

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MARCH 19, 2015**

MEMBERS PRESENT: Jill Fieldstein, Chairperson; Deborah Stuhlweissenburg; Paul Papay and Brian Terry

MEMBERS ABSENT: Blythe Yost and 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.

Bailey's Restaurant Awning Plan Review of Awning Plan 136 East Erie Street, Blauvelt 70.14/4/6; CS zoning district	Approved as Presented	ACABOR #15-07
Rohland Site Plan Review of Site and Commercial Subdivision Plan 401-407 Western Highway, Tappan 74.18/3/29, 30 & 31; LO & LI zoning districts	Approved Subject to Conditions	ACABOR #15-10
Maloney Plans Review of Site/ Structure Plans 60 Fischer Avenue, Pearl River 68.11/2/70; R-15 zoning district	Approved Subject to Conditions	ACABOR #15-11
Rockland County Club Plans Review of Deck Expansion Plan 380 Route 9W, Sparkill 78.09/1/24; R-80 zoning district	Approved as Presented	ACABOR #15-12
Alatsas and Helmke Plans Review of Site/ Structure Plans 234 Cardean Place, Pearl River 68.12/6/17; RG zoning district	Approved Subject to Conditions	ACABOR #15-13
27 Pine Glen Drive Plans Review of Addition Plans 27 Pine Glen Drive, Blauvelt 65.19/1/42; R-40 zoning district	Approved Subject to Conditions	ACABOR #15-14
Sunrise Day Camp Plans Henry Kaufmann Campground Review of Tree House Plan 667 Blauvelt Road, Pearl River 69.14/1/28 and 69.10/2/21; R-80 zoning district	Approved as Presented	ACABOR #15-15

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Other Business: The Board reviewed **Thorpe Village Rehabilitation Energy Upgrade of Windows** and determined that the new windows were not a substantial change in appearance of the building and did not require ACABOR Review. The construction would be subject to Buildings Department review and approval.

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by Paul Papay 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 9:25 p.m. The next ACABOR Meeting is scheduled for April 2, 2015.

Dated: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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**ACABOR #15-07: Bailey's Restaurant Awning Plan: Approved as Presented
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TO: James Collinshaw, Dean Custom Awnings, 520 Route 303,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Bailey's Restaurant Awning Plan: Application of Paul Bailey, owner,
(William Hartnagel, attorney for the applicant) for the review of Awning Plans at a
site known as "**Bailey's Restaurant Awning 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 136 East Erie Street, Blauvelt, Town
of Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 70.14, Block 4, Lot 6; 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, March 19, 2015**, at which
time the Board made the following determinations:

James Collinshaw appeared and testified for the applicant. The Board received
the following items:

A. Dean Custom Awnings Design Plans prepared by Ronald S. Sydoruk, P.E.,
dated January 15, 2015:

Sheet 1: Shed awning with enclosure over basement entrance

Sheet 2: 4 Window awnings on 2nd Floor windows, installed on front of
building facing Erie Street

Sheet 3: 2 window awnings on 1st Floor windows to be installed on
front of building facing Erie Street

Sheet 4: Shed awning with enclosure over side door entrance and
stairs

B. Engineering Report and Certification prepared by Ronald Sydoruk, P.E.,
dated January 15, 2015.

C. Enlarged Photograph of building with awnings superimposed.

D. Material Sheet, signed by Paul Bailey, dated January 20, 2015.

E. Herculite Natura Material brochure, noting choices of awning material colors
and swatches of awing material to be used for awnings.

F. Copy of a Survey Map for D.P. Dailey, LLC, prepared by Robert R. Rahnefeld,
PLS, dated February 10, 2005.

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FINDINGS OF FACT:

1. The Board found that the colors of the awnings match the exiting signage and logos on site; Burgundy and Tan.
2. The Board found that the proposed fabric awnings would be manufactured by Herculaite Natura. The colors of the awnings are as follows:
 - a. The roof and sides of the shed awning with enclosure over basement entrance will be Natura #7715/ Cabernet and enclosure would be Natura #7700, Wheat. The side enclosures are removable, allowing for use only in the winter time.
 - b. The roof and sides of the 4 window awnings on the 2nd floor windows to be installed on the front of the building facing Erie Street will be Natura #7715/ Cabernet and the valances are Natura #7700/ Wheat.
 - c. The roof and sides of the 2 window awnings on the 1st floor windows to be installed on the front of the building facing Erie Street will be Natura #7715/ Cabernet. The valances will be Natura #7700/ Wheat.
 - d. The roof and sides of the shed awning with enclosure over side door entrance and stairs would be Natura #7715/ Cabernet. The Entrance would be Natura #7700/ Wheat. The logo would be placed on face peak. The enclosures are removable, allowing for use only in the winter time.
3. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on March 4, 2015 and obtained the needed zoning variances, ZBA #15-18, dated March 4, 2015.

