

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 7, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Shirley Goebel Christie
Kenyatta Jones Arietta
Brian Aitcheson

MEMBERS ABSENT:

Sharon Burke
Joseph Milillo
Deborah Stuhlweissenburg

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Katllyn 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.

New Items:

Capital Management Sign Plan ACABOR #22-12
Review of Sign Plans **Approved as**
167 East Central Avenue, Pearl River **Presented**
68.16/6/36; CS zoning district

Rockland Cemetery Sign Plan ACABOR #22-13
Review of Sign Plan **Approved as**
201 Kings Highway, Sparkill **Presented**
74.12/1/14; R-80 zoning district

Willow Brook Properties Sign Plan ACABOR #22-14
Review of Sign Plans **Approved with**
48 South Main Street, Pearl River **a Condition**
68.20/1/42; CS zoning district

SMK Homes Road Plans ACABOR #22-15
Review of House/Site/
Landscaping Plans **Approved as**
318 Western Highway, Tappan **Presented**
74.18/2/34.4; R-15 zoning district

Lykokas Plans ACABOR #22-16
Review of House/Site/
Landscaping Plans **Approved with**
11 Tweed Boulevard, Upper Grandview **Conditions**
71.09/1/52; R-22 zoning district

Suez New York ACABOR #22-17
Review of Site/Structure Plans **Approved with**
119 Washington Avenue, Tappan **Conditions**
77.06/2/77; R-15 & R-80 zoning district

FOR THE BOARD OF REVIEW
2022 APR 20 P 12:23
TOWN OF ORANGETOWN

April 7, 2022 ACABOR Meeting

A motion was made to adjourn the meeting by Shirley Goebel Christie and seconded by 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 8:30 p.m.

Dated: April 7, 2022
Cheryl Coopersmith

Cheryl Coopersmith

2022 APR 20 10:23
TOWN OF SHERBORN
TOWN OF SHERBORN

Town of Orangetown – Architecture and Community Appearance
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TO: The Sign Works, 150 Clear Brook Road, Elmsford, New York 10522
FROM: Architecture and Community Appearance Board of Review

RE: **Capital Management Sign Plan:** The application of The Sign Works, applicant for 167 East Central Avenue, LLC, owner, for Review of a Sign Plan at a site to be known as “**Capital Management 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 167 Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 36; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2022**, at which time the Board made the following determinations:

Dominic Talli appeared and testified. The Board received the following items:

- A. Project Package that included the following item:
 - o Location Plan prepared by Jay Greenwell, PLS, dated September 9, 2009, last revised November 19, 2009.
 - o Sign Plan prepared by The Sign Works, dated May 25, 2021, last revised August 26, 2021.
- B. Material Specification sheet.
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated October 15, 2021.

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to replace an existing monument sign with a new monument sign. The main field is white with Blue and Grey lettering, as noted on the submitted plan. The sign will consist of two sign panels, one measure 28” by 86” and the second measuring 10” by 86”, on two posts.

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 Kenyatta Jones Arietta and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent, and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith

Cheryl Coopersmith

APR 7 2022
TOWN OF ORANGETOWN
CLERK

ACABOR #22-13
Rockland Cemetery Sign Plan
Approved as Presented

Permit #Sign-668-22

Town of Orangetown – Architecture and Community Appearance
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TO: Ron Troiano, 20-H Mountainview Avenue, Orangeburg,
New York 10962
FROM: Architecture and Community Appearance Board of
Review
RE: Rockland Cemetery Sign Plan: The application of
Rockland Cemetery, owner, for Review of a Sign Plan at a site known as
“Rockland Cemetery 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 201 Kings Highway, Sparkill, Town of Orangetown,
Rockland County, New York, and as shown on the Orangetown Tax Map as
Section 74.12, Block 1, Lot 14; R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, April 7, 2022**, at which time
the Board made the following determinations:

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

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated February 23, 2022.
- C. Sign Plan prepared by Foley Sign Shop, dated March 9, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to replace an existing sign by erecting a new sign at the entrance to the site and replace the masonry around the flag pole. The existing landscaping around the sign area will remain as it exists. The sign would be a double-sided carved post and panel sign.
2. The Board found that the sign would measure 48” high by 120” wide by 3” deep. The main field of the sign would be white and have black lettering. The logo would be raised panel with a hand painted trees, and figures. The posts would be black and the sign would be installed on a raised stone base.

