

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JULY 2, 2015**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Brian Terry, Bruce Jensen and Brian Aitcheson

**Members Absent:** Andrew Andrews, Blythe Yost and Deborah Stuhlweissenburg

**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 Hollows at Blue Hill** **ACABOR #15-38**  
**Recreation Landscape Plan** **Approved Subject**  
Review of Landscaping Plan **to Conditions**  
Veterans Memorial Drive, Pearl River  
73.05/1/53; OP & PAC zoning district

**Bertussi Plans** **ACABOR #15-39**  
Review of Site/Structure Plans **Approved Subject**  
196 West Central Avenue, Pearl River **to Conditions**  
68.19/3/2; R-22 zoning district

**Advanced Auto Parts** **ACABOR #15-40**  
Review of Façade Plan **Approved Subject**  
78 Route 303, Tappan **to Conditions**  
77.15/1/42; CS zoning district

**Advanced Auto Parts** **ACABOR #15-41**  
Review of Sign Plan **Approved**  
78 Route 303, Tappan **as Presented**  
77.15/1/42; CS zoning district

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by Brian Terry 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 9:30 PM. The next ACABOR Meeting is scheduled for July 16, 2015.

**Dated: July 2, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN  
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TOWN CLERKS OFFICE

**ACABOR #15-38: The Hollows at Blue Hill Recreation Landscape Plan –  
Approved Subject to Conditions**

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

**July 2, 2015**

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

**RE:** The Hollows at Blue Hill Recreation Landscape Plan: The application of Blue Hill LLC, owner, for the review of a Landscaping Plan, at a site known as “**The Hollows at Blue Hill Recreation Landscape 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 on Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 73.05, Block 1, Lot 53; OP & PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 2, 2015**, at which time the Board made the following determinations:

Donald Brenner, Robert Torgersen, Margaret Lane Boyle and Edmund Lane appeared and testified.

The Board received the following items:

**A.** Landscaping Plan prepared by Robert Torgersen, ASLA, dated June 10, 2015.

**B.** A letter from the President of the Board of Managers of the Hollows at Blue Hill, signed by Guy Gervasi, dated June 5, 2015.

**C.** Planning Board “Other Business” dated May 13, 2015.

**FINDINGS OF FACT:**

1. The Board found that the Landscaping Plan was created to provide privacy to the users of the recreational area and the residents of Gilbert Avenue.
2. The Board found that the proposed plan consisted of Arborvietie trees along the Gilbert Avenue street line of the parking lot, Norway Spruce trees at street level proceeding down towards the pool and American Holly plantings at the pool area. Boxwood and Green Lustre Holly would be planted in the area around the cabana. After discussions with the applicant and public, the applicant agreed to revise the landscaping plan to include additional plantings. The Landscaping Plan would be revised to include a heavy arborvietie hedge on the street side of the swimming pool; each tree would be 7 to 8 feet in height, planted 4 feet on center, and as noted on the revised plan.
3. The Board found that the wetland area that is disturbed during construction would be seeded and returned to its original natural condition, as required by the United States Army Corp of Engineers.
4. The Board found that sprinklers would be place in the lawn area.

The hearing was then opened to the Public.

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**ACABOR #15-38: The Hollows at Blue Hill Recreation Landscape Plan –  
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**PUBLIC COMMENT:**

Guy Gervasi, 55 Michael Roberts Court, Pearl River and President of the Board of Homeowners Management; thanked the developer for the retaining wall, sod and sprinklers at the site. He addressed a number of issues in regard to the Landscaping Plan:

- 1) Lack of privacy of amenities from Gilbert Avenue – the solution is to install 8 to 9 foot green arborvietie trees outside the pool area and to continue the line of Norway Spruce trees in an easterly direction.
- 2) Disturbance of the wetlands – the land must be returned to its natural state after construction.
- 3) All lawn areas should be serviced by sprinklers.
- 4) The Norway spruce trees create maintenance and hazard issue with needles and cones falling down by the pool, arborvietie trees would be preferred.
- 5) The Bocce court in noted in the wrong location on the plan.

Joseph Hovespian, 25 Robert McPadden Street, Pearl River; requested that the plan be revised to include additional plantings along Gilbert Avenue to provide privacy to the users of the pool.

Mark Brenner, 23 Robert McPadden Street, Pearl River; expressed concerns that there were sufficient trees along Gilbert Avenue to provide privacy to both residents of Gilbert and the Hollows.

Mike Vesta, 43 Michael Roberts Court, Pearl River; raised concerns regarding spacing of trees along Gilbert Avenue and possible damage during snow plowing of the street. He also raised concerns regarding plantings needed at the gate area, an area at least 20 feet wide. Mr. Vesta provided photographs of the site, noting that at least 8 foot arborvietie trees were required to screen the pool.

Robert Argen, 55 Robert McPadden Street, Pearl River; requested additional trees to be planted since the residents of the Hollows would be making noise when using the recreational area.

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 landscaping plan shall be revised to include additional landscaping to further enhance the privacy of the residents of the Hollows and Gilbert Avenue. The applicant shall plant a heavy arborvietie hedge on the street side of the swimming pool; each tree shall be 7 to 8 feet in height, planted 4 feet on center, as noted on the revised plan hand drawn at the July 2, 2015 meeting. The applicant has the right to add additional trees and shrubs if so desired, however, they must comply with the plants as noted on the accepted plan.

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**ACABOR #15-38: The Hollows at Blue Hill Recreation Landscape Plan –  
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2. The wetland area that is disturbed during construction shall be seeded and returned to its original natural condition, as required by the United States Army Corp of Engineers.
3. Sprinklers shall be placed in the lawn area and shall be noted on the Landscaping Plan.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction
5. 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 Jill Fieldstein and seconded by Brian Terry and carried as follows; Jill Fieldstein, aye; Chairperson, Blythe Yost, Vice Chairperson, absent; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, absent and Andrew Andrews 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: July 2, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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**ACABOR #15-39: Bertussi Plan- Approved Subject to Conditions**

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

**July 2, 2015**

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

**RE:** Bertussi Plans: Application of Thomas Bertussi, applicant, for TriBee Ltd., owner for the review of Site/Structure Plans, at a site known as “**Bertussi 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 196 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.19, Block 3, Lot 2; in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 2, 2015**, at which time the Board made the following determinations:

Donald Brenner, Thomas Bertussi and Jay Greenwell appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated October 31, 2014, last revised May 13, 2015.

**B.** Architectural Plans prepared by Albert Dattoli, R.A., dated May 18, 2015:

A-1 of 4: Elevations

A-2 of 4: Basement/ Foundation Plan

A-3 of 4: First Floor Plan

A-4 of 4: Cross Section Plan

**C.** Landscaping Plan prepared by Yost Design, dated May 18, 2015.

**D.** Material Sheet.

**FINDINGS OF FACT:**

1. The Board found that the proposed structure is an accessory building to the existing house on site. The structure would have four sides of vinyl siding in Savannah Wicker color, manufactured by Certainteed Main Street or equal and the trim on the windows would be white. The roof would be Weathered Wood, manufactured by Timberline or equal. Two outside carriage lights will be mounted on the building, as per Town of Orangetown Town Code.
2. The Board found that the air conditioning unit would be installed in the building and the condenser will be set on the southeast corner of the building.

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**ACABOR #15-39: Bertussi Plan- Approved Subject to Conditions**

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3. The Board found that the building would be used as a gym for the applicant's children. The property adjacent to the building would be a play area. Extensive landscaping is planned for the perimeter of the property, creating a park like setting.
4. The Board found that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the applicant had no special benefit employing Ms Yost. Blythe Yost was absent from this meeting.

The hearing was then opened to the Public.

**PUBLIC COMMENT:**

Jack Lore, 5 Rizzo Circle, Pearl River; raised concerns regarding the impact of the development on drainage onto his property.

Linda Lore, 5 Rizzo Circle, Pearl River, expressed concerns regarding the use of the property, noting "batting practice" at the site could be an issue with noise, and lights since it is a residential use. Mrs. Lore noted that it is unusual to have a gym in the neighborhood and questioned if the sports would be restricted to use inside the building.

Joe Valentine, 7 Rizzo Circle, Pearl River; wanted to know who to contact if the site is being used for commercial use.

Marino Nicolich, 11 Evergreen Lane, Pearl River; had no objection to the use of the site, but objects to possible drainage impact of the development. He noted that cutting down trees could further impact drainage problems in the area.