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 Terry and carried as follows; Jill Fieldstein, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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**ACABOR #15-10: Rohland Commercial Subdivision of Space and Site Plan -
Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

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TO: John Atzl, Atzl, Nasher & Zigler, 234 North Main Street, New City,
New York 10956
FROM: Architecture and Community Appearance Board of Review

RE: Rohland Site and Commercial Subdivision Plans: The Application
of Aida Rohland, owner, for the review of Site and Commercial Subdivision Plans
at a site known as “**Rohland Site and Commercial Subdivision 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 401-
407 Western Highway, Tappan, Town of Orangetown, Rockland County, New
York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot
31; in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, March 19, 2015** at which time
the Board made the following determinations:

John Atzl and Scott Dow appeared and testified for the applicant.

The Board received the following items:

A. Site Plans prepared by Atzl, Nasher & Zigler P.C., last revision date of
December 12, 2014:

- Drawing 1: Overall existing Condition Plan, dated October 11, 2013
- Drawing 2: Commercial Subdivision Plan, dated October 11, 2013
- Drawing 3: Grading & Landscape Plan, dated September 23, 2014

B. PB #13-47, Preliminary Site Plan Approval Subject to Conditions, dated
December 10, 2014

FINDINGS OF FACT:

1. The Board found that the applicant appeared at the Town of Orangetown
Zoning Board of Appeals on March 4, 2015 and obtained the needed
zoning variances; Minimum Street Frontage, Minimum Side Yard and a
Town Law 280a variance.
2. The Board found that there would be no improvements to the site with the
exception of cleaning up the property and the addition of a row of
arborvictie trees along the LI zone district, as noted in #3.
3. The Board found that the proposed row of arborvictie trees, presently
noted on the west side of the zone line, will be flipped to the east side of
the zone line (in the LI zone district). The Site Plan should be revised.

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

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**ACABOR #15-10: Rohland Commercial Subdivision of Space and Site Plan -
Approved Subject to Conditions
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed row of arborvietie trees, presently noted on the west side of the zone line, will be flipped to the east side of the zone line (in the LI zone district). The Site Plan shall be revised.
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 Paul Papay and seconded by Jill Fieldstein and carried as follows; Blythe Yost, aye; Jill Fieldstein, aye; Deborah Stuhlweissenburg, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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**ACABOR #15-11: Maloney Plans; Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
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**TO: Dorothy and Michael Maloney, 60 Fischer Avenue, Pearl River,
New York, 10962
FROM: Architecture and Community Appearance Board of Review**

RE: Maloney Plans: Application of Dorothy and Michael Maloney, owners, for the review of Site/ Structure Plans, at a site to be known as “Maloney 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 60 Fischer Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 2, Lot 70; 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, March 19, 2015, at which time the Board made the following determinations:**

Dorothy and Michael Maloney and Barry Terach appeared and testified.

The Board received the following items:

- A. Plot Plan prepared Jay Greenwell, PLS, dated December 18, 2014, last revision date of February 3, 2015.**
- B. Architectural Plans prepared Barry Terach, R.A., dated January 23, 2015:**
 - A-1: Basement & Foundation Plan**
 - A-2: First Floor Plan**
 - A-3: Second Floor Plan**
 - A-4: Roof Plan**
 - A-5: Front Elevation, Window Schedule and Light and Ventilation Calculations**
 - A-6: Right Side and Left Side Elevations**
 - A-7: Rear Elevation, Typical Column Wrap, Covered Entry Detail and Typical Wall Section**
- C. A copy of the Building Permit Referral, dated January 30, 2015.**
- D. Material Sheet signed by Dorothy Maloney, dated February 12, 2015.**

FINDINGS OF FACT:

- 1. The Board found that the existing house would be demolished and a new house would be built on the lot.**

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**ACABOR #15-11: Maloney Plans; Approved Subject to Conditions
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2. The Board found that the proposed house had four sides of Hardi Plank Lap Siding in Artic White with decorative stonework on the chimney in Nantucket Blue (grey color). The roof would be manufacture by Tamko in Virginia Slate, the shutters would be light grey, manufactured by Mid-America, the trim would be hardiboard in white, to match the siding and the railing would be white fiberail composite railing. The garage doors would be white carriage style with glass inserts. The air conditioning unit would be placed on the west side of house, on grade against the wall. The Board recommended screening the unit with boxwood plants.
3. The Board found that the material sheet noted shutters would be placed on the house; however, the plans did not indicate the location of the shutters. The applicant stated that the front 12 windows would have shutters; the Architect signed and dated the plan revision.
4. The Board found that the siding should be brought down to 8 inches above grade, in accordance with Town of Orangetown Building Code.
5. The Board found that the applicant needed to submit a Landscaping Plan. At the meeting, the applicant revised the submitted site plan to note the proposed landscaping; the Architect signed and dated the plan revision. The Board suggested that the applicant plant any type of flowering tree at the site.
6. The Board found that lighting would be in accordance with Town of Orangetown safety code.
7. The Board found that the concerns of the neighboring property owners were not in the purview of ACABOR review.

