

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of November 5, 2020**

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

MEMBERS 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.

Hawks View Plans – Lot #22.1 **ACABOR #20-55**
Review of Site/Structure/ Landscape Plans **Approved**
Critical Environmental Area **as Presented**
296 South Boulevard, Upper Grandview
71.05/1/22.1; R-22 zoning district

Orangetown Shopping Center Electric **ACABOR #20-57**
Charging Stations Site Plan **Continued**
Review of Electric Charging Stations **to December 3rd**
Orangetown Shopping Center **Meeting - Consider**
74.10/1/67; CS zoning district **Relocation of Stations and**
Lighting

348 South Middletown Road Plans **ACABOR #20-58**
Compliance with ACABOR #19-58, **Continued: to November 19th**
Condition #5, submission of Landscape Plan **Submit Revised**
348 South Middletown Road, Pearl River **Plans**
73.09/1/5; R-15 zoning district

600 Bradley Hill Road Building Improvement Plan **ACABOR #20-59**
Review of Exterior Building Improvement Plan
600 Bradley Hill Road, Blauvelt **Approved**
65.18/1/21; LI zoning district **as Presented**

800 Bradley Hill Road Building Improvement Plan **ACABOR #20-60**
Review of Exterior Building Improvements Plan
600 Bradley Hill Road, Blauvelt **Approved**
65.18/1/3; LI zoning district **as Presented**

TOWN OF ORANGETOWN
2020 NOV 12 A 10:11
TOWN CLERK'S OFFICE

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of November 5, 2020**

Continued Item from October 1, 2020:

Orangetown Quick Stop Façade Improvement Plan	ACABOR #20-46
Review of a Façade Improvement Plan	Approved
299 Route 303, Orangeburg	with Changes
74.11/2/48; CC zoning district	

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 9:05 p.m.

Dated: November 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

ACABOR #20-55
Hawks View Plans – Lot #22.1
Approved as Presented
Critical Environmental Area

Permit #50427

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
November 5, 2020
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TO: Sean Keenan, 24 Waters Edge, Congers, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Hawks View Plans – Lot 22.1:** The application of SMK Homes Builders, Inc., owner, for Review of Site/ Structure/ Landscaping Plans, in the Critical Environmental Area, at a site known as “**Hawks View Site 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 in the Hawks View Subdivision, 296 South Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.05, Block 1, Lot 22.1 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, November 5, 2020** at which time the Board made the following determinations:

Kier Levesque appeared and testified.

The Board received the following communications:

- A. A Building Permit Referral dated August 13, 2020 prepared by Rick Oliver, Deputy Building Inspector.
- B. Material Specification Sheet and Project Narrative dated August 21, 2020.
- C. Architectural Plans prepared by Kier Levesque, RA, dated August 3, 2020;
 - A-2: First & Second Floor Plan
 - A-3: Second Floor Plan
 - A-4: Elevations
 - A-5: Elevations
- D. Landscape Plan prepared by Steve Griggs Design, dated August 22, 2020.
- E. Site Plan prepared by Jay Greenwell, PLS, dated May 13, 2020, last revised August 4, 2020.

FINDINGS OF FACT:

1. The Board found that the house would be a blending of 3 types of siding and two types of roofing, as noted on the submitted plans. The siding would consist of Hardi Plank Lap Siding, Hardi Shingle Siding and Hardi Board Batten Siding, all in white, or equal. The roof material would be Architectural Roof Shingles in Charcoal Grey and metal standing seam roof in black, or equal. Natural stone veneer in gray color would be placed along the front foundation and wrap around the house to the rear elevation, as noted on the plan.

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

ACABOR #20-55
Hawks View Plans – Lot #22.1
Approved as Presented
Critical Environmental Area

Permit #50427

Town of Orangetown – Architecture and Community Appearance
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2. The Board found that farmhouse style lights would be placed over the garage doors and near the front doors. The lights would be down lit by the front door.
3. The Board found that the landscaping plan provided for a mix of native plants and that the air conditioning unit and generator would be located on the south side of the house and screened with plantings.
4. The Board found that the area designated for the pool was not part of this application.

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 Shirley Goebel Christie and seconded by Kenyatta Jones Arietta 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: November 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2020 NOV 12 A 10:11
TOWN OF ORANGETOWN

ACABOR #20-59
600 Bradley Hill Road Building Improvement Plan
Approved as Presented

Permit #50171

Town of Orangetown – Architecture and Community Appearance
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TO: Nicole Vasquez, 900 Route 9 North, Suite 400,
Woodbridge, NJ 07095
FROM: Architecture and Community Appearance Board of
Review

RE: **600 Bradley Hill Road Building Improvement Plan:** The application of Onyx Management Group, applicant, for AG-OE 600 Bradley Hill Road, LLC, owner, for the review of exterior building improvements plan at a site known as “**600 Bradley Hill Road Building Improvement 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 600 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 21 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, November 5, 2020**, at which time the Board made the following determinations:

Nicole Vasquez, Bryan DeBarbieri and James DeBarbieri appeared and testified. The Board received the following items:

- A. Architectural Plan prepared by debarbieri Architects, dated August 20, 2020 and color specifications.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative.
- D. A copy of the Building Permit Referral dated June 16, 2020 prepared by Rick Oliver, Deputy Building Inspector.

