

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MAY 21, 2015**

MEMBERS PRESENT: Jill Fieldstein, Chairperson; Blythe Yost, Vice Chairperson,
Andrew Andrews, Brian Terry, and Paul Papay, aye, and
Deborah Stuhlweissenburg

MEMBERS ABSENT: None

ALSO PRESENT: Rickard 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.

Neo Neo Sculpture Site Plan

ACABOR #15-26

Review of Sculpture Site Plan
183 Oak Tree Road, Tappan
77.15/1/32; LIO zoning district

**Approved
As Presented**

Neo Neo Gate Plan

ACABOR #15-27

Review of Driveway Gate Plan
183 Oak Tree Road, Tappan
77.15/1/32; LIO zoning district

**Approved
As Presented**

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by
Blythe Yost 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 June 4, 2015.

Dated: May 21, 2015

Cheryl Coopersmith

TOWN OF ORANGETOWN
2015 MAY 29 PM 12 35
TOWN CLERKS OFFICE

ACABOR #15-26: Neo Neo Sculpture Site Plan - Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision
May 21, 2015
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TO: Walter Aurell, 171 Kings Highway, Orangeburg,
New York, 10962
FROM: Architecture and Community Appearance Board of Review

RE: Neo Neo Sculpture Site Plan: Application of Walter Aurell, applicant, for Sean Scully, owner, for the review of a sculpture site plan at a site known as “**Neo Neo Sculpture 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 183 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 32; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 21, 2015**, at which time the Board made the following determinations:

Walter Aurell appeared and testified. The Board received the following items:

- A. Site Plan & Erosion, Sheet 1 of 2, prepared by John A. Loch, P.E., PLS dated August 8, 2013, last revision date of March 17, 2014.
- B. Elevations, A105 prepared by Colgan Perry Lawler Aurell Architects dated June 19, 2013, last revision date of August 30, 2013.
- C. Neo Neo Sculpture, China Piled Up – Perspective 1 and Perspective 2.
- D. Copy of the Building Permit Referral, dated April 4, 2015.
- E. Board Decision ACABOR #13-55, Artist Studio, Approved as Presented, dated November 7, 2013

FINDINGS OF FACT:

1. The Board found that the sculpture would be placed on an existing meadow in front of a building used as an art studio.
2. The Board found that the sculpture would be constructed of Corten (rusted) steel tube stock. The sculpture would sit on a gravel bed, approximately 15 feet away from the parking area.
3. The Board found that the sculpture would measure approximately 50 feet by 20 feet wide by 12 feet high, with an open appearance, as noted in the submitted handout entitled “China Piled Up – Perspective 1 and Perspective 2.”

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 Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, nay; Paul Papay, aye 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: May 21, 2015

Cheryl Coopernsmith, Chief Clerk Boards and Commissions

Cheryl Coopernsmith

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

ACABOR #15-27: Neo Neo Gate Plan - Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of Review Decision
May 21, 2015
Page 1 of 1

TO: Walter Aurell, 171 Kings Highway, Orangeburg,
New York, 10962
FROM: Architecture and Community Appearance Board of Review

RE: Neo Neo Gate Plan: Application of Walter Aurell, applicant, for Sean Scully, owner, for the review of a gate plan at a site known as **“Neo Neo Gate 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 183 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 32; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 21, 2015**, at which time the Board made the following determinations:

Walter Aurell appeared and testified. The Board received the following items:

- A. Site Plan & Erosion, Sheet 1 of 2, prepared by John A. Loch, P.E., PLS dated August 8, 2013, last revision date of March 17, 2014.
- B. Elevations, A105 prepared by Colgan Perry Lawler Aurell Architects dated June 19, 2013, last revision date of August 30, 2013.
- C. Neo Neo 183 Oak Tree Road Driveway Gate Plan.
- D. Copy of the Building Permit Referral, dated April 6, 2015.
- E. Board Decision ACABOR #13-55, Artist Studio, Approved as Presented, dated November 7, 2013

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sliding driveway gate that would measure 4.5 feet in height by 25 feet in length. The gate would cross the driveway as noted on the submitted Site Plan.
2. The Board found that the gate would match in material, color and style with the exiting fence at the rear of the site, charcoal steel.
3. The Board found that the gate would operate on motorized metal wheels, thereby not creating any type of noise disturbance to the neighboring properties.

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, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, aye 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: May 21, 2015
Cheryl Coopersmith, Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE

2015 MAY 29 PM 12 36

TOWN OF ORANGETOWN