

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 7, 2021**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Sharon Burke
Shirley Goebel Christie
Deborah Stuhlweissenburg
Brian Aitcheson
Joseph Milillo

MEMBER ABSENT: Kenyatta Jones-Arietta

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.

**Orangetown Shopping Center Electric
Charging Stations Site Plan**
Review of Electric Charging Stations
Orangetown Shopping Center, Orangeburg
74.10/1/67; CS zoning district

ACABOR #20-57

**Approved
as Presented**

Tappan Plaza Plans
Review of Site and Structure Plans
3-58 Route 303, Tappan
77.15/1/33, 34, 35, 36, 37 & 41
CS & LIO zoning districts

ACABOR#21-01

**Approved
as Presented**

Lane Plans
Review of Site and Structure Plans
125 Park Avenue, Palisades
~~70.14/4/13~~, R-15 zoning district

ACABOR#21-02

**Approved
with Conditions**

*CU
1-22-2021*
77.20-2-76
A motion was made to adjourn the meeting by Sharon Burke and seconded
Brian Aitcheson 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 7, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

TOWN OF ORANGETOWN
2021 JAN 22 A 9:41
TOWN CLERK'S OFFICE

**ACABOR #20-57
Orangetown Shopping Center Electric
Charging Stations Site Plan
Approved as Presented**

Permit #49941

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**TO: Lauren Sweeney, Kimley-Horn, 4525 Main Street,
Virginia Beach, VA 23462**
**FROM: Architecture and Community Appearance Board of
Review**

**RE: Orangetown Shopping Center Electric
Charging Stations Site Plan:** The application of Electrify America, applicant, for Urstadt Biddle Orangeburg, owner, for the review of Electric Charging Stations at the Orangetown Shopping Center a site known as “Orangetown Shopping Center Electric Charging Stations”, 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 Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at virtual meetings held **Thursday, November 5 and December 3, 2020, and January 7, 2021**, at which time the Board made the following determinations:

November 5, 2020

Julia Ingram and Lauren Sweeney appeared and testified. The Board received the following items:

A. Plans prepared by Electrify America, dated October 11, 2019, last revised September 29, 2020, with attachment of photographs of the Charging Stations and Installation Manual.

B. Project Narrative and Material Specification Sheet.

C. Copy of the Building Permit Referral dated March 25, 2020 prepared by Rick Oliver, Deputy Building Inspector.

D. A copy of the Planning Board Decision, PB#20-33, dated July 22, 2020, Final Site Plan Approval Subject to Conditions.

FINDINGS OF FACT:

- 1.** The Board found that the applicant requested approval for the installation of Electric Charging Stations for cars at the Orangetown Shopping Center.
- 2.** The Board found that the charging stations appears to be out of character with the shopping center and requested the applicant to consider alternate designs or colors.

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**ACABOR #20-57
Orangetown Shopping Center Electric
Charging Stations Site Plan
Approved as Presented**

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The hearing was then opened to the Public.

The applicant requested a **CONTINUATION**.

December 3, 2020

Julia Ingram and Lauren Sweeney appeared and testified. The Board received the following items:

- A.** Plans prepared by Electrify America, dated October 11, 2019, last revised September 29, 2020, with attachment of photographs of the Charging Stations and Installation Manual.
- B.** Project Narrative dated November 25, 2020.

FINDINGS OF FACT:

1. The Board found that the applicant submitted plans sets showing the proposed chargers in plan-view or birds-eye view, photographs of proposed plantings, and photos from a previously built site of the proposed equipment.
2. The Board found that the proposed landscaping around the charging stations appeared to be insufficient and the wrong type of landscaping.

The hearing was then opened to the Public.

The applicant requested a **CONTINUATION**.

January 7, 2021

Beverly Barraza and Lauren Sweeney appeared and testified. The Board received the following items:

- A.** Plans prepared by Electrify America, dated October 11, 2019, last revised January 7, 2021, with attachment of a letter dated December 29, 2020 and photographs of the proposed landscaping for the Charging Stations.

FINDINGS OF FACT:

1. The Board found that the proposed landscaping around the charging stations had improved from prior submissions.

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ACABOR #20-57
Orangetown Shopping Center Electric
Charging Stations Site Plan
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2. The Board found that the proposed landscaping softens the overall look of the chargers, beautified the area and, masked the appearance of the chargers and equipment enclosures/ retaining wall. The plants would provide screening for pedestrians and drivers coming up the drive aisle from Oak Street.
3. The Board found that the applicant proposed a mixture of Emerald Green Arborvitae, Red Maple trees, Schip Laurel, Feather Reed Grass 'Karl Foerster', Virginia Sweetspire, and Spiraea to be placed around the chargers.

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 Deborah Stuhlweissenburg and 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, absent; 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 7, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

ACABOR #21-01
Tappan Plaza Plans: Site/Structure
Approved as Presented

Permit #49664

Town of Orangetown – Architecture and Community Appearance
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: **ACABOR#21-01: Tappan Plaza Plans:** The application of Lidl US, LLC, applicant, for Benbrooke, LLC, owner, for review of Site and Structure Plans at a site to be known as “**Tappan Plaza 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 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lots 33, 34, 35, 36, 37 & 41 in the CS and LIO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, January 7, 2021**, at which time the Board made the following determinations:

Donald Brenner, Ben Plumb, and Kristin DeLuca appeared and testified. The Board received the following items:

A. Architectural Plan prepared by debarbieri Architects, dated July 29, 2020:

- A1: Floor Plan, Notes & Details
- A2: Exterior Elevations

B. A letter from Bohler Engineering, dated July 17, 2020.

C. Material Specification Sheet and Project Narrative.

D. A copy of the Building Permit Referral dated December 27, 2020 prepared by Rick Oliver, Deputy Building Inspector.

E. Copies of the following Board Decisions: ZBA#72, Variances Approved, dated November 4, 2020 and PB#20-27, Preliminary Site Plan Approval Subject to Conditions, dated June 10, 2020.

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to demolish an existing building and erect a new stand-alone building on the site for a new supermarket. The site improvements include curbs, paving, landscaping, lighting and site utilities.
2. The Board found the façade material consisted of brick in alternating black and grey colors with wood look phenolic panels, as noted on the submitted architectural plans.
3. The Board found that the lighting would be LED exterior lighting on the exterior of the building at the door locations, and as noted on the lighting plan.
4. The Board found that the existing site landscaping would be augmented with additional landscaping along Rout 303 with a number of shade trees. The applicant noted that this would bring more greenery and color to the site. Also, additional white pine trees would be added to the rear of the site near the residential property in order to increase the buffer between the two sites.
5. The Board found that the sign on the structure would be lit the hours of operation of the store; 7:00 a.m. to 9:00 p.m. The sign consisted letters and a box logo. The letters would be on a raceway and internally lit and the LIDL logo would be a box sign and internally lit.

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:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; 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 7, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
TOWN CLERK'S OFFICE
2021 JAN 22 A 9:42
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ACABOR #21-02
Lane Plans
Review of a Site/ Structure Plans
Approved with Conditions

Permit #49699

Town of Orangetown – Architecture and Community Appearance
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TO: Edmund Lane, 75 Michael Robert Court, Pearl River,
New York, 10965
FROM: Architecture and Community Appearance Board of
Review

RE: **Lane Plans**; The application Edmund Lane, applicant, for James Beni, owner, for the review of Site/ Structure Plans at a site to be known as “**Lane 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 125 Park Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lot 76 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 7, 2021**, 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. Architectural Plans prepared by Harry Goldstein, R.A., dated December 20, 2019:

- 1 of 4: Elevations
- 2 of 4: Foundation Plan
- 3 of 4: Main Floor Plan
- 4 of 4: Notes

B. Plans prepared by Centerpoint Engineering:

Drawing 1: Site Plan and Building Permit Plan, dated June 24, 2020, last revised December 9, 2020

Drawing 2: Landscaping and Lighting Plan, dated October 28, 2020, last revised December 9, 2020

Drawing 3: Construction Details, dated June 24, 2020, last revised December 9, 2020

C. Material Specification Sheet and Project Narrative

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ACABOR #21-02
Lane Plans
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D. A copy of the Building Permit Referral dated January 7, 2020 prepared by Rick Oliver, Deputy Building Inspector.

E. Draft Copy of Planning Board #20-38, Final Site Plan Approval Subject to Conditions, dated December 9, 2020.

FINDINGS OF FACT:

1. The Board found that the façade would consist of four sides of Vinyl siding in sterling grey color, manufactured by Certainteed Main Street, or equal. The roof would be Pewter, manufactured by GAF, or equal. The shutters would be black and the windows, garage doors and front door would be white. The stone veneer, is optional as noted on the plan.
2. The Board found that boxwood plants shall be planted around the air conditioning unit as a vegetative buffer, the landscaping plan shall be revised. In addition, the landscaping plan shall note that the tree by the driveway (coming into the property noted to be removed), shall be saved.

The hearing was then opened to the Public.

Public Comment:

Helena Powers: 152 Park Avenue, Palisades; raised concerns regarding the 25 trees that are along the southwest border of the site. These trees are prone to be eaten by deer and requested a different type of tree. Also, the 100-foot buffer is in New Jersey. Ms Powers requested additional screening, and more people in the neighborhood feel the same way as she does.

James Beni, property owner of the project site, stated that there is a 100 vegetative border along the property line is in New Jersey.

Michele Kalotkin, 1 Scotti Avenue, Palisades, raised concerns with the loss of trees and also that the New Jersey property owner could take the trees down.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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ACABOR #21-02
Lane Plans
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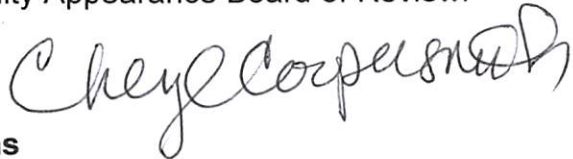
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved subject to the following conditions:**

1. The Landscaping plan shall be revised to include a vegetative buffer of boxwood plants around the air conditioning unit.
2. The tree by the driveway coming into the property noted to be removed shall be saved, the landscaping plan shall be revised.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman 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, absent; 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 7, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TOWN CLERK'S OFFICE