

**Town of Orangetown Architecture and Community Appearance Board of Review - Meeting of March 18, 2021**

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

**MEMBER ABSENT:** Sharon Burke and 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.

**Subaru Distributors Sign Plan**  
Review of a Sign Plan  
6 Ramland Road, Orangeburg  
73.20/1/23 & 25; LIO zoning district

**ACABOR #21-08**

**33 Kinsley Grove Plans**  
Review of House/Site Plans  
33 Kinsley Grove, Pearl River  
69.19/1/52; R-15 zoning district

**ACABOR #21-09**

**Flaherty Plans**  
Review of House/Site Plans  
20 Pinto Road, Pearl River  
69.10/1/21; R-15 zoning district

**ACABOR #21-10**

**Other Business:** The Board had no objection to the Town Board being Lead Agency regarding the Town Board Referral: Proposed Changes to Town Code Regarding Signs, Adding Chapter 31C/ Amending Chapters 2, 24C and 43 of the Town Code. Comments regarding the Sign Code Amendment will be provided to the Town Board under a separate cover.

A motion was made by Christopher Dunnigan, Chairman and second by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones-Arietta, absent; Sharon Burke, absent, and Joseph Milillo, aye.

A motion was made to adjourn the meeting by Brian Aitcheson and seconded Christopher Dunnigan, Chairman 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 8:50 p.m.

**Dated: March 18, 2021**  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2021 MAR 29 4 58  
TOWN OF ORANGETOWN

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LOAN OFFICE

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LOAN OF ORANGE LOAN

ACABOR #21-08  
Subaru Distributors Sign Plan  
Approved as Presented

Permit #50962

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
March 18, 2021  
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TO: Rick Bohlander, JMC Consulting, 120 Bedford Road,  
Armonk, New York 10504  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Subaru Distributors Sign Plan:** The application of Subaru Distributors Corp., owner, for Review of a Sign Plan at a site known as “**Subaru Distributors 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 6 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 23 & 25 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, March 18, 2021**, at which time the Board made the following determinations:

Rick Bohlander appeared and testified. The Board received the following items:

- A. Plans prepared by Philadelphia Sign, dated June 29, 2020, last revised July 8, 2020.
- Sheet 1: Site Plan
  - Sheet 2: Existing Double-Faced Illuminated Monument Reface
  - Sheet 3: South Elevations
  - Sheet 4: Logo and Channel Letters
  - Sheet 5: Interior Elevation
  - Sheet 6: Interior Logo
- B. Photographs of Sign and Building, provided by JMC Consulting, dated February 24, 2021.
- C. Copy of the Building Permit Referral dated December 3, 2020 prepared by Rick Oliver, Deputy Building Inspector.
- D. Site Layout Plan prepared JMC Consulting, dated November 1, 2018, last revised February 23, 2021.
- E. A letter from JMC Consulting, signed by Rick Bohlander, PE, Senior Designer II, dated February 24, 2021.
- F. A copy of ZBA#21-17, Sign Size Variance Approved, dated February 17, 2021.

TOWN CLERK'S OFFICE  
MAR 29 4 59  
TOWN OF ORANGETOWN

ACABOR #21-08  
Subaru Distributors Sign Plan  
Approved as Presented

Permit #50962

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**FINDINGS OF FACT:**

1. The Board found that the applicant is proposing to install a 53" x 9' Subaru Symbol sign above the improved front entrance of the building accompanied by an 18" x 11' 6-7/8 text sign that reads "Subaru". The applicant is also proposing to replace the existing Subaru panel sign at the main driveway entrance with a 7'-10" x 4"-4 similar sign in the same location as the existing sign. The signs would be an illuminated.
2. The Board found that on February 17, 2021 the applicant obtained a variance from the Town of Orangetown Zoning Board of Appeals for the signage. The Applicant noted that the hours that the signs would be lit would be in accordance with the hours of operation of the site.

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 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, absent, 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: March 18, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE  
2021 MAR 29 A 9:59  
TOWN OF ORANGETOWN

ACABOR #21-09  
33 Kinsley Grove Plans  
Review of a Site/ Structure Plans  
Approved with Conditions

Permit #50976

Town of Orangetown – Architecture and Community Appearance  
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TO: Westchester Modular, 642 International Boulevard, Rock  
Tavern, New York, 12575  
FROM: Architecture and Community Appearance Board of  
Review

RE: **33 Kinsley Grove Plans:** The application of Westchester  
Modular Homes, applicant, for Catherine Cawley, owner, for Review of a new  
house at a site to be known as “**33 Kinsley Grove 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 33 Kinsley Grove, Pearl River,  
Town of Orangetown, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 69.19, Block 1, Lot 52 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, March 18, 2021**, at  
which time the Board made the following determinations:

Catherine Cawley and P. Hatcher appeared and testified. The Board received  
the following items:

**A.** Architectural Plans prepared by Westchester Modular Homes, dated  
November 5, 2020:

- Page 1: Elevations
- Page 2 : Foundation Plan
- Page 3A: Floor Plan
- Page 3B: Braced Wall Plan
- Page 4: Cross Section
- Page 5A: Plumbing Plan
- Page 6A: Electrical Plan
- Page 7C: FHW Heating Plan
- Page 8: Standard Notes and Details

**B.** Septic Design Plans prepared by Anthony Celentano, PLS, dated July 28,  
2020, revised December 4, 2020.

TOWN CLERK'S OFFICE  
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ACABOR #21-09  
33 Kinsley Grove Plans  
Review of a Site/ Structure Plans  
Approved with Conditions

Permit #50976

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C. A letter from Westchester Modular Homes, signed by Katie Walters, Administrative Assistant, dated February 24, 2021, with attachment of the existing property conditions.

