

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 7, 2016**

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

**MEMBERS ABSENT:** Deborah Stuhlweissenburg and  
Brian Aitcheson 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.

**The Club at Pearl River – Seth House** **ACABOR #16-23**  
Review of an Amendment to **Approved**  
ACABOR #08-24 Dated June 17, 2008 **as Presented**  
Blue Hill South & Veterans Memorial Drive, Pearl River  
73.10/1/4; OP zoning district

**Good Taste Chinese Restaurant, Inc. Sign Plan** **ACABOR #16-24**  
Review of Sign Plans **Approved**  
104 North Middletown Road, Pearl River **as Presented**  
69.13/1/3; CC zoning district

**Stan's Barbershop Sign Plan** **ACABOR #16-25**  
Review of Sign Plans **Approved**  
100 North Middletown Road, Pearl River **as Presented**  
69.13/1/3; CC zoning district

**Pfizer, Inc. Site Plan** **ACABOR #16-26**  
Review of Addition to Building #222 **Approved**  
401 North Middletown Road, Pearl River **as Presented**  
68.08/1/5; LI zoning district

**Beckerle Lumber Sign Plan** **ACABOR #16-27(a)**  
Review of Sign Plan **Approved**  
219 Route 303 **as Presented**  
74.15/1/5; LI zoning district

**Beckerle Lumber Showroom Plan** **ACABOR #16-28(a)**  
Review of Site/Structure Plan **Approved**  
219 Route 303 **as Presented**  
74.15/1/5; LI zoning district

A motion was made to adjourn the meeting by Bruce Jensen 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 8:00 p.m. The next ACABOR Meeting is scheduled  
for April 21, 2016.

**Dated: April 7, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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TOWN OF ORANGETOWN

**ACABOR #16-23: The Club at Pearl River – Seth House: Approved as Presented**

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

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TO: Donald Brenner, P.E., LL.B.; 4 Independence Avenue; Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The Club at Pearl River – Seth House: Application of the Pearl River Veterans, LLC, owner, for the review of an Amendment to ACABOR #08-24, dated June 17, 2008, at a site known as “**The Club at Pearl River - Seth House**”, 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, Pearl 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 7, 2016** at which time the Board made the following determinations:

Donald Brenner, Al Savincki and Greta Cooney appeared and testified.

The Board received the following items:

**A.** The Pointe at Lake Tappan Architectural Plans prepared by Barton Partners, signed and sealed by Thomas Barton, RA, dated February 18, 2016:

Page 1 of 4: Basement Plan

Page 2 of 4: First Floor Plan

Page 3 of 4: Second Floor Plan

Page 4 of 4: Elevations

**B.** A copy of the ACABOR #08-24, Seth House prior decision, June 17, 2008, Approved Subject to Conditions, with an attachment prepared by Cogan Perry Lawler Aurell Architects for the original preservation of the structure dated March 27, 2007.

**C.** Copy of email from Al Savinchi to Building Inspector Glenn Maier, dated March 8, 2016.

**FINDINGS OF FACT:**

1. The Board found that the Seth House was not in a historically designated zone or a historically designated house, however, the developer plans to restore the house as sensitively as possible.

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**ACABOR #16-23: The Club at Pearl River – Seth House: Approved as Presented**

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2. The Board found that the applicant requested changes to the original proposed restoration to the structure. The Plan from 2013 showed the sunroom, which was not original to the house. The requested changes are as follows, and as noted in the project handout:
  - a. Remove Sunroom.
  - b. Existing window in lounge remain as window, not a door.
  - c. Existing patio to remain.
  - d. Back Door (ADA entrance) to open outward. Shows a handicap ramp.
  - e. Remove deck and stairs from kitchen elevation.
  - f. Existing window in kitchen to remain a window, not a door.
  - g. Remove basement stairs under kitchen deck and close up opening in basement.
  - h. Close up small window to basement in back of the house.
  - i. Do not change triple window in 1776 portion of house to double window. Leave as a triple double hung.

