

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of September 9, 2021**

**MEMBERS PRESENT:**

Shirley Goebel Christie                      Sharon Burke  
Brian Aitcheson                                Joseph Milillo

**MEMBERS ABSENT:** Christopher Dunnigan, Chairman; Kenyatta Jones Arietta and Deborah Stuhlweissenburg

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

Shirley Goebel Christie called the meeting to order at 7:30 p.m.  
Ms. Goebel Christie read the agenda. Hearings as listed on this meeting's agenda, which are made a part of these minutes, were held as noted below.

**Organic Recycling Sign Plan** **ACABOR #21-27**  
Review of Sign Plan                      **Approved as Presented**  
121 Route 303, Orangeburg  
74.19/1/3; LI zoning district

**Kralik Plans** **ACABOR #21-28**  
Review of Site/Structure Plans      **Approved as Presented**  
2 Deer Run, Sparkill  
78.05/1/31; R-40 zoning district

**New Items:**

**5 Cent Bottle Return Sign Plan** **ACABOR #21-29**  
Review of Sign Plans                      **Approved as Presented**  
Dexter Plaza, Pearl River  
68.20/1/1./40; LI zoning district

**Comito-Bight Plans** **ACABOR #21-30**  
Critical Environmental Area              **Approved as Presented**  
Review of Site/Structure Plan  
455 South Broadway, Upper Grandview  
71.05/2/12.2; RG zoning district

**Rockland Car Care Canopy Plan** **ACABOR #21-31**  
Review of Canopy Plan                      **Approved as Presented**  
552 N. Middletown Road, Pearl River  
64.17/1/76; CO zoning district

**Hawks View Subd.- Lot #2** **ACABOR #21-32**  
Critical Environmental Area              **Approved as Presented**  
Review of Site/Structure Plan  
1 Tweed Boulevard, Upper Grandview  
71.05/1/22.3; R-22 zoning district

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:57  
TOWN OF ORANGETOWN

**Town of Orangetown Architecture and Community Appearance Board of Review  
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**SMK Greene Subdivision, Review of Site/Structures  
R-15 zoning district, Tappan**

9 Greene Road  
74.18/2/34.1                      **Approved  
with Options**                      **ACABOR #21-33**

35 Independence Ave.  
74.18/2/34.2                      **Approved  
with Options**                      **ACABOR #21-34**

324 Western Highway  
74.18/2/34.3                      **Approved  
with Options**                      **ACABOR #21-35**

21 Greene Road  
74.18/2/34.5                      **Approved  
with Options**                      **ACABOR #21-36**

**Russell & Ryan Plans**                      **ACABOR #21-37**  
Review of Site/Structure Plans    **Approved with Options**  
244 W. Crooked Hill Road, Pearl River  
68.11/3/16.1; R-15 zoning district

**Hillside Commercial Park Plans**                      **ACABOR #21-38**  
Review of Amendment to            **Approved as Presented**  
Stamped Site Plan  
59 & 63 Hillside Avenue, Pearl River  
68.11/3/39 & 40; LI zoning district

A motion was made to adjourn the meeting by Joseph Milillo 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. As there was no further business before the Board, the meeting was adjourned at 9:30 p.m.

**Dated: September 9, 2021**  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown

TOWN OF ORANGETOWN  
2021 SEP 23 P 1:58  
TOWN CLERK'S OFFICE

ACABOR #21-27  
Organic Recycling Sign Plan  
Approved as Presented

Permit #51023

Town of Orangetown  
Architecture and Community Appearance Board of Review Decision  
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TO: Tutu Daniel, 121 Route 303, Orangeburg, New York 10962  
FROM: Architecture and Community Appearance Board of Review

RE: **The application of Organic Recycling**, applicant for Binel Associates, owner, for the review of a sign plan at a site known as "**Organic Recycling Sign Plan**", 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 121 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.19, 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 meetings held **Thursday, July 22 and September 9, 2021** at which time the Board made the following determinations:

**July 22, 2021**

Donald Brenner and Tutu Daniel appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Sign Plan.
- C. Location Plan.
- D. Building Permit Referral dated January 20, 2021 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested to update the existing marquee front sign with a new clean design of the company logo, products and details. The sign would be 9' high by 20' wide. The background color would be white with dark brown lettering and a purple and white logo. The material would be heavy duty 18 oz vinyl all weather outdoor banner with grommets every 12-18 inches.
2. The Board found that there was a significant amount of information on the sign and it appeared crowded, recommending that some of the information be removed.

