage would consist of the following: The signs would identify the address and unit numbers. The signs would be white and midnight blue and consist of outdoor sign paint and material. . All would be $\frac{3}{4}$ "thick PVC outdoor sign material, painted and primed with outdoor paint, mounted on 4"x 4" white PVC posts.

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 Shirley Goebel Christie and seconded Deborah Stuhlweissenburg 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, 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 21, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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TOWN OF ORANGETOWN

**ACABOR #16-32: The Club at Pearl River Amenity Identification Signs -
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
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-32: The Club at Pearl River Amenity Identification Sign Plans: Application of Pearl River Veterans, LLC, owner, for the review of Amenity Identification Sign Plans at a site known as "**The Club at Pearl River Amenity Identification Sign 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 Blue Hill South and Veterans Memorial Drive, Pear River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 21, 2016**, at which time the Board made the following determinations:

Donald Brenner, Don Phan and Al Savincki appeared and testified.

The Board received the following items:

- A.** Copy of Plans entitled "Amenity Identification Sign" Locations: Buildings #1 through #9.
- B.** A copy of the Building Permit Referral dated February 4, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

- 1. The Board found that the proposed signage would consist of the following:
The Board found that the proposed signage would consist of the following:
The signs would identify the amenities on site, and would be white and midnight blue to match the shutters on the buildings. All would be mounted on 4"x 4" white PVC posts.

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 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, 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 21, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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ACABOR #16-33: Jane on Main Outdoor Dining Plan: Approved as Presented
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TO: Jane Carroll, 40 South Main Street, Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Jane on Main Cafe: Application of Jane Carroll, owner, for the review of an Outdoor Dining Plan at a site known as “**Jane on Main Café 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 40 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 4 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, April 21, 2016**, at which time the Board made the following determinations:

Jane Carrol and Michael Cacouns appeared and testified. The Board received the following items:

A. Drawing of the proposed Sidewalk Table Plan Layout prepared by K.J.O., dated September 23, 2015, drawing X of X, SK-1.

B. Survey for Krammars, LLC, prepared by Jay Greenwell, PLS, dated September 30, 2013.

C. Material Sheet, unsigned and undated.

D. A copy of the Building Permit Referral, dated March 10, 2016, signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed an outdoor dining area consisting of **three** (3) 27 inch round black tables with taupe colored umbrellas (and anchors) with 7 black wood chairs. The position of the street furniture would be as noted on the submitted plan, dated September 23, 2015.
2. The Board found that all street furniture consisting of the tables, chairs, umbrellas and anchors would be moved indoors every night.

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 Bruce Jensen and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; 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: April 21, 2016

Cheryl Coopersmith, Chief Clerk Boards and Commissions

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