

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF SEPTEMBER 3, 2015**

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

**Member Absent:** Bruce Jensen

**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.

**Retro Fitness Sign Plan**

Review of Sign Plan  
100 N. Middletown Road, Pearl River  
69.13/1/3; CC zoning District

**Approved  
As Presented**

**ACABOR #15 - 44**

**Guarino Plans**

Review of House Addition/  
Renovation Plans  
223 Old Tappan Road, Tappan  
77.10/3/3; R-15 zoning district

**Approved  
Subject to  
Conditions**

**ACABOR #15 - 45**

**SMK-Erie Subdivision – Lot #6**

Review of House/Site Plans  
80 West Erie Street, Blauvelt  
70.13/1/21.1; R-15 zoning district

**Approved  
Subject to  
Conditions**

**ACABOR #15 - 46**

A motion was made to adjourn the meeting by Blythe Yost and seconded by Jill Fieldstein 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 September 17, 2015.

**Dated: September 3, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**ACABOR #15-44: Retro Fitness Sign Plan- Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**September 3, 2015**

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**TO:** Mike Sonlin, Effective Sign Works, 1208 Columbus Road, Suite F,  
Burlington, New Jersey 08016  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Retro Fitness Sign Plan** - The application of Effective Sign Works, applicant, for Rosen Associates, owner, for the review of a Sign Plan, at a site known as "**Retro Fitness 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 100 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 69.13, Block 1, Lot 3; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 3, 2015**, at which time the Board made the following determinations:

Bob Persichetti and Gary Zysman appeared and testified.

The Board received the following information:

**A.** Sign Plans prepared by Effective Sign Works dated March 23, 2015, noting placement on building elevation.

**B.** Site Plan and Demographic Sheet.

**C.** Material Sheet dated August 5, 2015.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed an internally lit channel letter sign with LED illumination. The materials are coated aluminum for the sign body, 3/16" acrylic with vinyl for the sign face. The colors and design are the standard national company logo in shades of red and yellow with black trim.
2. The Board found that the sign would be placed on the façade as noted on the submitted building elevation plan. The sign would measure 169.17 inches in length, 34 inches in height.
3. The Board found that the sign would be placed on a timer, enabling the applicant to turn off the sign in the evening hours, approximately 11:00 p.m.

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 Jill Fieldstein and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, abstain; Brian Terry, aye; Bruce Jensen, absent 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 3, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN

**ACABOR #15-45: Guarino Plans – Approved Subject to Condition  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**September 3, 2015  
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**TO:** Jorge Lopez, 226 North Main Street, New City, New York  
**FROM:** Architecture and Community Appearance Board of Review .

**RE:** **Guarino Plans** - The application of John Guarino, owner, for the review of Addition/Renovation House Plans, at a site known as "**Guarino 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 223 Old Tappan Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 77.10, Block 3, Lot 3; R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 3, 2015**, at which time the Board made the following determinations:

Jorge Lopez and John Guarino appeared and testified.

The Board received the following items:

**A.** Architectural Plans prepared by Jorge L. Lopez, RA, dated April 25, 2014:

A-1: Front & Right Elevations and Plot Plan, revised July 21, 2015

A-2: Rear & Left Elevations, revised July 21, 2015

A-3: Basement and Cross Section, revised March 25, 2015

A-4: First Floor Plan, revised March 25, 2015

A-5: Second Floor Plan, revised March 25, 2015

**B.** Exterior Building Material Specifications, undated.

**C.** Presented at the meeting, revised Architectural Plans, prepared by Jorge L. Lopez, RA, last revision date of August 10, 2015.

**FINDINGS OF FACT:**

1. The Board found that the lot is divided by a municipal boundary line and sits in the Town of Orangetown, New York and the Borough of Northvale, New Jersey. The applicant has scheduled an appearance in front of the Town of Orangetown Zoning Board of Appeals to acquire the needed zoning variances.

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2. The Board found that the applicant proposed to rebuild the entire house with the exception of the garage. Due to the need for a zoning variance, the roof height was increased and the plans revised. The plans, last revision date of August 10, 2015, were presented and reviewed by the Board at the ACABOR Meeting.
3. The Board found that the proposed renovated house would have four sides of SmartSide (fiber cement siding, a similar product to Hardiboard), or equal. The color of the siding would be almond, the entry door would be white and the roof would be Weathered Wood, manufactured by Timberline, or equal. The garage doors would be either white or almond.
4. The Board found that since this site is a renovation of an existing house, the lot had existing vegetation. The applicant stated that due to construction, some of the plants needed to be removed and then replanted on the site. They noted that additional landscaping is planned for the future.

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 renovated house will have four sides of SmartSide (fiber cement siding, similar product to Hardiboard), or equal. The color of the siding will be almond, the entry door will be white and the roof will be Weathered Wood, manufactured by Timberline. The garage doors will be either white or almond.
2. Due to construction, some of the existing plants need to be removed. These plants shall be replanted on the site.
3. In the event the project plans are revised due to the decision of the ZBA and the Building Inspector deems it necessary, the applicant shall reappear in front of ACABOR for review of the revised plans.
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.

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**ACABOR #15 - 45: Guarino Plans – Approved Subject to Condition  
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The foregoing resolution was presented and moved by Brian Terry and seconded by Blythe Yost and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, abstain; Brian Terry, aye; Bruce Jensen, absent 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 3, 2015  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**ACABOR #15-46: SMK – Erie Subdivision - Lot #6 - Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
**September 3, 2015**  
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**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** SMK – Erie Subdivision – Lot #6 Plans: Application of SMK Home Builders Inc., owner for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie Subdivision – Lot #6**”, 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 80 West Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.1; 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, September 3, 2015**, at which time the Board made the following determinations:

Robert Hoene appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated August 6, 2015, revised August 10, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised July 20, 2015:

A1.0: Elevations

A2.0: First Floor & Second Floor Plans

A3.0: General Notes & Roof Plans

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan prepared by Yost Design dated August 21, 2015.

Blythe Yost, Board Member, abstained from the proceedings of the meeting.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Clay, manufactured Market Square, or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in a mixture of Buck County Field stone and Ledge stone, or equal. The roof shingles would be Weathered Wood, manufactured by Timberline, or equal.
2. The Board found that front entry doorway would be black with black side lighting on both sides of the doorway. The garage doors and house trim would be white.
3. The Board found that the air conditioning unit would be screened as noted on the submitted Landscaping plan.

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**ACABOR #15-46: SMK – Erie Subdivision - Lot #6 - Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
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4. The Board found the Landscaping Plan to be acceptable.
5. 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 abstained from the proceedings of this item.

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 four sides of vinyl siding with decorative stonework on the front façade. The color of the siding will be Clay, manufactured Market Square, or equal and the decorative cultured stone will be manufactured by Eldorado Stone Company in a mixture of Buck County Field stone and Ledge stone, or equal. The roof shingles will be Weathered Wood, manufactured by Timberline, or equal.
2. The front entry doorway will be black with black side lighting on both sides of the doorway. The garage doors and house trim will be white.
3. The air conditioning unit would be screened as noted on the submitted 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.
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 Jill Fieldstein and seconded Brian Terry and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, Vice-Chairperson, abstain; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, absent 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: September 3, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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