The applicant requested the opportunity to redesign the sign and requested a **CONTINUATION.**

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:58  
TOWN OF ORANGETOWN

ACABOR #21-27  
Organic Recycling Sign Plan  
Approved as Presented

Permit #51023

Town of Orangetown  
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September 9, 2021

Donald Brenner and Tutu Daniel appeared and testified. The Board received the following item:

A. Revised Sign Plan, revised August 4, 2021.

**FINDINGS OF FACT:**

1. The Board found that the revised plans were easier to read from a distance, noting the changes to the sign included the business name and contact information.

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 second by Sharon Burke and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
2021 SEP 23 P 1:58  
TOWN CLERK'S OFFICE

**ACABOR #21-28  
Kralik Plans  
Review of a Site/ Structure Plans  
Approved as Presented**

**Permit #51594**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 9, 2021  
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**TO: Larry Bucciarelli, P.O. Box 622, Palisades,  
New York, 10964**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Kralik Plans:** The application Kerri Kralik, owner, for the review of Site/ Structure Plans at a site to be known as “**Kralik 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 2 Deer Run, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.05, Block 1, Lot 31 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, July 22 and September 9, 2021**, at which time the Board made the following determinations:

**July 22, 2021**

Larry Bucciarelli and Kerri Kralik appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Dell Nobile Designs, dated June 9, 2021:**

- 1 of 4: Site Plan and Front Elevation
- 2 of 4: First Floor Plan
- 3 of 4: Second Floor Plan and Basement Plan
- 4 of 4: Elevations

**B. Site Plan prepared by Thomas Skrable, PE, dated March 11, 2021, last revised June 7, 2021.**

**C. Material Specification Sheet and Project Narrative**

**D. A copy of the Building Permit Referral dated June 11, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**FINDINGS OF FACT:**

1. The Board found that the façade would consist of stucco in White Doe and Hardi Plank in Iron Grey, or equal. The roof would be manufactured by GAF in black, or equal. The house would also have tough cut cedar accents as noted on the submitted plans.
2. The Board found that the front entrance porch and walkway would be natural bluestone.

TOWN CLERK'S OFFICE

2021 SEP 23 P 1:58

TOWN OF ORANGETOWN

**ACABOR #21-28  
Kralik Plans  
Review of a Site/ Structure Plans  
Approved as Presented**

**Permit #51594**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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3. The Board found that sconce lighting would be placed at the front and rear doors and high hat down lights would be at the front soffit at the garage. Short pole lights would be placed at the front walkway and motion detector flood lights.
4. The Board found that the rear of the home would have a large glass frame wall in the living room and off the kitchen would be an atrium.
5. The Board found that a review was needed of a prior Planning Board Decision and its impact on future development in the area.

**Public Comment:**

Christopher Lucas, 85 Rockland Road, raised concerns regarding the size of the proposed house and the circular driveway. He noted that 13 years ago the Town held that the road needed to be paved and widen if further construction took place in the area.

Andy Lustig, 93 Rockland Road, wanted the house set further back from the roadway.

Maureen Pelligrini, 95 & 99 Rockland Road, discussed the condition of the existing landscaping on site and impact to the neighborhood.

The applicant requested a **CONTINUATION**.

**September 9, 2021**

Larry Bucciarelli and Kerri Kralik appeared and testified.

**FINDINGS OF FACT:**

1. The Board found that the Shapiro Subdivision Planning Board Decision and the filed Subdivision Map entitled "Shapiro Subdivision" had no impact on the construction or development of the applicant's property.

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**.