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

ACABOR #20-59
600 Bradley Hill Road Building Improvement Plan
Approved as Presented

Permit #50171

Town of Orangetown – Architecture and Community Appearance
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FINDINGS OF FACT:

1. The Board found that the applicant proposed to power wash the existing façade of the structure and paint the aluminum panels Benjamin Moore – Marina Gray 1599, or equal, as presented in photographs to the Board.

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 Brian Aitcheson 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: November 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2020 NOV 12 A 10:11
TOWN CLERK'S OFFICE

ACABOR #20-60
800 Bradley Hill Road Building Improvement Plan
Approved as Presented

Permit #50172

Town of Orangetown – Architecture and Community Appearance
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TO: Nicole Vasquez, 900 Route 9 North, Suite 400,
Woodbridge, NJ 07095
FROM: Architecture and Community Appearance Board of
Review

RE: **800 Bradley Hill Road Building Improvement Plan:** The application of Onyx Management Group, applicant, for AG-OE 800 Bradley Hill Road, LLC, owner, for the review of exterior building improvements plan at a site known as “**800 Bradley Hill Road Building Improvement 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 800 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 3 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, November 5, 2020**, at which time the Board made the following determinations:

Nicole Vasquez, Bryan DeBarbieri and James DeBarbieri appeared and testified. The Board received the following items:

- A. Architectural Plan prepared by debarbieri Architects, dated August 20, 2020 and color specifications.
- B. Land Survey prepared by Control Point.
- C. Material Specification Sheet and Project Narrative.
- D. A copy of the Building Permit Referral dated June 15, 2020 prepared by Rick Oliver, Deputy Building Inspector.

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to power wash the existing façade of the structure and paint the aluminum panels Benjamin Moore – Marina Gray 1599, or equal, as presented in photographs to the Board.

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 Sharon Burke and seconded by Kenyatta Jones Arietta 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: November 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2020 NOV 12 A 10:11
TOWN CLERK'S OFFICE

ACABOR #20-46
Orangetown Quick Stop Façade Improvement Plan
Approved as Changed

Permit #48356

Town of Orangetown
Architecture and Community Appearance Board of Review Decision
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TO: Francesco Tucci, 28 Laurel Road, New City, New York
FROM: Orangetown Planning Board

RE: Orangetown Quick Stop Façade Improvement Plan, a continued item: The application of Francesco Tucci, owner, for the review of the exterior building improvement plans at a site to be known as "Orangetown Quick Stop Façade Improvement 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 299 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 48; CC zoning district

Heard by the **Architecture and Community Appearance Board of Review** of the Town of Orangetown at a Virtual meetings held **Thursday, October 1 and November 5, 2020**, at which time the Board made the following determinations:

October 1, 2020

Francesco Tucci appeared before the Board. The Board received the following communications:

A. Architectural plans prepared by Andrew Fethes, dated July 8, 2020.

FINDINGS OF FACT:

1. The Board found that the applicant needed to provide colors of the materials in order to properly review the building façade.

The applicant requested a **CONTINUATION**.

November 5, 2020

Francesco Tucci appeared before the Board. The Board received and email transmission of the colors and materials of the proposed façade materials as well as a copy of the architectural plans.

FINDINGS OF FACT:

1. The Board found that the façade would be Hardi Board, or equal, in light mist, the roof panels would be grey metal and the base would be bluestone, manufactured by MSI, or equal.
2. The Board found that the colors of the building façade would were too similar and suggested colors that are more contrasting (i.e. darker main façade color.) The applicant selected, with the assistance of the Board, a colonial blue color, a bluestone base and silver metal roof. The Board recommended using Sherwin Williams, Dream Collection, in Outer Space, #6251, or equal.

TOWN CLERK'S OFFICE
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ACABOR #20-46
Orangetown Quick Stop Façade Improvement Plan
Approved as Changed

Permit #48356

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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 Changed:**

1. The building façade shall be Hardi Board, or equal, painted a colonial blue color, with a bluestone base and silver metal roof. The Board recommended using Sherwin Williams, Dream Collection, in Outer Space, #6251, or equal.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Brian Aitcheson carried as follows; Christopher Dunnigan, Chair, 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: November 5, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE