

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF DECEMBER 3, 2015**

**MEMBERS PRESENT:**

Jill Fieldstein, Chairperson; Blythe Yost, Vice-Chairperson; Brian Terry;  
Bruce Jensen; Brian Aitcheson; and Deborah Stuhlweissenburg

**Member Absent:** Andrew Andrews

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

Jill Fieldstein, Chairperson, called the meeting to order at 7:30 p.m.  
Ms Fieldstein 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 Art Students League**

**Residency at Vyt**

Review of Generator Plan  
241 Kings Highway, Sparkill  
74.16/1/9; R-40 zoning district

**Approved  
as Presented**

**ACABOR #15-56**

**The Art Students League**

**Residency at Vyt**

Review of Entrance Sign Plan  
241 Kings Highway, Sparkill  
74.16/1/9; R-40 zoning district

**Approved  
as Presented**

**ACABOR #15-57**

A motion was made to adjourn the meeting by Blythe Yost and seconded by  
Jill Fieldstein 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 7:45 p.m. The next ACABOR Meeting is scheduled  
for January 7, 2016.

**Dated: December 3, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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TOWN OF ORANGETOWN

**ACABOR #15-56: The Art Students League Residency at Vyt  
Review of Generator Plan - Approved as Presented**

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

**December 3, 2015**

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TO: Andrew Braum, 241 Kings Highway, P.O. Box 357, Sparkill,  
New York 10976

FROM: Architecture and Community Appearance Board of Review

RE: The Art Students League Residency at Vyt Generator Plan:  
Application of Andrew Braun, applicant, for The Art Student League of New York,  
owner, for the review of a Generator Plan at a site known as **“The Art Students  
League Residency at Vyt Generator 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 241 Kings Highway, Sparkill, Town of  
Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 74.16, Block 1, Lot 9; in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, December 3, 2015**, at which  
time the Board made the following determinations:

Andrew Braum and Robert Telenick appeared and testified for the applicant.  
The Board received the following items:

- A.** Site Plan prepared by Atzl, Scatassa & Zigler dated August 25, 2015.
- B.** A letter from the Art Students League of New York signed by Ira Goldberg,  
Executive Director, dated October 22, 2015.
- C.** Material Sheet signed by Andrew Braum, dated October 22, 2015.
- D.** A copy of the Building Permit Referral, dated September 22, 2015.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install two 38K Kohler  
propane emergency generators on concrete pads. The applicant noted  
that the site is heavily vegetated and that the generators would not be  
visible. Tall grasses would be planted around one generator and lattices  
would be placed around the other generator.
2. The Board found that the generators would only be used for emergencies.  
The generators would be cycled every two weeks for 20 minutes.
3. The Board found that propane tanks would be added to the site and  
screened as well. These tanks will be replacing existing underground  
tanks.
4. The Board found that the Town of Orangetown Zoning Board of Appeals  
reviewed the Performance Standards of the two generators on  
December 2, 2015 as ZBA #15-107.

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TOWN OF ORANGETOWN

**ACABOR #15-56: The Art Students League Residency at Vyt  
Review of Generator Plan - Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of  
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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 Jill Fieldstein and seconded by Brian Aitcheson and carried as follows; Jill Fieldstein, Chairperson; aye, Blythe Yost, Vice-Chairperson; 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: December 3, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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TOWN OF ORANGETOWN

**ACABOR #15-57: The Art Students League Residency at Vyt  
Review of Entrance Sign Plan - Approved as Presented**

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

**December 3, 2015**

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TO: Andrew Braum, 241 Kings Highway, P.O. Box 357, Sparkill,  
New York 10976  
FROM: Architecture and Community Appearance Board of Review

RE: The Art Students League Residency at Vyt Generator Plan:  
Application of Andrew Braun, applicant, for The Art Student League of New York,  
owner, for the review of an Entrance Sign Plan at a site known as “**The Art  
Students League Residency at Vyt Entrance 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 241 Kings Highway, Sparkill,  
Town of Orangetown, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 74.16, Block 1, Lot 9; in the R-40 zoning  
district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, December 3, 2015**, at which  
time the Board made the following determinations:

Andrew Braum and Robert Telenick appeared and testified for the applicant.  
The Board received the following items:

- A. Site Plan prepared by Atzl, Scatassa & Zigler dated August 25, 2015.
- B. Sign Plan prepared by Hudson Valley Sign Studio, dated August 15, 2015.
- C. A letter from the Art Students League of New York signed by Ira Goldberg,  
Executive Director, dated October 22, 2015.
- D. Material Sheet signed by Andrew Braum, dated October 22, 2015.
- E. A copy of the Building Permit Referral, dated September 19, 2015.

**FINDINGS OF FACT:**

- 1. The Board found that the Town of Orangetown Zoning Board of Appeals  
approved sign variances for setback and location on December 2, 2015  
as ZBA #15-106.
- 2. The Board found that the proposed entrance sign would be 24 inches by  
40 inches, and have an overall height of 72 inches. The sign materials  
would be as follows:
  - a. Two single sided signs, constructed as noted on the submitted  
plan.
  - b. Corten steel/ Vinyl white lettering/numbers, as noted on the  
submitted plan.
  - c. Cedar posts painted black.

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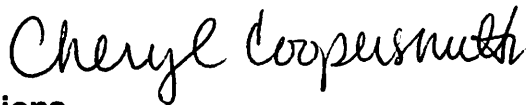
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**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 Bruce Jensen and seconded by Brian Terry and carried as follows; Jill Fieldstein, Chairperson; aye, Blythe Yost, Vice-Chairperson; 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: December 3, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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