

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

MEMBERS PRESENT: Jill Fieldstein, Chairperson; Blythe Yost, Chairperson;
Deborah Stuhlweissenburg; Andrew Andrews, Bruce Jensen, Brian Aitcheson

Member Absent: Brian Terry

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.

Retro Fitness Plan

ACABOR #15-42

Review of Window and Door Plan
100 North Middletown Road, Pearl River
69.13/1/3; CC zoning district

**Approved
as Presented**

Pearl River Shopping Center Plan

ACABOR #15-43

Review of Façade Improvement Plan
100 North Middletown Road, Pearl River
69.13/1/3; CC zoning district

**Approved
Subject to
Conditions**

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 8:30 p.m. The next ACABOR Meeting is scheduled for September 3, 2015.

**Dated: July 16, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**

Cheryl Coopersmith

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ACABOR #15-42: Retro Fitness Window and Door Plan- Approved as Presented

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TO: Gary Zysman, 103 South Van Brunt Street, Englewood, New Jersey, 07631
FROM: Architecture and Community Appearance Board of Review

RE: **Retro Fitness Plan** - The application of Retro Fitness, applicant, for Pearl River Associates, owner, for the review of a Window and Door Plan, at a site known as “**Retro Fitness Window and Door 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: Section 69.13, Block 1, Lot 3; CC zoning district.

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

Gary Zysman and Dennis Zysman appeared and testified.

The Board received the following information:

A. Architectural Plans prepared by LDG Engineers and Architects, PC, dated June 23, 2015:

G1.0: Cover Sheet

D1.0: Demolition Plan

A1.0: Floor Plan

A2.1: Door/ Windows Schedules

A5.0: Exterior Elevations

B. Material Sheet, undated and unsigned.

C. Submitted at the meeting by the applicants, photographs of the side of the building noting the location of the proposed doorway and windows.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to cut through the side wall of an existing structure to create windows and a double glass doorway, as noted on the submitted plans. The applicant held that the project would improve the use of the building.
2. The Board found that the existing damaged doorway would be removed and replaced with bricks to match the existing brick wall.
3. The Board found that the building and site conditions needed to be better maintained, to include repainting of the structure.

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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 Blythe Yost and seconded by Stuhlweissenburg and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, aye; Brian Terry, absent; Bruce Jensen, 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: July 16, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**ACABOR #15-43: Pearl River Shopping Center Façade Improvement Plan-
Approved Subject to Conditions**

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TO: John Bernabeo, Director of Construction, Rosen Management, 33
South Service Road, Jericho, New York 11753
FROM: Architecture and Community Appearance Board of Review

RE: **Pearl River Shopping Center Façade Improvement Plan** - The application of Robert Stephenson, applicant, for Pearl River Center Associates, owner, for the review of a Façade Improvement Plan, at a site known as "**Pearl River Shopping Center Façade 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: Section 69.13, Block 1, Lot 3; CC zoning district.

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

Robert Stephenson appeared and testified.

The Board received the following information:

A. Architectural Plan entitled Floor Plan, Elevations and Reflected Ceiling Plan prepared by MLDS Architects, dated September 18, 2014.

B. Color Rendering prepared by MLDS Architects, Proposed Façade Renovation for Pearl River Shopping Center Pearl River, New York, dated April 6, 2015:

- SK-1: West Elevation and Floor Plan
- Copy of Site Plan

C. Material Sheet dated July 7, 2015, signed by Robert Stephenson.

FINDINGS OF FACT:

1. The Board found that the project consisted of a top canopy façade on an existing structure. The canopy would run along the front top of the structure and wrap around the corners, 30 or 40 feet, and as noted on the submitted plans.
2. The Board found that the design of the canopy façade is a mix of flat surfaces mixed with pop outs of materials. The main color field would be Spectrum Brown in EIFS (Exterior Insulation Finishing System) in a sand pebble finish with accent colors in darker brown and blue.

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**ACABOR #15-43: Pearl River Shopping Center Façade Improvement Plan-
Approved Subject to Conditions**

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3. The Board found that the applicant was willing to further improve the appearance of the building by painting 2 sides of the structure (side facing Blauvelt Road and side facing Lot 4), the block material between the storefronts as well as the existing columns on the west elevation in EIFS paint to match the new canopy façade.
4. The Board found that an application at this evenings meeting, ACABOR #15-42, Retro Fitness Plans, was located in the same shopping center. The project proposed to improve the end unit with the addition of windows and a new entrance to the side of the structure.
5. The Board heard the public's comments regarding the maintenance of the shopping center, but the Board was not made aware of any citation that had been given to the shopping center regarding the alleged disrepair, and the Board found that it did not have the authority to act outside the limits of the application that was presented to the Board, which involved only the proposed new façade. Nonetheless, in response to the public comments, the Board found that the landlord was willing to improve the appearance of the sides of the shopping center by painting the walls to match the new façade, as noted above.

Public Comment:

Mary Garrison, 4 Colonial Court, Pearl River; expressed concerns regarding the ugly condition of the shopping center. She noted that other communities have nicer retail centers.

Steve Reddan, 63 Colonial Court, Pearl River; requested that landscaping be planted between the shopping center and Colonial Court and along Blauvelt Road. He noted that the façade plan was a good first step to improving the site.

Pattie Reddan, 63 Colonial Court, Pearl River; requested that the Board address the improvement of the entire shopping center.

There being no one else 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 canopy shall run along the front top of the structure and wrap around the corners, 30 or 40 feet, and as noted on the submitted plans.

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**ACABOR #15-43: Pearl River Shopping Center Façade Improvement Plan-
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2. The design of the canopy façade is a mix of flat surfaces mixed with pop outs of materials. The main color field will be Spectrum Brown in EIFS (Exterior Insulation Finishing System) in a sand pebble finish with accent colors in darker brown and blue.
3. The applicant shall paint 2 sides of the structure (side facing Blauvelt Road and side facing Lot 4), the block material between the storefronts as well as the existing columns on the west elevation in EIFS paint to match the new canopy façade.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews aye; Brian Terry, absent; Bruce Jensen, 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: July 16, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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