

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of February 17, 2022**

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

**MEMBERS ABSENT:** None

**ALSO, PRESENT:** Elizabeth Brancati, Deputy Town Attorney  
and Katlyn Bettmann, Senior Clerk Typist

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.

**Doller Subdivision – Lot #2** **ACABOR #22-08**  
Review of Site/Structure/Landscaping Plans **Approved**  
152 Kings Highway, Orangeburg **as Presented**  
74.16/1/3.2; R-40 zoning district

**Dominican College Athletic Complex Plans** **ACABOR #22-09**  
Review of Site/Landscaping Plans **Approved**  
470 Western Highway, Orangeburg **as Presented**  
74.06/3/1.1 & 1.3; R-40 zoning district

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman  
and seconded by Joseph Milillo 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 8:18 p.m.

**Dated: February 17, 2022**  
Cheryl Coopersmith  
Town of Orangetown



TOWN OF ORANGETOWN  
2022 MAR -2 P 1:13  
TOWN CLERK'S OFFICE

ACABOR #22-08  
Doller Subdivision – Lot #2  
Approved as Presented

Permit #51915

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
February 17, 2022  
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**TO:** Montana Contracting Corp., 173 North Route 9W,  
Congers, New York 10920

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

**RE:** **Doller Subdivision – Lot#2:** The application of Joseph Montana, Montana Contracting Corp., owner, for Review of Structure/Site/Landscaping Plan at a site to be known as “**Doller Subdivision – Lot #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 152 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 3.2 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 17, 2022**, at which time the Board made the following determinations:

Joseph Montana and Brian Quinn appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Barry Teach, RA dated May 17, 2021.
- B. Site Plan prepared by Jay Greenwell, PLS, dated August 2, 2021, last revised August 19, 2021.
- C. Landscape Plan prepared by Pro Cut, undated.
- D. Material Specification Sheet, photographs of the site and Project Narrative prepared by Applicant.
- E. A copy of the Building Permit Referral dated September 9, 2021 prepared by Rick Oliver, Deputy Building Inspector.
- F. Copy PB#21-65, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated December 8, 2021.

TOWN OF ORANGETOWN  
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ACABOR #22-08  
Doller Subdivision – Lot #2  
Approved as Presented

Permit #51915

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 dwelling on a vacate lot. The house would have a Charcoal color roof, the material would be manufactured by GAF Timberline, with vinyl siding of Royal Market Square in Indigo color. The house would also have decorative stonework in Eldorado Stone Andante Field Ledge style, as noted on the submitted plans. The garage doors and front door would be black in color.
2. The Board found that the air conditioning units would be placed on the north side of the site, behind the garage.
3. The Board found the landscaping plan to be acceptable. Trees to be saved shall be protected with snow fencing to the drip line during construction

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 Shirley Goebel Christie 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: February 17, 2022  
Cheryl Coopersmith



TOWN OF ORANGETOWN  
2022 MAR - 2 P 1:13  
TOWN CLERK'S OFFICE

ACABOR #22-09  
Dominican College Athletic Complex Plans  
Approved as Presented

Permit #50426

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
February 17, 2022  
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TO: Matthew Mohlin, H2M , 538 Broadhollow Road, 4<sup>th</sup> Floor,  
Melville, New York 11747  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Dominican College Athletic Complex Plans:** The application of Dominican College, owner for the Review of Site/Landscaping Plans at a site to be known as “**Dominican College Athletic Complex 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 470 Western Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block/3, Lots 1.1 & 1.3; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 17, 2022**, at which time the Board made the following determinations:

Brian Quinn, John Sulinski, Robert Wildermutt and Steve Kuziniskai appeared and testified. The Board received the following items:

- A. Site Plans H2M Engineering, C0.0 through C7-1, dated August 30, 2021, last revision date of January 19, 2022.
- B. Copy of the Building Permit Referral dated August 13, 2020 prepared by Rick Oliver, Deputy Building Inspector
- C. Copy of PB #20-57, Preliminary Site Plan Approval Subject to Conditions, dated November 10, 2021.

**FINDINGS OF FACT:**

1. The Board found that Dominican College is proposing to replace an existing grass athletic field with a new synthetic turf multi-use athletic field and a six-lane track. The project scope also includes the erection of non-elevated angle frame bleachers (270 seats) on a 6” reinforced concrete slab, a new press box, a new modular block wall below bleachers with fencing above, a new scoreboard and sound system (facing down towards the people attending the event), and associated concrete and asphalt walkways. The concrete walkway will be ADA compliant. There is no change in use. The existing parking is adequate and shall remain. No parking area modifications are proposed.

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2. The Board found that the use of the sound system will be for on-field activities, games and special events, which will be limited between 8:00 a.m. to half hour after dusk. However, lack of daylight at certain times of the year will limit the times when games can occur.
3. The Board found that exterior LED light fixtures will be provided on the north and south side of the press box elevations, for a total of two fixtures.
4. The Board found that the site will be graded to balance cut and fill. Areas to be disturbed will be sodded after construction, and the drainage swale will be planted with wetland vegetation. Additional trees will be planted along the west and south side of the site to provide additional screening. The field level would be lower than the original level creating a berm along the west and south sides. Temporary sediment and erosion controls measure will be installed including construction and silt fences, and a construction entrance.
5. The Board found that two through the wall air conditioning units will be placed on the press box.

The hearing was then opened to the Public.

**Public Comment:**

Angela DiVenere, 43 Chestnut Oval, raised concerns regarding lighting and timing of use of the site.

Pat McNamee, 75 Chestnut Oval, noted that she has attended all the Board Meetings, and raised concerns regarding the proposed buffer and sound buffer at the site.

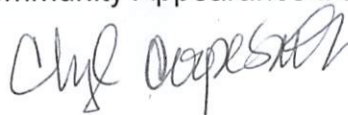
There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman, 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, 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: February 17, 2022  
Cheryl Coopersmith



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