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 Shirley Goebel Christie 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, absent; Andrew Andrews, aye; and Deborah Stuhlweissenburg 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: April 7, 2016**  
**Town of Orangetown**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #16-24: Good Taste Chinese Restaurant Sign Plans: Approved as Presented**

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

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**TO:** Kam Pang Lam, 104 North Middletown Road, Pearl River,  
New York 10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Good Taste Chinese Restaurant, Inc. Sign Plan: Application of Kam Pang Lam, applicant, for Pearl River Center Associates, owner, for the review of Signage Plans at a site known as “**Good Taste Chinese Restaurant, Inc. 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 104 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, April 7, 2016**, at which time the Board made the following determinations:

Kam Pang Lam appeared and testified. The Board received the following items:

- A.** Proposed sign prepared by All Types Signs C, Nanuet, New York; with a photograph of the storefront noting placement of the sign.
- B.** Material Sheet, dated February 26, 2016.
- C.** A copy of the Building Permit Referral, dated February 26, 2016, signed by Building Inspector Glen Maier.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install channel letters mounted on the building, with black returns, red letters for the words “Good Taste” with black trim, red LED lights for the lighting. The sign would be connected to the existing power supply and measure 24 inch by 119.69 inches.

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 Blythe Yost, Chair 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 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: April 7, 2016**  
**Town of Orangetown**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #16-25: Stan's Barbershop Sign Plan: Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**April 7, 2016**

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**TO:** Stanislov Uvaydov, 100 North Middletown Road, Pearl River, New York 10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Stan's Barbershop Sign Plan: Application of Stainislav Uvaydov, applicant, for Pearl River Center Associates, owner, for the review of Signage Plans at a site known as "**Stan's Barbershop 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, April 7, 2016**, at which time the Board made the following determinations:

Stan Uvaydov appeared and testified. The Board received the following items:

**A.** Drawing of sign prepared by All Types Signs C, Nanuet, New York; with a photograph of the storefront noting placement of the sign

**B.** Material Sheet, dated March 4, 2016.

**C.** A copy of the Building Permit Referral, dated February 1, 2016, signed by Building Inspector Rick Oliver.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install two signs mounted on the building. Both signs would have channel letters mounted on the building, with black returns. The larger sign would have blue letters for the words "Stan's" with black trim, white LED lights for the lighting. The sign would be connected to the existing power supply and measure 24 inch by 113.55 inches. The words "Barber Shop" would be have red letters with black trim and measure 12 inch by 120 inches. Red LED lights and connected to the existing power supply.

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 Andrew Andrews 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 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: April 7, 2016**  
**Town of Orangetown**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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**ACABOR #16-26: Pfizer Campus – Building 222 A: Approved as Presented**

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

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TO: Donn McMullen, 401 North Middletown Road, Pearl River,  
New York, 10983  
FROM: Architecture and Community Appearance Board of Review

RE: Pfizer, Inc. Site Plan: Application of Donn McMullen, applicant for Pfizer, Inc. owner, for the review of an addition to Building 222 at a site known as “Pfizer, Inc. Site 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 401 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2016**, at which time the Board made the following determinations:

Donn McMullen, Anthony Dispo and Steven Green appeared and testified. The Board received the following items:

**A.** Pfizer Global Research and Development Plans prepared by Edward Gannon, PLS and Joseph Masiello, P.E., Stantec Consulting Services, Inc.:

- Project Drawing #C-102: Removal Plan dated February 19, 2016
- Project Drawing #C-103: Site/ Utility Plan dated January 13, 2016, revised February 19, 2016
- Project Drawing #C-104: Grading Plan dated February 19, 2016

**B.** Planning Board Decision #16-12, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated March 23, 2016.

**FINDINGS OF FACT:**

1. The Board found that the project consisted of an 180,000 square foot addition to an existing building to house a robotic freezer unit state of the art system.
2. The Board found that the structure would match the existing structure in materials, (brick and windows) and color schemes. The applicant presented renderings of the proposed addition. The building is located on the Pfizer campus and would not be visible to the public streets.
3. The Board found that some trees would need to be removed and replaced in kind with a small alleyway between the existing building and the proposed addition.

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**ACABOR #16-26: Pfizer Campus – Building 222 A: Approved as Presented**

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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; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, absent; Andrew Andrews, aye; and Deborah Stuhlweissenburg 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: April 7, 2016**

**Town of Orangetown**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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**ACABOR #16-27(a): Beckerle Sign Plan - Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**April 7, 2016**  
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**TO:** Scott Lanza, Beckerle Lumber, 219 Route 303, Orangeburg, New York 10962  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** ACABOR #16-27: Beckerle Lumber Sign Plan: Application of Beckerle Lumber, applicant, for Lawrence Beckerle, owner, for the review of Signage Plans at a site known as “**Beckerle Lumber 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 219 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 5; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2016**, at which time the Board made the following determinations:

Larry Beckerle, Scott Lanza and Robert Hoene appeared and testified.

The Board received the following items:

- A.** Pylon Sign Plan and a photograph noting placement of sign on the site.
- B.** Copy of Site Plan prepared by Collazuol & Associates, dated February 24, 2016, entitled Phase – 2 Construction Proposed Relocated Sign.
- C.** A copy of the Building Permit Referral dated February 20, 2016 signed by Building Inspector Rick Oliver.
- D.** Material Sheet, dated March 18, 2016.

**FINDINGS OF FACT:**

- 1. The Board found that the proposed sign would be in front of the store, double sided with a yellow background, red letters, with the company logo on the top and a Benjamin Moore logo on the bottom. The total sign height would be 7 feet and internally lit. Some planting will be placed around the bottom on the sign.

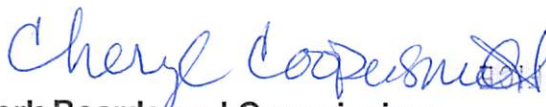
There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**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 Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, absent; 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: April 7, 2016**  
**Town of Orangetown**  
**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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**ACABOR #16-28(a): Beckerle Showroom Plan - Approved as Presented**

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

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**TO:** Scott Lanza, Beckerle Lumber, 219 Route 303, Orangeburg, New York 10962

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

**RE:** ACABOR #16-28: Beckerle Lumber Showroom Plan: Application of Beckerle Lumber, applicant, for Lawrence Beckerle, owner, for the review of Showroom Plans at a site known as “**Beckerle Lumber Site/Structure Showroom 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 219 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 5; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2016**, at which time the Board made the following determinations:

Larry Beckerle, Scott Lanza and Robert Hoene appeared and testified.

The Board received the following items:

**A. Architectural Plans prepared by Robert Hoene, R.A.:**

A1.0: Ground Floor Plan, dated October 15, 21015, last revised November 2, 2015

A2.0: First Floor Plan, dated October 6, 2015, last revised November 2, 2015

A3.0: Cross Section and Mezzanine Level Floor Plan, dated October 6, 2015, last revised April 22, 2013

A4.0: Right Elevation & Rear Elevation, dated October 6, 2015, last revised April 22, 2013

**B. Site Plan prepared by Collazuol & Associates, dated February 25, 2016, entitled Phase – 3 Construction Building Renovation6t6.**

**C. A copy of the Building Permit Referral dated March 2, 2016 signed by Building Inspector Rick Oliver.**

**D. Material Sheet, dated March 23, 2016.**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct an addition to an existing showroom structure on site. The addition would expand the second floor storage area. The elevations of the structure would be the same materials and colors of the existing structure, using beige colored siding, and hickory colored Timberline GAF roofing. Lighting on the site would be down lit.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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**ACABOR #16-28(a): Beckerle Showroom Plan - Approved as Presented**

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

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**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 Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, absent; 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: April 7, 2016**  
**Town of Orangetown**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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