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 application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Trees to be saved shall be protected with snow fencing to the drip line during construction.
2. 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 Brian Terry and seconded by Jill Fieldstein and carried as follows; Jill Fieldstein, Chairperson, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Blythe Yost, Vice Chairperson, absent; Deborah Stuhlweissenburg, absent and Andrew Andrews 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: July 2, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

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**ACABOR #15-40: Advanced Auto Parts Façade Plan- Approved Subject to Conditions**

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

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**TO:** Joseph Rondinelli, 10 McKinley Street, Suite #10, Closter,  
New Jersey 07642  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Advanced Auto Parts – 62-78 Route 303 Plans: Application of Elias Tsionis, owner for the review of a Façade Improvement Plan, at a site known as “**Advanced Auto Parts – 62-78 Route 303 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 78 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 42; 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, July 2, 2015**, at which time the Board made the following determinations:

Joseph Rondinelli, Donald Brenner and Elias Tsionis appeared and testified.

The Board received the following information:

**A.** Architectural Plans prepared by SBLM Architects, dated March 13, 2015, last revision date of April 28, 2015:

- T1: Title Sheet
- A1: Floor Plan
- A3: Merchandise Plan
- A4: Roof Plan and Details
- A5: Reflected Ceiling Plan
- A6: Exterior Elevations
- A7: Building Sections and Details
- D1: Demo Plan

**B.** HVAC Floor Plan prepared by Polaris, dated March 13, 2015, revision date of April 28, 2015

**C.** Sections Plan prepared by Mileto Architectural Associates, signed by Frank Mileto, R.A., undated.

**D.** Site Plan prepared by AFR Engineering and Land Surveying, dated September 4, 2013, last revision date of June 18, 2015.

**E.** Material Sheet dated June 18, 2015, signed by Joseph Rondinelli.

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**ACABOR #15-40: Advanced Auto Parts Façade Plan- Approved Subject to Conditions**

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**FINDINGS OF FACT:**

1. The Board found that the project consisted of a new façade on an existing structure, creating an updated appearance. The façade would be EIFS (Exterior Insulation Finishing System) painted in Beach Comer and Castle Rock (beige/tan), manufactured by PPG Paint or equal.
2. The Board found an accent color should be added to the façade and suggested that a 6 to 8 inch Toe Cap in dark brown or bronze be added to the top of the building as an accent color. Adjacent buildings have similar accent details on their facades.
3. The Board found that the existing building lighting is to remain; no new lighting is planned at this time.
4. The Board found that no new landscaping would be added to the site.
5. The Board found that the existing tenants will remain in the existing structure.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The façade shall be EIFS (Exterior Insulation Finishing System) painted in Beach Comer and Castle Rock (beige/tan), manufactured by PPG Paint or equal.
2. A Toe Cap in dark brown or bronze shall be added to the top of the building as an accent color.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Brian Aitcheson and carried as follows; Jill Fieldstein, aye; Chairperson, Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Blythe Yost, Vice Chairperson, absent; Deborah Stuhlweissenburg, absent and Andrew Andrews 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: July 2, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**ACABOR #15-41: Advanced Auto Parts Sign Plan- Approved as Presented**

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

**July 2, 2015**

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**TO:** Joseph Rondinelli, 10 McKinley Street, Suite #10, Closter,  
New Jersey 07642

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

**RE:** Advanced Auto Parts – 62-78 Route 303 Plans: Application of Elias Tsionis, owner for the review of a Sign Plan, at a site known as “**Advanced Auto Parts – 62-78 Route 303 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 78 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 42; 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, July 2, 2015**, at which time the Board made the following determinations:

Joseph Rondinelli and Patrick Huyge appeared and testified.

The Board received the following information:

- A.** Sign Plan prepared by Site Enhancement Services, dated May 28, 2015.
- B.** Photographs of the site and existing structure.
- C.** Material Sheet dated June 18, 2015, signed by Joseph Rondinelli.

**FINDINGS OF FACT:**

- 1. The Board found that the proposed sign is the company standard sign. The letters are red with a black and white checked flag.
- 2. The Board found that the sign is LED internally lit with an automatic dimmer inside the store.
- 3. The Board found that the architectural elevation did not have the sign centered on the plan. The Board requested that the submitted photograph of the sign be attached to the elevation to note that the sign should be centered on the front of the structure.
- 4. The Board found that the existing signs for the existing tenants will be replaced on the building after the Applicant completes the new façade (see ACABOR #15-40).

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 Aitcheson and seconded by Bruce Jensen and carried as follows; Jill Fieldstein, aye; Chairperson, Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Blythe Yost, Vice Chairperson, absent; Deborah Stuhlweissenburg, absent and Andrew Andrews 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: July 2, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*  
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