

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF SEPTEMBER 17, 2015**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Blythe Yost, Vice-Chairperson; Bruce Jensen; Brian Terry, Andrew Andrews, Brian Aitcheson

**Member Absent:** 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.

<b>Crystal Barber Shop Pole and Sign Plan</b>	<b>ACABOR #15-47</b>
Review of Pole and Sign Plan	<b>Approved</b>
627 Main Street, Sparkill	<b>Subject to</b>
77.08/5/43; CS zoning District	<b>a Condition</b>

<b>Georges Auto Body Shop Plans</b>	<b>ACABOR #15-48</b>
Review of Building Elevation Plans	<b>Approved</b>
579 Route 303, Blauvelt	<b>as Presented</b>
70.15/1/47; CC zoning district	

**Other Business:**

1. **Schuyler Hills Lot #2:** Section 65.15, Block 1, Lot 12.2., ACABOR #13-37. Nicholas Shirriah appeared and presented the requested changes to the house design. The Board reviewed and approved the changes:
  - a. Roof color changed from Thunderstorm Grey to Rustic Black
  - b. House trim from cream to white
  - c. Stone to be added to the front façade in Pennsylvania Top Rock
  - d. Stucco would be same color as approved, however placed on the front façade only, the remaining three sides would be Hardiplank in white.
  - e. Rear deck to be moved to the center of the elevation.
2. **88 Sparkill Avenue Plans:** ACABOR #15-22, Section 77.08. Block 3, Lot 71.2. Condition #4 provided the applicant with two house color options to consider; Olive Green or Dark Brown, in addition to their initial request of Savannah Wicker by Certainteed. The applicant requested to change the color of the house to Colonial White from Savannah Wicker, both manufactured by Certainteed. The rest of the house colors and material remain the same. The Board reviewed and approved the change in house color.
3. **The Pointe at Lake Tappan Site Plan (The Club at Pearl River):** ACABOR #13-05, Section 73.10, Block 1, Lot 4. The applicant requested to change light fixtures at the site. Cuts of the originally approved lanterns and proposed lanterns were presented to the Board. The Board reviewed and approved the newly proposed lanterns.

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4. **Bowman Builders Plan:** ACABOR #15-31, Section 68.19, Block 2, Lot 41. The applicant requested to make minor changes to materials of façade and the construction of a 12' x 14' deck to rear of the house. The Board reviewed and approved the use of stone on the front façade, as noted on the submitted draft plan. The rear deck was approved.

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 8:15 p.m. The next ACABOR Meeting is scheduled for October 1, 2015.

**Dated: September 17, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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**ACABOR #15-47: Crystal Barber Shop Pole and Sign Plan - Approved  
Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**September 17, 2015**

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**TO:** Jose Mazariego, Crystal Barber Shop & Salon Corp., P.O. Box 187,  
Sparkill, New York 10976  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Crystal Barber Shop Pole and Sign Plan** - The application of Jose Mazariego, applicant for Adolfo Godinez, owner, for the review of a Barber Pole and Sign Plans, at a site known as "**Crystal Barber Shop Pole and 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 627 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 77.08, Block 5, Lot 43; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 17, 2015**, at which time the Board made the following determinations:

Jose Mazariego appeared and testified.

The Board received the following information:

**A.** Sign Plans, dated August 11, 2015, photograph noting placement of sign and Barber Pole on building elevation.

**B.** Site Plan.

**C.** Material Sheet undated.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed an aluminum sign painted with black boarder with black vinyl letters. The sign would be attached to aluminum brackets, screwed to the building front using wood screws.
2. The Board found that the proposed sign would measure 120 inches in length by 24 inches. The applicant testified that the sign would not be illuminated.
3. The Board found that the Barber Pole would be red, white and blue chrome plated and lit internally.
4. The Board found that the Applicant agreed to turn off the Barber Pole light when it closes at the end of the business day.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The Barber Pole light shall be turned off at the end of the business day.
2. The proposed sign will measure 120 inches in length by 24 inches. The Sign shall not be illuminated.

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, Vice-Chairperson, aye; Deborah Stuhlweissenburg, absent; Andrew Andrews, aye; Brian Terry, aye; 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: September 17, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**ACABOR #15-48: George’s Auto Body Shop Building Plans – Approved as Presented**  
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**TO:** Raffe Balabanian, 579 Route 303, Blauvelt, New York  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Guarino Plans** - The application of Raffe and George Balabanian, owners, for the review of Building Elevation Plans, at a site known as **“George’s Auto Body Shop Building 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 579 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 70.15, Block 1, Lot 47; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 17, 2015**, at which time the Board made the following determinations:

Raffe Balabanian appeared and testified.

The Board received the following items:

- A.** Architectural Plan prepared by Kier Levesque, R.A., dated August 17, 2015:  
A-3: Elevations
- B.** Material Sheet, signed C. Montana, dated September 8, 2015.
- C.** Site Plan prepared by Jay Greenwell, PLS, dated of April 16, 2015.
- D.** Submitted at the meeting, a revised Architectural Plan A-3, noting the location of light fixtures on the building, prepared by Kier Levesque, R.A., dated August 17, 2015.
- E.** Submitted at the meeting, Specification Sheet of the proposed light fixtures, Hubbell Outdoor Lighting, LNC2 Series.

**FINDINGS OF FACT:**

- 1.** The Board found that the original structure was damaged by a fire and would be demolished. The proposed structure would be constructed in the same footprint as the prior building. The proposed structure would have four sides of brown/tan toned Split Face Masonry Block, manufactured by Jandris Slit Face, or equal. The accent color on the façade structure would be DK-16 (dark tone), the flush panels would be Jandris CMU 2513 (medium tone) and the main field color would be B-714, (light tone), or equal.
- 2.** The Board found that the structure would have Bronze anodized garage doors. The windows would have Bronze anodized windows frames with smoked light grey glass.

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3. The Board found that the application before the Board was only for the building. Any type of landscaping and site improvements would be a separate application. The Board also noted that the sign noted on the submitted Architectural elevation plan prepared by Kier Levesque, R.A., A-3, would be a separate Building Permit Application and is not for review at this time.
4. The Board found that the applicant required security lighting on the site. The prior building had lights on the rear of the structure which remained on all night. The proposed plan provides for Hubbell Outdoor Lighting, LNC2 Series security light fixtures, or equal, on the rear and front elevations of the building.
5. The Board found in addition to security lighting, fencing was required to secure the vehicles that remain outside of the building. The fencing noted on the submitted Site Plan is existing.

**Public Comment:**

Tracy Mirabal, 257 East Erie Street, Blauvelt, raised concerns regarding the impact of the proposed development on her property. She requested that the applicant plant a vegetative buffer along the property line to prevent light spillage into her yard.

The Board considered Ms. Mirabal's comments but determined that there were mature trees existing on the applicant's property line that would impede the growth of any new vegetation. The Board further found that the lights on the back of the applicant's property would be down lit pursuant to Code and would act to minimize any potential spillage into the neighbor's property.

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 AS PRESENTED.**

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Blythe Yost and carried as follows; Jill Fieldstein Chairperson, aye; Blythe Yost, Vice-Chairperson, aye; Deborah Stuhlweissenburg, absent; Andrew Andrews, aye; Brian Terry, aye; 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: September 17, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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