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 Christopher Dunnigan, Chairman seconded by Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent, and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith

Cheryl Coopersmith

APR 7 2022
TOWN OF ORANGETOWN

**ACABOR #22-14
Willow Brook Properties Sign Plan
Approved with a Condition**

Permit #Sign-616-22

**Town of Orangetown – Architecture and Community Appearance
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**TO: Ron Troiano, 20-H Mountainview Avenue, Orangeburg,
New York 10962**
**FROM: Architecture and Community Appearance Board of
Review**
RE: Willow Brook Properties Sign Plan: The application of Willow Brook Properties, applicant, for The Ride Holding Company, owner, for Review of a Sign Plan at a site to be known as **“Willow Brook Properties 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 48 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 42; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2022**, at which time the Board made the following determinations:

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

- A. Material Specification Sheet.**
- B. Building Permit Referral prepared by Rick Oliver, dated February 22, 2022.**
- C. Project Package that included the following item:**
 - o Location Plan and project narrative.
 - o Sign Plan prepared by Foley Sign Shop, dated January 26, 2022.

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to re-face an existing sign cabinet with a new sign. The sign would measure 60” by 60”. The background would be white and the lettering, logo would be grey pantone 416 C, or equal.**
- 2. The Board found that the sign box needed to be painted**

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 a Condition:**

2022 APR 20 P 10:23
TOWN OF ORANGETOWN

**ACABOR #22-14
Willow Brook Properties Sign Plan
Approved with a Condition**

Permit #Sign-616-22

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1. The sign box will be painted and maintained.

The foregoing resolution was presented and moved by Shirley Goebel Christie seconded by Kenyatta Jones Arietta and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent, and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith**



2022 APR 20 PM 04
TOWN OF ORANGE COUNTY

**ACABOR #22-15
SMK Greene Subdivision – Lot #34.4
Approved as Presented**

Permit #BLDR-567-22

**Town of Orangetown – Architecture and Community Appearance
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TO: Sean Keenan, 24 Water Edge, Congers, NY 10920

FROM: Architecture and Community Appearance Board of Review

RE: SMK Greene Subdivision – Lot #34.4: The application of SMK Homes, owner, for Review of Site/Landscaping Plans at a site to be known as **“SMK Greene Subdivision – Lot #34.4 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 318 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 34.4 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, April 7, 2022**, at which time the Board made the following determinations:

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

- A.** Site Plan prepared by Jay Greenwell, PLS, dated June 24, 2021.
- B.** Landscape Plan prepared by Steve Griggs Design, Landscape Architect, dated February 5, 2022.
- C.** Material Specification Sheet and Project Narrative prepared by Applicant.
- D.** Architectural plan prepared by Kier Levesque, RA, dated February 2, 2022:
 - A-2: First Floor Plan
 - A-3: Second Floor Plan
 - A-4 and A-5: Elevations
- E.** A copy of the Building Permit Referral dated February 4, 2022 prepared by Rick Oliver, Deputy Building Inspector.

TOWN OF ORANGETOWN
2022 APR 29 PM 03:24
TOWN OF ORANGETOWN

ACABOR #22-15
SMK Greene Subdivision – Lot #34.4
Approved as Presented

Permit #BLDR-567-22

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FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have four sides of vinyl siding in Dark Grey, manufactured by Cedar Knolls Collection. Cedar shakes in matching grey will be placed on the front façade as noted on the submitted plans. The roof would be Pewter Grey color, manufactured by Timberline. The trim, front porch rail and rear deck would match the siding color.
2. The Board found that an exterior air conditioning unit would be placed behind the garage. Also, there will be recessed lights on the porch and coach lights by the slider door and flood light over the garage.
3. The Board found the landscape plan to be acceptable.
4. The Board found that 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.
6. The Board found that 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 Kenyatta Jones Arietta and second by Christopher Dunnigan, Chairman and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith



TOWN CLERK
2022 APR 20 12:24
TOWN OF ORANGETOWN

**ACABOR #22-16
Lykokas Plans
Approved with Conditions**

Permit #50417

**Town of Orangetown – Architecture and Community Appearance
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Page 1 of 2**

**TO: Nikos Lykokas, 342 Riverdale Drive, Fort Lee, NJ07024
FROM: Architecture and Community Appearance Board of
Review**