D. Material Specification Sheet and Project Narrative.

E. A copy of the Building Permit Referral dated January 7, 2020 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the existing house would be demolished and a new modular house would be constructed. The façade would consist of four sides of vinyl siding in Midnight Blue, manufactured by Certainteed Main Street, or equal. The roof would be Estate Gray, manufactured by Owens Corning, or equal. The trim, garage doors, railing and front entry door would be white. The lighting by the front door and garage would be black lantern style in Antique Bronze.
2. The Board found that the applicant did not plan on adding landscaping to the site, believing that the existing landscaping was sufficient. The Board held that the existing landscaping did not relate to the proposed new house and requested that prior to obtaining the Certificate of Occupancy, that the applicant return to the Board for review and approval of a Landscape Plan.
3. The Board found that the treatment on the exposed concrete foundation should be finished with textured parge or painted. The Board requested that the foundation be revised to have a gray troweled parge finish.
4. The Board found that on the gable over the garage door, the applicant should place a circular or square louver.
5. The Board suggested changing the shed roof over the front entry to a small gable roof, similar to the garage gable. The gable roof would make the house appear more ornate, while the shed roof is more of a side door roof. In addition, the election of the gable roof would create the opportunity to expand the porch 1 to 2 feet.

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:**

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

ACABOR #21-09  
33 Kinsley Grove Plans  
Review of a Site/ Structure Plans  
Approved with Conditions

Permit #50976

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1. The existing landscaping did not relate to the proposed new house and the applicant shall return to ACABOR prior to obtaining the Certificate of Occupancy, for review and approval of a Landscape Plan.
2. The treatment on the exposed concrete foundation shall be finished with gray troweled parge. In addition, a circular or square louver shall be placed on the gable over the garage door. **The plans shall be revised to reflect the changes in the house elevation.**
3. The applicant has the option to change the shed roof over the front entry to a small gable roof, similar to the garage gable. The gable roof would make the house appear more ornate, while the shed roof is more of a side door roof. If the applicant elects to place the gable roof over the front entry, the plans shall be revised to reflect the change in roof and, if elected, the opportunity to expand the porch 1 to 2 feet. **Revised plans shall be submitted to the Building Department if the roof change is selected.**

The foregoing resolution was presented and moved by Brian Aitcheson 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, absent 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: March 18, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2021 MAR 29 A 9:59  
TOWN CLERK'S OFFICE

ACABOR #21-10  
Flaherty Plans  
Approved as Presented

Permit #48568

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
March 18, 2021  
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TO: Allyn Flaherty, 17 Joseph Bow Court, Pearl River, New York  
FROM: Orangetown Planning Board

RE: **Flaherty Plans:** The application of Allyn Flaherty, owner, for Review of a new house at a site to be known as “**Flaherty 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 20 Pinto Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.10, Block 1, Lot 21 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, March 18, 2021** at which time the Board made the following determinations:

Allyn Flaherty and Jack Yorizzo appeared and testified.  
The Board received the following communications:

- A. Project Narrative from Allyn Flaherty and Material Specification Sheet.
- B. Building Permit Referral dated November 20, 2020 prepared by Rick Oliver, Deputy Building Inspector.
- C. Architectural Plans prepared by Harry Goldstein, dated September 15, 2020:
  - Sheet 1 of 4: Elevations
  - Sheet 2 of 4: Basement and Foundation Plan
  - Sheet 3 of 4: First Floor Plan
  - Sheet 4 of 4: Second Floor Plan
- D. Landscape Plan prepared by Yost Design, dated February 18, 2021.
- E. Site Plan prepared by Robert Sorace, PLS, dated October 30, 2020.
- F. A copy of ZBA#21-07, Total Side Yard Variance Approved, dated January 20, 2021.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to demolish the existing house and construct a new house. The new house would have four sides of Hardie Plank in Artic White, or equal. The house would have decorative stonework on the front façade and wrap around the sides of the house, as noted on the submitted plans. The stonework is Quarry Mill, a natural stone veneer, or equal. The roof shingles would be Pewter Gray, manufactured by Timberline, or equal. The trim and windows would be white and the front door would be blue with a roof overhang of copper.

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ACABOR #21-10  
Flaherty Plans  
Approved as Presented

Permit #48568

Town of Orangetown – Architecture and Community Appearance  
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2. The Board found that there would be black lantern style lighting by the front door and garage.

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 Joseph Milillo 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, absent, 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: March 18, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2021 MAR 29 A 9:59  
TOWN CLERK'S OFFICE