

**ACABOR #21-03  
Griffin Plans Amendment  
Review of an Amendment  
to ACABOR #17-38  
Approved as Presented**

**Permit #46504**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
January 21, 2021  
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**TO: Steven Griffin, 27 Sunrise Lane, Pearl River,  
New York, 10965**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Griffin Amendment to ACABOR #17-38:** The application of Steven Griffin, owner, for the review of an Amendment to ACABOR #17—38, dated September 19, 2017 for structure and site plan amendments at a site known as “**Griffin Plans Amendment**” 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 the 27 Sunrise Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.1 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, January 21, 2021**, at which time the Board made the following determinations:

Steven Griffin appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Robert Hoene, R.A., dated January 11, 2017, revised June 14, 2017:**

- 1 of 3: Elevations
- 2 of 3: Floor Plans
- 3 of 3: Floor Plans, General Notes

**B. Deck Plans prepared by L. Petrocelli, RA, dated October 12, 2020, revised December 11, 2020.**

**C. Site Plan prepared by Robert Sorace, PLS, dated June 12, 2020, revised December 18, 2020.**

**D. Material Specification Sheet and Project Narrative**

TOWN CLERK'S OFFICE  
2021 FEB 10 A 11:22  
TOWN OF ORANGETOWN

ACABOR #21-03  
Griffin Plans Amendment  
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E. Copy of ACABOR #17-38, Approved with conditions, dated  
September 19, 2017.

F. Photographs of the project site.

**FINDINGS OF FACT:**

1. The Board found that during construction, the applicant had field changes that differed from the approved site and house plans.
  - a. The approved plans note shutters on the front façade, however, no shutters were placed on the entire house.
  - b. The air conditioning unit was moved from the approved location to the northeast corner of the house to make it easier to hide in a mulched bed of shrubs.
  - c. Retaining walls were moved in order to accommodate an improved site plan. The same materials for the retaining walls were used as approved under ACABOR #17-38.
  - d. The deck was relocated and increased in size. The same materials for the deck were used as approved under ACABOR #17-38.

The hearing was then open 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 Sharon Burke and seconded by Joseph Milillo and carried as follows:  
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;  
Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye and Joseph Milillo, 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: January 21, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE

2021 FEB 10 A 11:22

TOWN OF ORANGETOWN

**ACABOR #21-04  
Rockland Country Club Deck Plans  
Approved as Presented**

**Permit #50929**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Frank Marino, 39 Theodore Roosevelt Drive, Blauvelt,  
New York 10913**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Rockland Country Club Deck Plans:** The application of Frank Marino, applicant, for Rockland Country Club, owner, for the review of Deck Plans a site known as “**Rockland Country Club Deck 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 the 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 virtual meeting held **Thursday, January 21, 2021**, at which time the Board made the following determinations:

Frank Marino and Paul Marino appeared and testified. The Board received the following items:

**A. Renderings of the proposed Deck prepared by Matter of Architecture, dated September 30, 2020:**

1. Layout, Bird’s Eye View, View from Pool Area, Grill Room Deck, with Photographs
2. Architectural Plans prepared by Matter of Architecture, dated November 22, 2020, revised December 14, 2020:
  - A-000.00: Key Plan & Notes
  - A-100: Demolition Plan
  - A-101: Construction & Framing Plans
  - A-102: Electrical Plan
  - A-201: Elevation
  - A-301: Section
  - A-302: Stair Section
  - A-401: Details

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B. Project Narrative and Material Specification Sheet.

C. Copy of the Building Permit Referral dated December 17, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested approval for the construction of a deck to be added to the Grill Room section of the existing building. The Foundation would match the existing stone work on the structure; greyish/black natural tone in square shapes of various sizes. The railings would match in color and shape to an existing deck at the site, aluminum railings, Trax, or equal, in grey/natural color.
2. The Board found that the applicant proposed no new landscaping, however two small trees would need to be removed for construction of the deck.
3. The Board found that the applicant and Board had a discussion regarding the type of steel material that would be used and **recommended using Galvanized steel**. If the applicant painted the steel, it would be hard to maintain.

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 seconded by Shirley Goebel Christie and carried as follows:  
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Milillo, 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: January 21, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2021 FEB 10 A 11:22  
TOWN CLERK'S OFFICE

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of January 21, 2021**

**MEMBERS PRESENT:** Christopher Dunnigan, Chairman  
Sharon Burke  
Shirley Goebel Christie  
Deborah Stuhlweissenburg  
Brian Aitcheson  
Joseph Milillo  
Kenyatta Jones-Arietta

**MEMBER ABSENT:** None

**ALSO, PRESENT:** Elizabeth Brancati, Deputy Town Attorney and  
Cheryl Coopersmith, Chief Clerk Boards and Commissions

Christopher Dunnigan, Chairman called the virtual meeting to order at 7:30 p.m.  
Mr. Dunnigan read the agenda. Hearings as listed on this meeting's agenda,  
which are made a part of these minutes, were held as noted below.

**Griffin Plans Amendment**

Review of Amendment to  
ACABOR #17-38, dated  
September 19, 2017  
Revised Deck & Site Improvements  
27 Sunrise Lane, Pearl River  
69.18/3/43.1; R-15 zoning district

**Approved as  
Presented**

**ACABOR #21-03**

**Rockland Country Club Deck Plan**

Review of Deck Plans  
380 Route 9W, Sparkill  
78.09/1/24; R-80 zoning district

**Approved as  
Presented**

**ACABOR #21-04**

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman  
and seconded by Kenyatta Jones-Arietta 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. As there was no further business before the Board, the  
meeting was adjourned at 8:30 p.m.

**Dated: January 21, 2021**

Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2021 FEB 10 A 11:22  
TOWN CLERK'S OFFICE