

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 6, 2021**

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

MEMBERS ABSENT: Brian Aitcheson and Kenyatta Jones Arietta

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

Christopher Dunnigan, Chairman called the 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.

Hyun Plans

Review of a Site/ Structure Plans
161 Tweed Boulevard, Upper Grandview
Critical Environmental Area
75.09/1/3; R-22 zoning district

ACABOR #21-16

**Approved
as Presented**

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman,
and seconded Shirley Goebel Christie 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 8:00 p.m.

Dated: May 6, 2021

Cheryl Coopersmith
Chief Clerk Boards and Commissions



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2021 MAY 20 P 1:56
TOWN CLERK'S OFFICE

ACABOR #21-16
Hyun Plans
Approved as Presented
Critical Environmental Area

Permit #49477

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TO: Mikyong Hyun, 139 Washington Spring, Palisades, New York 10964

FROM: Architecture and Community Appearance Board of Review

RE: **Hyun Plans**; The application Mikyong Hyun, owner, for the review of Site/ Structure Plans at a site to be known as “**Hyun 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 161 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.09, Block 1, Lot 3 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a virtual meeting held **Thursday, May 6, 2021**, at which time the Board made the following determinations:

Miki Hyun and Chul Hyun and Michael Esmay appeared and testified. The Board received the following items:

A. Plans prepared by Michael Esmay, last revised March 21, 2021:

- Drawing 1: Location Map
- Drawing 2: Driveway, paver details
- Drawing 3: Basement Floor Plan
- Drawing 4: First Floor Plan
- Drawing 5: Second Floor Plan
- Drawing 6: Attic Floor
- Drawing 7: East and North Elevations
- Drawing 8: West and South Elevations
- Drawing 9: Sections
- Drawing 10: Sections

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- B. Color Renderings of the proposed dwelling, prepared by Michael Esmay, RA.
- C. Material Specification Sheet and Project Narrative prepared by Applicant.
- D. A copy of the Building Permit Referral dated October 28, 2019 prepared by Rick Oliver, Deputy Building Inspector.
- E. Copies of the following Board Decisions: ZBA #20-54, Floor Area Ratio, Front Yard, Rear Yard and Building Height Variances Approved, dated September 2, 2020 and PB #20-07, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated June 24, 2020.

FINDINGS OF FACT:

1. The Board found that the original dwelling was constructed by the same architect in the 1970's and the present construction involved alteration, repair and an addition to the structure. A portion of the site is located in Piermont and the remaining larger section is in Orangetown. Only the deck off the master bedroom is in Piermont.
2. The Board found that the roof shingles would be GAF Timberline in Weather Wood, or equal. The siding would be horizontal cedar siding and the windows would be Lincoln Vinyl clad wood in Adobe color, or equal. The eastern north elevation is exposed concrete block. Light fixtures would be added to the front elevation of the house.
3. The Board found that no additional landscaping would be added to the existing vegetated site.
4. The Board found that the exterior HVAC units would be placed under the south deck, as noted on the submitted plans.

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, absent; 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: May 6, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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