

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 22, 2021**

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

Kenyatta Jones Arietta
Joseph Milillo

MEMBERS ABSENT: Sharon Burke

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.

Alatsas Site Plan **ACABOR #21-25**
Review of Site/Structure Plans **Approved**
9 & 11 Bergen Avenue, Palisades **with Conditions**
77.20/2/85 & 86; R-15 zoning district

Maloney Plans **ACABOR #21-26**
Review of Site/Structure Plan **Approved**
60 Fisher Avenue, Pearl River **as Presented**
68.11/2/70.2; R-15 zoning district

Organic Recycling Sign Plan **ACABOR #21-27**
Review of Sign Plan **Continued to**
121 Route 303, Orangeburg **September 9th meeting**
74.19/1/3; LI zoning district **Revise Plan**

Kralik Plans **ACABOR #21-28**
Review of Site/Structure Plans **Continued to**
2 Deer Run, Sparkill **September 9th Meeting**
78.05/1/31; R-40 zoning district **Review Subd. Plan and Decisions**

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 9:00 p.m.

Dated: July 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 JUL 30 A 10: 29
TOWN CLERK'S OFFICE

**ACABOR #21-25
Alatsas Site Plan-Bergen Avenue
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 22, 2021
Page 1 of 2**

**TO: George Alatsas, 17 Bluefield Lane, Blauvelt, NY 10913
FROM: Architecture and Community Appearance Board of
Review**

RE: Alatsas Site Plan-Bergen Avenue: The application of George Alatsas, owner, for review of Site/ Structure Plans at a site to be known as “**Alatsas Site Plan-Bergen Avenue 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 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lot 85 & 86 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 22, 2021**, at which time the Board made the following determinations:

George Alatsas appeared and testified. The Board received the following items:

A. Plans prepared by John Perkins, RA, dated November 16, 2020, last revised April 2, 2021:

- 1 of 2: Floor Plans
- 2 of 2: Elevations

B. Site Plan prepared by Jay Greenwell, PLS, dated October 15, 2020, last revised January 20, 2021.

C. Approved Landscape Plan prepared by Edge Landscape, Inc. undated.

D. Material Specification Sheet.

E. Copies of the following Board Decisions: ZBA#21-67, Floor Area Ration, Lot Area, Rear Yard Variances Approved, Under Sized Lot Acknowledged and 280-a Exception Granted, dated July 7, 2021 and PB#21-33, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated May 26, 2021.

FINDINGS OF FACT:

1. The Board found that the façade would consist of four sides of vinyl siding with decorative stonework and Board and Batting on the bump out. The siding would be sterling grey color, or equal. The roof would be Timberline Shingles in black color, or equal. The decorative stonework would be manufactured by El Dorado in Montecito Cliff stone in natural gray/green tones, or equal. The garage door would be a shaker style door in black, manufactured by Haas Doors, or equal.
2. The Board found that the front doorway appeared to be awkward and discussed raising the top window by one foot above the doorway. Also, the top window should be the same width as the doorway.

TOWN CLERK'S OFFICE
2021 JUL 30 A 10:29
TOWN OF ORANGETOWN

**ACABOR #21-25
Alatsas Site Plan-Bergen Avenue
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 22, 2021
Page 2 of 2**

3. The Board found that the window above the front doorway may be changed to a trapezoid shape, granting an alternate window as an option.
4. The Board found that the air conditioning unit would be placed at the southeast corner of the house.
5. The Board found that some existing trees were not noted on the Landscaping Plan. All existing trees shall be placed on the plan. A revised Landscaping Plan shall be submitted.
6. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
7. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.

The hearing was then opened to the Public.

Public Comment:

Terry Fox, 152 Park Avenue, Tappan; raised concerns regarding the landscape plan. He noted that trees were missing from the plan on the south side of the lot.

There being no one else 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 with the following Conditions:**

1. On the Front Elevation, the window on top of the front doorway shall be raised by one foot. In addition, the top window shall be the same width as the doorway. Revised plans shall be submitted.
2. The Board granted an alternate design for the window/ door design, the top window may be changed to a trapezoid shape. If the option is selected, revised plans shall be submitted.
3. All existing trees shall be placed on the plan. A revised Landscaping Plan shall be submitted.

The foregoing resolution was presented and moved by Joseph Milillo, and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman; aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; 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: July 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE

2021 JUL 30 A 10: 29

TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 22, 2021
Page 1 of 2

TO: Michael Maloney, 60 Fisher Avenue, Pearl River, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: **Maloney Plans;** The application Michael Maloney, owner, for the review of Site/ Structure Plans at a site to be known as “**Maloney 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 60 Fisher Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 2, Lot 70.2 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 22, 2021**, at which time the Board made the following determinations:

Michael and Dorothy Maloney appeared and testified. The Board received the following items:

A. Architectural Plan prepared by John Perkins, RA dated November 20, 2020, last revised March 3, 2021:

- Drawing 7: Elevations

B. Landscaping Plan prepared by Cody Quinn, RLA, dated May 10, 2021.

C. Site Plan prepared by Jay Greenwell, PLS, dated April 16, 2021.

D. PB#19-51, Maloney Subdivision Final Approval Subject to Conditions, dated July 31, 2019.

E. Material Specification Sheet and Project Narrative prepared by Applicant.

F. A copy of the Building Permit Referral dated June 14, 2021 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding in gray, manufactured by Fairway, or equal. The roof would be charcoal color manufactured by Timberline, or equal. The patio would be gray in Techno Bloc or equal and the porch would be Trex, or equal. The house trim, columns, gutters and front door would be white.

TOWN OF ORANGETOWN
2021 JUL 30 A 10:29
TOWN CLERK'S OFFICE

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 22, 2021
Page 2 of 2

2. The Board found that exterior HVAC units would be placed on the front right corner of the house under the screening depicted on the submitted plan.
3. The Board found that the vegetative screening between the existing house and the new house will remain and new screening will be added on the new lot.

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 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, 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: July 22, 2021
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2021 JUL 30 A 10:30
TOWN CLERK'S OFFICE