

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF NOVEMBER 5, 2015**

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

MEMBERS ABSENT: Blythe Yost, Vice Chairperson and Brian Terry

ALSO PRESENT: Robert Magrino, 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.

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|---------------------------------|----------------------|
| Neo Neo Gate Plan | ACABOR #15-51 |
| Amendment to ACABOR #15-27 | Approved |
| Review Fence Plan | as Presented |
| 183 Oak Tree Road, Tappan | |
| 77.15/1/32; LIO zoning district | |

| | |
|------------------------------------|----------------------|
| Pearl River Diner Sign Plan | ACABOR #15-52 |
| Review Sign Plan | Approved |
| 87 N. Middletown Road, Pearl River | as Presented |
| 69.13/1/23; CC zoning district | |

| | |
|---|----------------------|
| Lewis Avenue Subdivision – Lot #51.2 | ACABOR #15-53 |
| Review of Site/Structure Plans | Approved |
| 12 W. Lewis Avenue, Pearl River | Subject |
| 68.12/1/51.2; RG zoning district | to Conditions |

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by
Deborah Stuhlweissenburg 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 8:00 p.m. The next ACABOR Meeting is
scheduled for November 19, 2015.

Dated: November 5, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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TOWN CLERKS OFFICE

**ACABOR #15-51: Neo Neo Gate Plan - Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

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

RE: Neo Neo Fence and Gate Plan: Application of Walter Aurell, applicant, for Sean Scully, owner, for the review of an Amendment to ACABOR #15-27, at a site known as “**Neo Neo Fence and 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, November 5, 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 September 16, 2015.
- B.** Elevation of the gate and a photograph of the existing side and rear fence.
- C.** Copy of the Building Permit Referral, dated September 25, 2015.
- D.** Board Decision ACABOR #15-26, Sculpture Site Plan, Approved as Presented, dated May 21, 2015 and ACABOR #15-27, Gate Plan, Approved as Presented, dated May 21, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals, on November 4, 2015 as ZBA #15-94, granting a variance for an 8 foot rear fence and side yard fence and 6 foot fence for the front yard.
2. The Board found that the fence would be placed at the perimeter of the property with a driveway gate. The gate and fence are similar in material and character, hot dipped galvanized steep posts and mesh.
3. The Board found that the fence is mostly invisible to the surrounding neighborhood since the materials have a transparent quality, and the majority of the lot is surrounded by wooded area.
4. The Board found that the applicant proposed no new lighting.

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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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 Bruce Jensen and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, absent; 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: November 5, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Mr. Daniel Couto, 49 South Manor Drive, White Plains,
New York, 10603
FROM: Architecture and Community Appearance Board of Review

RE: Pearl River Diner Sign Plan: Application of
Theodoros Vasilopoulos, applicant, for Iraklis Realty, owner, for the review of a
Sign Plan at a site to be known as “**Pearl River Diner 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 87
North Middletown Road, Pearl River, Town of Orangetown, Rockland County,
New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1,
Lot 23; in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, November 5, 2015**, at which
time the Board made the following determinations:

Daniel Couto and Israel Sorinao appeared and testified. The Board received the
following items:

- A.** Photograph of sign noting dimensions and colors, superimposed on front
elevation of storefront.
- B.** Description of Proposed Sign Plan.
- C.** Copy of the Building Permit Referral, dated June 9, 2015.

FINDINGS OF FACT:

1. The applicant appeared at the Town of Orangetown Zoning Board of
Appeals, on November 4, 2015 as ZBA #15-93, granting a variance for
the size of the sign.
2. The Board found that the proposed sign would be constructed of the
following materials:
 - a. Aluminum Returns in Black Color
 - b. Plexi Glass Faces Letters in Red
 - c. Plexi Glass Face Capsule in Blue
 - d. Internal illuminated by LED lighting
 - e. Aluminum Mounting Grill
3. The Board found that the sign dimensions would be as follows:
 - a. 32 inches in height
 - b. 264 inches in width
 - c. Letters would be 4 inches in depth
 - d. Letters are 32 inches in height and 18 inches
 - e. Blue Capsule measures 12 inches in height
4. The Board found that the sign would be lite during business hours of the
shopping center.

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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 Brian Aitcheson and seconded by Deborah Stuhlweissenburg and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, absent; 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: November 5, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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**ACABOR #15-53: Lewis Avenue Subdivision - Lot #51.2 - Approved
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TO: Edmund Lane, 75 Michael Roberts Court, Pearl River,
New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Lewis Avenue Subdivision – Lot #51.2: Application of
Edmund Lane, owner, for the review of Site/Structure Plans at a site to be known
as “**Lewis Avenue Subdivision – Lot #51.2**”, 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 12 West Lewis Avenue, Pearl River, Town
of Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 68.12, Block 1, Lot 51.2; 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, November 5, 2015**, at which
time the Board made the following determinations:

Edmund Lane and Margaret Lane – Boyle appeared and testified.

The Board received the following items:

A. Plot Plan for Building Permit, Lot #1 prepared by Jay Greenwell, PLS, dated
November 19, 2014, revised March 16, 2015.

B. Architectural Plans prepared by James Tanner, RA, dated September 2014,
unless noted:

1 of 4: Elevations

2 of 4: Foundation Plan

3 of 4: Main Floor Plan, dated August 2014

4 of 4: Second Floor Plan, Typical Rear Wall Section

C. Exterior Building Material Specifications.

D. Landscaping Plan prepared by Robert G. Torgersen, Landscape Architect,
dated October 19, 2015.

E. Copy of PB #14-26, Final Subdivision Plan Approval Subject to Conditions

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl
siding. The color of the siding would be Clay, manufactured Certainteed or
equal. The roof shingles would be Weathered Wood, manufactured by
Timberline or equal.
2. The Board found that the front entry doorway, garage doors and house
trim would be white. The back deck would be pressure treated lumber.

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3. The Board found that the circle on top of the second level window, front elevation, noted as "Optional" would not be constructed.
4. The Board found that the retaining walls noted on the Landscaping Plan would be natural stone rubble walls.

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. The color of the siding will be Clay, manufactured Certainteed or equal. The roof shingles will be Weathered Wood, manufactured by Timberline or equal.
2. The circle on top of the second level window, front elevation, noted as "Optional" will not be constructed.
3. The retaining walls noted on the Landscaping Plan will be natural stone.
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.
6. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Bruce Jensen and seconded Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, absent; Andrew Andrews, aye; Brian Terry, absent; Bruce Jensen, 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: November 5, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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