Public Comment:

Thomas McGuire, 31 Salina Road, Pearl River; raised concerns regarding the impact of the development on neighborhood drainage.

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 proposed house had four sides of Hardi Plank Lap Siding in Artic White with decorative stonework on the chimney in Nantucket Blue (grey color). The roof would be manufacture by Tamko in Virginia Slate, the shutters would be light grey, manufactured by Mid-America, the trim would be hardiboard in white, to match the siding and the railing would be white fiberail composite railing. The garage doors would be white carriage style with glass inserts. The air conditioning unit would be placed on the west side of house, on grade against the wall. The Board recommended screening the unit with boxwood plants. Lighting will be in accordance with Town of Orangetown safety code.

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2. The front 12 windows will have shutters; the Architect signed and dated the plan revision.
3. The siding shall be brought down to 8 inches above grade, in accordance with Town of Orangetown Building Code.
4. The landscaping plan was acceptable. The Board suggested adding any type of flowering tree to the plan.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Paul Papay and seconded by Brian Terry and carried as follows; Blythe Yost, aye; Jill Fieldstein, aye; Deborah Stuhlweissenburg, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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**ACABOR #15-12: Rockland County Club Plan: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
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March 19, 2015

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TO: James Coleman, 11 Washington Avenue, Pleasantville,
New York 10570
FROM: Architecture and Community Appearance Board of Review

RE: Rockland County Club Plans: Application of James Coleman,
applicant, for The Rockland County Club, Inc., owner, for the review of Deck
Expansion Plans, at a site to be known as “**Rockland County Club 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 380
Route 9W, Sparkill, Town of Orangetown, Rockland County, New York, and as
shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24; in the
R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, March 19, 2015**, at which
time the Board made the following determinations:

James Coleman appeared and testified for the applicant. The Board received
the following items:

A. Rockland County Club Plans prepare James Coleman Architecture Studio PC,
February 5, 2015:

A-000.00 Project Data
A100.00: Plans and Elevations

B. Copy of Material Sheet, signed by James Coleman, dated February 5, 2015.

C. A copy of the Building Permit Referral, dated February 3, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to extend an existing exterior
deck approximately 20' and extension of the existing roof 8' over the deck.
The deck expansion is over existing paved area.
2. The Board found that the new deck expansion and roof material would
match the existing deck and roof. The base of the deck would be stone
Tuscan style columns that match the existing columns. The roof
overhang would have shielded recessing lighting. The trim would be white
Azek and painted metal.

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 Deborah Stuhlweissenburg and carried as follows: Jill Fieldstein, aye;
Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian
Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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**ACABOR #15-13: Helmke & Alatsas Plans - Approved Subject to Conditions
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TO: George Alatsas, 17 Bluefields Lane, Blauvelt,
New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Alatsas & Helmke Plans: Application of George Alatsas, owner, for the review of Site/ Structure Plans, at a site to be known as “**Alatsas & Helmke 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 234 Cardean Place, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 6, Lot 17; in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 19, 2015**, at which time the Board made the following determinations:

George Alatsas and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Sparaco & Youngblood, dated January 20, 2015.

B. Architectural Plans prepared by Robert Hoene, RA, last revision date of January 22,, 2015:

A1.0: Elevations dated March 26, 2012

A2.0: Basement/ Foundation Plan & First Floor Plan dated March 27, 2012

A3.0: General Notes, Details & Second Floor dated February 20, 2012

C. Material Specifications signed by George Alatsas, dated February 21, 2015.

D. Landscaping Plan prepared by Edge Landscape, undated

E. Tree Removal Plan.

FINDINGS OF FACT:

1. The Board found that an existing house would be demolished and a new house would be constructed on the site. The proposed house would have four sides of vinyl siding, manufactured by Certainteed in Snow White and a shingle roof manufactured by Timberline in Slate. The house would have black shutters on two front windows, manufactured by Mid-America. The columns would white square shaped manufactured by HBG.

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**ACABOR #15-13: Helmke & Alatsas Plans - Approved Subject to Conditions
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2. The Board found that the Landscaping Plan to be acceptable, however, it was suggested that 2 Colorado Spruce or Maple trees be added to the back yard along George Street where the driveway was removed.
3. The Board found that the front porch landing would be Bluestone. The rear patio and front walkway would be grey pavers, manufactured by Cambridge.
4. The Board found that the air conditioning unit would be located on the left had side of the house, by the East George Street side of the property. The Board suggested that Boxwood plants be placed around the Air Conditioning Unit.
5. The Board found that recess lighting would be placed under the porch roof and two sconce down lit lighting fixtures would be placed by the garage doors.