TOWN CLERK'S OFFICE

2021 SEP 23 P 1:58

TOWN OF ORANGETOWN

ACABOR #21-28  
Kralik Plans  
Review of a Site/ Structure Plans  
Approved as Presented

Permit #51594

Town of Orangetown – Architecture and Community Appearance  
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The foregoing resolution was presented and moved by Joseph Milillo and second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2021 SEP 23 P 1: 58  
TOWN CLERK'S OFFICE

ACABOR #21-29  
5 Cent Bottle Return Sign Plan  
Approved as Presented

Permit #51485

Town of Orangetown – Architecture and Community Appearance  
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TO: Joann Lent, Signarama, 27 North Middletown Road,  
Nanuet, New York, 10954  
FROM: Architecture and Community Appearance Board of  
Review

RE: **5 Cent Bottle Return Sign Plan:** The application of Signarama, applicant, for Tri Bee LTD, owner, for Review of a Sign Plan at a site to be known as “**5 Cent Bottle Return 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 Dexter Plaza, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 1./40 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 9, 2021**, at which time the Board made the following determinations:

Joann Lent appeared and testified. The Board received the following items:

A. Sign Plans prepared by Signarama dated May 5, 2021:

- Sheet 1: Sign A- Round Sign 48” & Sign B- Rectangle 24” by 48”
- Sheet 2: Bottom Portion of Existing Pylon Sign – 78” by 24”

B. Material Specification Sheet.

C. A copy of the Building Permit prepared by Rick Oliver Building Inspector, dated May 13, 2021.

**FINDINGS OF FACT:**

1. The Board found that the signs on the façade and the pylon inserts sign would have a main field color of red with white lettering.

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 second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*



**ACABOR #21-30  
Comito-Bight Plans  
Approved as Presented**

**Permit #51067**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Dylen Comito, Comito Homes, 87 6<sup>th</sup> Avenue, Nyack,  
New York 10960**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Comito-Bight Plans:** The application of Comito Homes, LLC, Contract Vendee, for Review of Site/Structure Plans at a site to be known as “Comito-Bight Plans”, located in the Critical Environmental Area, 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 455 South Broadway, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.05, Block 2, Lot 12.2 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 9, 2021**, at which time the Board made the following determinations:

Marc Comito and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated January 29, 2021:**

- A-1: Foundation Plan
- A-2: First & Second Floor Plan
- A-3: Elevations

**B. Plot Plan prepared by Jay Greenwell, PLS, dated January 20, 2021, revised April 27, 2021.**

**C. Landscape Plan prepared by Yost Design, dated February 4, 2021, revised May 3, 2021.**

**D. Computer Generated depiction of proposed house.**

**E. Copies of the following Board Decisions: ZBA #21-72; Street Frontage and 15% Driveway Grade Variances Approved and 280-a Exception Granted, dated July 21, 2021 and PB#21-32, Preliminary Site Plan Approval Subject to Conditions, dated May 26, 2021.**

**F. Material Specification Sheet.**

**FINDINGS OF FACT:**

1. The Board found that the façade would consist of four sides of vinyl siding with decorative stonework. The siding would be charcoal grey color manufactured by Certainteed Mainstreet with Certainteed Shingles, also in charcoal grey, or equal. The roof would be rustic black manufactured by Tamko, or equal. The decorative stonework would be manufactured by Cultured Stone in Country LedgeStone in black, or equal. The garage and front doors would be in black and the trim would be white.

ACABOR #21-30  
Comito-Bight Plans  
Approved as Presented

Permit #51067

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
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2. The Board found that the air conditioning unit would be placed at the rear left side of the house.
3. The Board found that there would be one lantern style light fixture by the front door, other lighting would all be down lite. The lighting would be in accordance with Town of Orangetown Town Code.
4. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
5. 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. 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 Sharon Burke and carried as follows: Christopher Dunnigan, Chairman; absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:59  
TOWN OF ORANGETOWN

ACABOR #21-31  
Rockland Car Care Canopy Plan  
Approved as Presented

Permit #50641

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 9, 2021  
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TO: Karl Bardwell, Chazen Companies, 21 Fox Street,  
Poughkeepsie, New York  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Rockland Car Care Plans:** The application of Rockland Car Care, Inc., owner, for Review of Canopy Plans at a site known as “**Rockland Car Care Canopy 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 552 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 9, 2021**, at which time the Board made the following determinations:

Karl Bardwell appeared and testified. The Board received the following items:

A. Plans prepared by Chazen Engineering, Land Surveying & Landscape Architecture:

- Site Plan dated July 25, 2019
- Survey Map dated August 20, 2020

B. Architectural Plan prepared by M. Gillespie & Associates, dated February 19, 2021

C. Material Specification Sheet and Project Narrative.

D. Copies of the following Board Decisions: ZBA #21-52, Front Yard, Building Height and Signage Size Variances Approved, dated June 23, 2021 and PB #21-03, Final Site Plan Approval Subject to Conditions, dated January 13, 2021.

E. Copy of the Building Permit Referral dated October 8, 2021 prepared by Rick Oliver, Deputy Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant requested approval for the construction of a new 17.5-foot tall canopy above the existing fueling station to improve the customers’ experience, the property’s aesthetics, lighting and security. The colors would be red and white and the materials would be steel for the structure and concrete rebar for the footings. Twelve flush mounted lights would be beneath the canopy.

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:59  
TOWN OF ORANGETOWN

ACABOR #21-31  
Rockland Car Care Canopy Plan  
Approved as Presented

Permit #50641

Town of Orangetown – Architecture and Community Appearance  
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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 Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2021 SEP 23 P 1:59  
TOWN CLERK'S OFFICE

**ACABOR #21-32  
Hawks View – Lot #2  
Approved as Presented  
Critical Environmental Area**

**Permit #51650**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 9, 2021  
Page 1 of 2**

**TO: Sean Keenan, SKM Homes, 24 Water Edge, Congers,  
New York 10926**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Hawks View Lot #2 Plans:** The application of Sean Keenan, applicant, for SMK Home Builders, owner, for Review of Site/Structure Plans at a site to be known as “**Hawks View Lot #2 Plans**”, located in the Critical Environmental Area, 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 1 Tweed 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 22.3 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 9, 2021**, at which time the Board made the following determinations:

Sean Keenan and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated June 23, 2021:**

- A-2: Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated June 17, 2021, last revised July 22, 2021.**

**C. Landscape Plan prepared by Steve Griggs Design, dated July 11, 2021 with photograph sheet of proposed plantings.**

**D. Material Specification Sheet and Project Narrative prepared by Applicant.**

**E. A copy of the Building Permit Referral dated June 24, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**F. Copy of the Final Site Plan Approval Subject to Conditions, Neg. Dec., dated July 28, 2021.**

TOWN OF ORANGETOWN  
2021 SEP 23 P 1:59  
TOWN CLERK'S OFFICE

ACABOR #21-32  
Hawks View – Lot #2  
Approved as Presented  
Critical Environmental Area

Permit #51650

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

1. The Board found that the applicant proposed to construct a new house in the Hawks View Subdivision, lot #2. The house would have four sides of Hardi Plank Board and Batten and clapboard in white coloring, or equal. The roof would be GAF Timberline/ Standing Seem Metal Black, as noted on the submitted plans, or equal. The windows would be black with Azak composite trim, or equal. The stonework would have a natural earth tone stone on the foundation and Chimney, as noted on the submitted plans and the walkways and patio would be bluestone. The gutters and leaders would be black.
2. The Board found that the exterior air conditioning units would be placed on the south side of the house.
3. The Board found that lighting would be placed next to the doorways and at the garage doors and low voltage landscape lighting would be placed on the site. Lighting would be in accordance with Town of Orangetown Town Code.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:59  
TOWN OF ORANGETOWN

**ACABOR #21-33  
SMK Greene Subdivision – Lot #34.1  
Approved with Options**

**Permit #51775**

**Town of Orangetown – Architecture and Community Appearance  
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September 9, 2021  
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**TO: Sean Keenan, SKM Homes, 24 Water Edge, Congers,  
New York 10926**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: SMK Greene Subdivision – Lot #34.1:** The application of Sean Keenan, applicant, for SMK Home Builders, owner, for Review of Site/Structure Plans at a site to be known as “**SMK Greene Subdivision – Lot #34.1 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 Greene Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34.1 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, September 9, 2021**, at which time the Board made the following determinations:

Sean Keenan and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated April 29, 2021:**

- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated June 24, 2021.**

**C. Landscape Plan prepared by Steve Griggs Design, dated August 2, 2021.**

**D. Material Specification Sheet prepared by Applicant.**

**E. A copy of the Building Permit Referral dated July 29, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**F. Copy of the Final Subdivision Plan Approval Subject to Conditions, Neg. Dec., dated July 28, 2021.**

TOWN OF ORANGETOWN  
2021 SEP 23 P 1:59  
TOWN CLERK'S OFFICE

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

1. The Board found that the applicant proposed to construct a new house in the SMK Greene Subdivision – Lot #34.1. The house would have four sides of vinyl siding in a mix of Clapboard and Board and Batten in white, or equal. The roof would be GAF Timberline in and charcoal color, or equal. The windows would be black and railing on the front entry would be Trex, or equal.
2. The Board found that the exterior air conditioning units would be placed near the back of the house.
3. The Board found that lighting would be carriage style and be placed by the doorways. Lighting would be in accordance with Town of Orangetown Town Code.
4. The Board found that the applicant requested an option to place stonework on the foundation and around the front doorway.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 with the following Option:**

1. The applicant has the option to place stonework on the foundation and around the front doorway. If the option is selected, revised plans must be submitted to the Buildings Department.

The foregoing resolution was presented and moved by Sharon Burke and second by Joseph Milillo on and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE  
2021 SEP 23 P 1:59  
TOWN OF ORANGETOWN



**ACABOR #21-34  
SMK Greene Subdivision – Lot #34.2  
Approved with Options**

**Permit #51776**

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**TO: Sean Keenan, SKM Homes, 24 Water Edge, Congers,  
New York 10926**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: SMK Greene Subdivision – Lot #34.2:** The application of Sean Keenan, applicant, for SMK Home Builders, owner, for Review of Site/Structure Plans at a site to be known as “**SMK Greene Subdivision – Lot #34.2 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 35 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34.2 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, September 9, 2021**, at which time the Board made the following determinations:

Sean Keenan and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated April 29, 2021:**

- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated July 14, 2021, revised July 26, 2021.**

**C. Landscape Plan prepared by Steve Griggs Design, dated August 3, 2021.**

**D. Material Specification Sheet prepared by Applicant.**

**E. A copy of the Building Permit Referral dated July 29, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**F. Copy of the Final Subdivision Plan Approval Subject to Conditions, Neg. Dec., dated July 28, 2021.**

TOWN CLERK'S OFFICE

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a new house in the SMK Greene Subdivision – Lot #34.2. The house would have four sides of vinyl siding in a mix of clapboard and Shakes in clay color, or equal. The roof would be GAF Timberline in weather wood, or equal. The windows would be white and the railing on the front entry would be Trex, or equal.
2. The Board found that the exterior air conditioning units would be placed under the fireplace bump out of the house.
3. The Board found that the applicant requested the option to place carriage style lighting by the rear door and garage. Lighting on the front door would be recessed lighting. All lighting would be in accordance to Town Code.
4. The Board found that the applicant requested an option to place stonework on the foundation and around the front doorway.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 with the following Options:**

1. The applicant has the option to place stonework on the foundation and around the front doorway. If the option is selected, revised plans must be submitted to the Buildings Department.
2. The applicant has the option of placing carriage style lighting by the rear door and garage. All lighting would be in accordance to Town Code.

The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie on and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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.

**TOWN OF ORANGETOWN**  
Dated: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



**ACABOR #21-35  
SMK Greene Subdivision – Lot #34.3  
Approved with Options**

**Permit #51773**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Sean Keenan, SKM Homes, 24 Water Edge, Congers,  
New York 10926**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: SMK Greene Subdivision – Lot #34.3:** The application of Sean Keenan, applicant, for SMK Home Builders, owner, for Review of Site/Structure Plans at a site to be known as “**SMK Greene Subdivision – Lot #34.3 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 324 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34.3 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, September 9, 2021**, at which time the Board made the following determinations:

Sean Keenan and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated April 29, 2021:**

- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated July 14, 2021, revised July 26, 2021.**

**C. Landscape Plan prepared by Steve Griggs Design, dated August 2, 2021.**

**D. Material Specification Sheet prepared by Applicant.**

**E. A copy of the Building Permit Referral dated July 29, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**F. Copy of the Final Subdivision Plan Approval Subject to Conditions, Neg. Dec., dated July 28, 2021.**

TOWN CLERK'S OFFICE

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a new house in the SMK Greene Subdivision – Lot #34.3. The house would have four sides of vinyl siding in a mix of clapboard and Shakes in the grey color, or equal. The roof would be GAF Timberline in pewter grey, or equal. The windows would be white and railing on the front entry would be Trex, or equal.
2. The Board found that the exterior air conditioning units would be placed in the rear of the house.
3. The Board found that the applicant requested the option to place carriage style lighting by the garage and back door and recessed lighting by the front door.
4. The Board found that the applicant requested an option to place stonework on the foundation and around the front doorway.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 with the following Options:**

1. The applicant has the option to place stonework on the foundation and around the front doorway. If the option is selected, revised plans must be submitted to the Buildings Department.
2. The applicant has the option of placing carriage style lighting only by the rear door and garage and recessed lighting by the front door. All lighting would be in accordance to Town Code.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Sharon Burke on and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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.

**TOWN OF ORANGETOWN**  
Dated: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*

**ACABOR #21-36  
SMK Greene Subdivision – Lot #34.5  
Approved with Options**

**Permit #51774**

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**TO: Sean Keenan, SKM Homes, 24 Water Edge, Congers,  
New York 10926**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: SMK Greene Subdivision – Lot #34.5:** The application of Sean Keenan, applicant, for SMK Home Builders, owner, for Review of Site/Structure Plans at a site to be known as “**SMK Greene Subdivision – Lot #34.5 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 21 Greene Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34.5 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, September 9, 2021**, at which time the Board made the following determinations:

Sean Keenan and Kier Levesque appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by Kier Levesque, RA, dated April 29, 2021:**

- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: Elevations
- A-5: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated July 14, 2021, revised July 26, 2021.**

**C. Landscape Plan prepared by Steve Griggs Design, dated August 2, 2021.**

**D. Material Specification Sheet prepared by Applicant.**

**E. A copy of the Building Permit Referral dated July 29, 2021 prepared by Rick Oliver, Deputy Building Inspector.**

**F. Copy of the Final Subdivision Plan Approval Subject to Conditions, Neg. Dec., dated July 28, 2021.**

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a new house in the SMK Greene Subdivision – Lot #34.5. The house would have four sides of vinyl siding in a mix of Clapboard and Shakes in the blue/grey color, or equal. The roof would be GAF Timberline in pewter grey, or equal. The windows would be white and railing on the front entry would be Trex, or equal.
2. The Board found that the exterior air conditioning units would be placed by the rear of the house.
3. The Board found that lighting would be carriage style and be placed by all of the doorways. Lighting would be in accordance with Town of Orangetown Town Code.
4. The Board found that the applicant requested an option to place stonework on the foundation and around the front doorway.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 with the following Option:**

1. The applicant has the option place stonework on the foundation and around the front doorway. If the option is selected, revised plans must be submitted to the Buildings Department.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Joseph Milillo on and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

**ACABOR #21-37  
Russell & Ryan Plans  
Approved with Options**

**Permit #51568**

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**TO: Donal Ryan, 48 Maple Lane, Blauvelt, New York 10913**

**FROM: Architecture and Community Appearance Board of Review**

**RE: Russell & Ryan Plans:** The application of Donal Ryan, owner, for Review of Site/Structure Plans at a site to be known as “**Russell & Ryan 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 244 W. Crooked Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lot 16.1 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, September 9, 2021**, at which time the Board made the following determinations:

Donal Ryan appeared and testified. The Board received the following items:

- A. Architectural Plan prepared by Donald Zeller, RA, dated June 4, 2021:**
- A4: Elevations
  - A5: Elevations
  - A7: Plot Plan/ Landscaping Plan
- B. Copy of Miller Subdivision Decision PB#14-49, Final Approval Subject to Conditions, dated February 15, 2015, with a copy of the Filed Subdivision Map.**
- C. Material Specification Sheet and Project Narrative prepared by Applicant.**
- D. A copy of the Building Permit Referral dated June 2, 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 Metropolitan Grey, manufactured by Crane Board, or equal. The roof would be Nantucket (grey/brown shade color) manufactured by GAF Timberline, or equal. The trim would be white and the handrail and front porch would be Trex, or equal.
2. The Board found that white vinyl privacy lattice would be placed under the front porch. The applicant requested the option to place stonework on the front façade and foundation. If the option is selected, revised plans should be provided to the Buildings Department.

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3. The Board found that the site was heavy wooded with existing trees and vegetation.
4. The Board found that the rear elevation at the corner of the house, appeared to be lacking windows. The applicant requested the option to adjust the location of the windows or add additional windows in this area of the house. If the option is selected, revised plans should be provided to the Buildings Department.
5. The Board found that in order to shield the neighboring property from car headlights at the end of the driveway (left lot line), the applicant should create a two-foot earthen berm with 4 to 8 Green Emerald Arborvitaes trees, each would be 4 feet in height and planted on the top of the berm.
6. The Board found that lighting would be 4" LED High Hats in the ceiling of the front porch. Lighting would be in accordance with Town Code.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction
8. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
9. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
10. The Board found that the Buildings Department requested an updated drainage plan to be provided prior to the Building Permit to be issued.
11. The Board found that the colors must be provided on the Architectural Plans upon approval of ACABOR. In addition, once plans are revised, three sets of signed and sealed plans shall be submitted to the ACABOR Office. Two copies would be provided to the Building Inspector for the permit.

The hearing was then opened to the Public.

**Public Comment:**

John Ruocco, 248 Center Street, Pearl River; raised concerns regarding car headlights on the driveway and requested plantings at the end of the driveway. He discussed drainage problems at the site.

Dr. Maureen Ruocco 248 Center Street, Pearl River, noted that there was an existing stone wall between her property and was concerned it would be disturbed. She also requested plantings along the property line to shield the car headlights using the driveway at night. Dr. Ruocco raised concerns regarding safety issues of having a long driveway, noting possible dangers for children playing in the yards.

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Peter Duday, 205 North Lincoln Avenue, Pearl River, wanted to know the square footage of the proposed house.

Valerie Lionette, 240 Center Street, Pearl River, raised concerns regarding the house lights at night and the impact to her property. She requested plantings on the rear property line to shield the lights.

Don Lionette, 240 Center Street, Pearl River, noted that water is pooling on his property since there was new construction on another lot in the neighborhood. He also noted that the proposed driveway would be dangerous and that the driveway comes out at an angle on Crooked Hill Road.

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. The applicant shall have the option of placing stonework on the front façade and foundation. If the option is selected, revised plans shall be provided to the Buildings Department.
2. The elevation at the corner of the house appeared to be lacking windows. The applicant shall have the option to adjust the location of the windows or add additional windows in this area of the house. If the option is selected, revised plans shall be provided to the Buildings Department.
3. In order to shield the neighboring property from car headlights at the end of the driveway (left lot line), the applicant shall create a two-foot earthen berm with 4 to 8 Green Emerald Arborvitae trees, each tree shall be 4 feet in height and planted on the top of the berm.
4. The Buildings Department requested an updated drainage plan to be provided prior to the Building Permit to be issued.
5. The house colors must be provided on the Architectural Plans. Once the plans are revised, three sets of signed and sealed plans shall be submitted to the ACABOR Office.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Shirley Goebel Christie on and carried as follows; Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021**

**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

TOWN CLERK'S OFFICE

2021 SEP 23 P 2:00

TOWN OF ORANGETOWN

ACABOR #21-38  
Hillside Commercial Park Plans  
Amendment to Filed Plans  
Approved as Presented

Permit #51481

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TO: Frank Carruro, Montar Group, 521 Bartram Road, Moorstown,  
New Jersey, 08057  
FROM: Architecture and Community Appearance Board of Review

RE: **Hillside Commercial Park Amendment to Filed Site Plan:** The application of Montar Group, applicant, for TAC Pearl River, owner, for an Amendment to the Filed Site Plan at a site known as “**Hillside Commercial Park Amendment to Filed 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 at 59 & 63 Hillside Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lots 39 & 40, in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 9, 2021**, at which time the Board made the following determinations:

Donald Brenner, Stuart Strow, Rich Banzager and Frank Carruro appeared and testified.

The Board received the following items:

**A.** Amended Final Site Plans prepared by Brooker Engineering, dated April 30, 2021, last revision date of July 6, 2021:

- Drawing T: Title Sheet
- Drawing 1: Layout Plan
- Drawing 2: Grading and Utility Plan (1 of 2)
- Drawing 3: Grading and Utility Plan (2 of 2)
- Drawing 4: Soil Erosion & Sediment Control Plan
- Drawing 5: Landscaping & Lighting Plan

**B.** Architectural Drawings prepared by TAO Architecture + Design, dated July 16, 2021, revised July 21, 2021:

- T001: Cover Sheet
- A100A: Building A (63 Hillside Ave.)-Architectural Site Plan
- A100B: Building B (59 Hillside Ave.)-Architectural Site Plan
- A100A-1: Building A-First Floor Plan-Area 1
- A100A-2: Building A- First Floor Plan-Area 2
- A102A-1: Building A-Second Floor Plan-Area 1
- A102A-2: Building A-Second Floor Plan-Area 2
- A103A-1: Building A-Roof Plan-Area 1
- A103A-2: Building A-Roof Plan-Area 2
- A101B-1: Building B-first Floor Plan-Area 1

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- A101B-2: Building B-first Floor Plan-Area 2
- A102B-1: Building B-Second Floor Plan-Area 1
- A102B-2: Building B-Second Floor Plan-Area 2
- A103B-1: Building B-Roof Plan-Area 1
- A103B-2: Building B-Roof Plan-Area 2
- A201A: Building A-East Elevation
- A202A: Building A-West Elevation
- A203A: Building A-North and South Elevations
- A201B: Building B-East Elevation
- A202B: Building B-West Elevation
- A203B: Building B-North and South Elevations

3. Copy of PB #21-37, Final Site Plan Amendment to the Filed Site Plan Approval Subject to Conditions, Neg. Dec., dated July 14, 2021 and ACABOR #10-39, Approved as subject to Conditions, dated November 4, 2010.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed the construction of two buildings. The façades consist of brick veneer and metal panels, as noted on the submitted plans. The brick would be 511 Onyx Smooth (gray), manufactured by Glen-Gery, or equal. The metal panels would be silver in an embossed texture, manufactured by Kingspan or Metl Span, or equal. The storefront would be clear anodized aluminum in a smooth texture, manufactured by Kawneer, or equal. The cast stone cap would be natural gray in a smooth texture, manufactured by Sun Precast company, or equal. The display doors would be Wasabi Green, manufactured by Janus, or equal. The metal trim would be charcoal gray, manufactured by Muhle Hide, or equal.
2. The Board found that the green display doors and the air conditioning units would face the Route 304 side of the structure, not the residential side of the building. The site would have down lighting to shine away from the residential side 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**.

TOWN CLERK'S OFFICE  
2021 SEP 23 P 2:00  
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ACABOR #21-38  
Hillside Commercial Park Plans  
Amendment to Filed Plans  
Approved with Conditions

Permit #51481

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The foregoing resolution was presented and moved by Joseph Milillo and seconded by Brian Aitcheson and carried as follows:

Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: September 9, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2021 SEP 23 P 2:00  
TOWN CLERK'S OFFICE