

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 3, 2022**

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

MEMBERS ABSENT: Kenyatta Jones Arietta
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.

656 Oak Tree Road Plans **ACABOR #22-10**
Palisades Historic District **Approved**
Review of Site/Landscaping Plans **as Presented**
656 Oak Tree Road, Palisades
78.17/2/9; R-40 zoning district

Mello Dee Thai Sign Plan **ACABOR #22-11**
Review of Sign Plan **Approved**
80 Route 303, Tappan **as Presented**
77.15/1/23; CS zoning district

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman
and seconded by Shirley Goebel Christie and agreed by all in attendance. The
Decisions on the above hearings, which Decisions are made by the Board before
the conclusion of the meeting, are mailed to the applicant. As there was no
further business before the Board, the meeting was adjourned at
7:43 p.m.

Dated: March 3, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
2022 MAR 17 A 11: 01
TOWN CLERK'S OFFICE

ACABOR #22-10

Permit #BLDR-468-22

656 Oak Tree Road Site and Landscaping Plans

Approved as Presented

Palisades Historic District

Town of Orangetown – Architecture and Community Appearance

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TO: Marc Comito, Comito Homes, 87 Sixth Ave., Nyack New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: **656 Oak Tree Road Plans:** The application of Comito Homes, owner, for Review of Site/Landscaping Plans at a site to be known as “656 Oak Tree Road Plans”, located in the Palisades Historic District, 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 656 Oak Tree Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.17, Block 2, Lot 9 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, March 3, 2022**, at which time the Board made the following determinations:

Jay Greenwell, Marc Comito and George Palladine appeared and testified. The Board received the following items:

- A.** Site Plan prepared by Jay Greenwell, PLS, dated October 7, 2021, last revised January 27, 2022.
- B.** Landscape Plan prepared by Blythe Yost, Landscape Architect, dated January 28, 2022.
- C.** Material Specification Sheet and Project Narrative prepared by Applicant dated February 4, 2022.
- D.** A copy of the Building Permit Referral dated January 11, 2021 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the site is located in the Palisades Historic District. The Town of Orangetown Historic Areas Board will review the house design and ACABOR will review the site and landscaping plans.
2. The Board found that the applicant will plant approximately 90 trees in order to screen the house foundation. The screening on site will include at least 10 Norway Spruce Trees.
3. The Board found that the site was a narrow lot and the applicant has tried to screen the new development as much as possible.

TOWN OF ORANGETOWN
2022 MAR 17 A 11:01
TOWN CLERK'S OFFICE

ACABOR #22-10
656 Oak Tree Road Site and Landscaping Plans
Approved as Presented
Palisades Historic District

Permit #BLDR-468-22

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4. The Board found that the exterior air conditioning unit would be placed on the west elevation, screened with plantings, as noted on the submitted landscape plan.
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.

The hearing was then opened to the Public.

Public Comment:

Greg Kraus, 520 Oak Tree Road, an abutting property owner, wanted to know which trees would be removed and requested the applicant to meet with him. Mr. Kraus was concerned about the location of his property line and how the new development would impact his property.

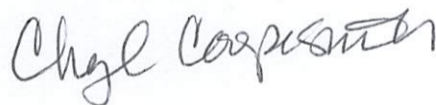
There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Joseph Milillo and second by Deborah Stuhlweissenburg and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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: March 3, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
2022 MAR 17 A 11:01
TOWN CLERK'S OFFICE

ACABOR #22-11
Mello Dee Thai Sign Plan
Approved as Presented

Permit #Sign 495-22

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TO: Foley Sign Shop, 20-H Mountainview Avenue,
Orangeburg, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Mello Dee Thai Sign Plan:** The application of Mello Dee Thai, applicant for Stateline Plaza Inc., owner, for Review of a Sign Plan at a site to be known as “**Mello Dee Thai 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 80 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 3, 2022**, at which time the Board made the following determinations:

Robin Foley appeared and testified. The Board received the following items:

- A. Project Package that included the following item:
- o Plan Prepared by Foley Sign Shop, dated January 30, 2022.
- B. A photograph of the shopping center noting the location of the storefront.
- C. Copy of the Building Permit Referral dated January 21, 2022 prepared by Rick Oliver, Deputy Building Inspector

FINDINGS OF FACT:

1. The Board found that the applicant proposed to resurface an existing light box sign, measuring 24” by 180” , white background with brown/golden lettering and a square of brown/golden background with white lettering, as noted on the submitted plans.
2. The Board found that the structure needed cleaning, and recommended that the tenant clean under the sign and the drip mark runs.

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 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, 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: March 3, 2022
Cheryl Coopersmith