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 proposed house will have four sides of vinyl siding, manufactured by Certainteed in Snow White and shingle roof manufactured by Timberline in Slate. The house will have black shutters on two front windows, manufactured by Mid-America. The columns will be white square shaped manufactured by HBG.
2. The front porch landing will be Bluestone. The rear patio and front walkway will be pavers.
3. The air conditioning unit will be located on the left had side of the house, by the East George Street side of the property.
4. Recess lighting will be placed under the porch roof and two sconce down lit lighting fixtures will be placed by the garage doors.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Deborah Stuhlweissenburg and carried as follows: Jill Fieldstein, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**ACABOR #15-14: 27 Pine Glen Drive Plan - Addition: Approved as with Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

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TO: Joseph Chiappa, 27 Pine Glen Drive, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: 27 Pine Glen Drive Plans: Application of Joseph Chiappa, owner, for the review of Addition Plans, at a site known as “**27 Pine Glen Drive 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 27 Pine Glen Drive Plans, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.19, Block 1, Lot 42; 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, March 19, 2015**, at which time the Board made the following determinations:

Joseph Chiappa appeared and testified. The Board received the following items:

A. Site and Architectural Plans prepared by Joseph Chiappa, P.E., dated December 1, 2014:

- SP-1-1: Site Plan
- Sheet 5 of 18: Main Floor Plan
- Sheet 6 of 18: Second Floor Plan
- Sheet 7 of 18: Roof Framing Plan, Roof Plan Details
- Sheet 8 of 18: Front & Left Side Elevations
- Sheet 9 of 18: Rear & Right Side Elevations

B. Material Sheet, signed by Joseph Chiappa dated February 20, 2015.

C. A copy of the Building Permit Referral, dated January 28, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add an addition and alter the existing house. The proposed addition to the house would have stucco and natural stone veneer house to match the existing structure. The roof shingles would also match the exiting roof; Spanish style clay tile, S-type in graphite/brown. The color scheme of the house is limestone/brown/tan. The windows would be Hurd Aluminum Clad casements in bronze.
2. The Board found that there are no air conditioning units. The house has a geothermal heat pump which is located indoors.

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.

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ACABOR #15-14: 27 Pine Glen Drive Plan - Addition: Approved as with
Conditions
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The addition to the house will have stucco and natural stone veneer house to match the existing structure. The roof shingles will also match the exiting roof; Spanish style clay tile, S-type in graphite/brown. The color scheme of the house is limestone/brown/tan. The windows will be Hurd Aluminum Clad casements in bronze.
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 Jill Fieldstein and seconded by Brian Terry and carried as follows: Jill Fieldstein, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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**ACABOR #15-15: Sunrise Day Camp Treehouse at Henry Kaufmann
Campground: Approved as Presented
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983
FROM: Architecture and Community Appearance Board of Review

RE: Sunrise Day Camp Tree House at Kaufmann Campgrounds Plans:
Application of Nelson Treehouse and Supply, applicant, for UJA Federation of
NY, owner, for the review of Treehouse Plans, at a site known as “**Sunrise Day
Camp Tree House at Kaufmann Campgrounds 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 667 Blauvelt Road, Pearl
River, Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 69.14, Block 1, Lot 28; and Section 69.10,
Block 2, Lot 21; in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, March 19, 2015**, at which
time the Board made the following determinations:

Donald Brenner, Sarah Torrens and Jeremy Levin appeared and testified for the
applicant. The Board received the following items:

A. Plans prepared by Nelson Treehouse and Supply, dated March 1, 2015:

- Sheet 01: Vicinity Map
- Sheet 02: Site Plan
- Sheet 03: Site Plan Detail
- Sheet 04: Ramp and Treehouse Plan
- Sheet 05: Beam Support Plan
- Sheet 06: Main Level Floor Plan
- Sheet 07: Roof Plan
- Sheet 08: North Elevation
- Sheet 09: West Elevation
- Sheet 10: South Elevation
- Sheet 11 through 13: Photographs

B. Material Sheet, dated March 3, 2015.

C. Copy of Building Permit Referral dated March 2, 2015.

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**ACABOR #15-15: Sunrise Day Camp Treehouse at Henry Kaufmann
Campground: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

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FINDINGS OF FACT:

1. The Board found that the structure would be constructed of natural wood with a wood cedar shingle roof. The tree house would have a steel under structure/engineer strut support to be painted red/brown.
2. The Board found that the project was in partnership with the Discovery Channel and Sunrise Day Camp.

The hearing was then opened to the Public.

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 Terry and carried as follows: Jill Fieldstein, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye 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: March 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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