RE: Lykokas Plans: The application of Nikos Lykokas, owner, for Review of Site/Landscaping/ Structure Plan at a site to be known as “Lykokas 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 11 Tweed Boulevard, Upper Grandview, in the Critical Environmental Area, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 52 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, April 7, 2022**, at which time the Board made the following determinations:

Vasskios Cocors appeared and testified. The Board received the following items:

- A.** Architectural plan and Site Plan prepared by V.C.A. Group, dated February 17, 2020, last revised November 2, 2021.
- B.** Landscape and Lighting Plan prepared by Krypton Engineering, dated May 24, 2021.
- C.** Copy of the Building Permit Referral dated August 11, 2020 prepared by Rick Oliver, Deputy Building Inspector
- D.** Copies of the following Board Decisions: PB and ZBA #21-91, Variances Approved, dated January 19, 2022 and Planning Board #16-11, Preliminary Approval Subject to Conditions, dated July 28, 2021.
- E.** Material Specification Sheet.
- F.** Submitted at the meeting by the applicant, color rendering of the proposed house.

FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have four sides of Stucco in a tan/white color with a flat roof. The windows would be clad windows, the trim would be metal and glass railings and the house would have synthetic wood accents, as noted on the submitted architectural plans. The decorative stone would be placed on all four sides along the house foundation. The stone on the house must be consistent with the proposed retaining walls.

APPROVED AND FORWARDED:
2022 APR 20 12:10 PM
TOWN OF ORANGETOWN

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2. The Board found that exterior air conditioning unit would be placed on the roof and two at grade in the rear left side of the site.
3. The Board found that the pool would be placed on the roof. The plan notes the lighting to be on stanchions, however the Board requested that the lighting be place on the bulk head at approximately waist high. The plan shall be revised to reflect the request of the Board.
4. The Board found that the driveway is shown as Pavers on the submitted plan, however the Board gave the applicant the option of an asphalt driveway. If the option is selected, revised plans must be provided to the Building Inspector.
5. The Board found the landscape plan to be acceptable.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction
7. 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 with the following Conditions:**

1. The retaining walls and decorative stone on the house must be consistent.
2. The pool would be placed on the roof. The plan notes the lighting to be on stanchions, however the Board requested that the lighting be place on the bulk head at approximately waist high. **The plan shall be revised to reflect the request of the Board**
3. The driveway is shown as Pavers on the submitted plan, however the Board gave the applicant the option of an asphalt driveway. **If the option is selected, revised plans must be provided to the Building Inspector.**

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent, and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith

Cheryl Coopersmith

2022 APR 07 PM 03:00

2022 APR 07 PM 03:00

2022 APR 07 PM 03:00

**ACABOR #22-17
Suez New York Plans
Approved with a Condition**

Permit #51726

**Town of Orangetown – Architecture and Community Appearance
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**TO: Gary Stuart, PE, CDM Smith, 11 British American Blvd.,
Suite 200, Latham, New York 12110**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Suez New York Plan: The application of Steven Garabed, Suez New York, owner, for Review of a Site/Structure Plan at a site known as “**Suez New York 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 119 Washington Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 77; R-15/ R-80 zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 7, 2022**, at which time the Board made the following determinations:

Gary Stuart and Steve Garabed appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Building Permit Referral prepared by Rick Oliver, dated July 16, 2021.**
- C. Copy of Planning Board Decision #21-57, Preliminary Site Plan Approval Subject to Conditions, dated November 10, 2021.**

Drawings prepared by CD Smith, dated March, 2022:

- C-100: Civil General Notes
- C-201: Civil Existing Conditions
- C-202: Civil site Clearing, Demo and Staging
- C-203: Civil Sedimentation and Erosion Control Plan
- C-204: Civil Grading and Drainage Plan
- C-205: Civil Site Improvement Plan
- C-206: Civil Yard Piping Plan
- C-401: Civil Miscellaneous Details 1
- C-402: Civil Miscellaneous Details 11
- C-403: Civil Miscellaneous Details III
- C-404: Civil Sedimentation and Erosion Details

2022 APR 29 PM 2:44
TOWN OF ORANGETOWN
CLERK OF BOARD OF REVIEW

**Town of Orangetown – Architecture and Community Appearance
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- A-001: Architectural Notes
- A-202: Yard and Roof Level Plan
- A-204: Architectural Building Elevations
- A-205: Architectural Building Sections
- A-401: Details
- A-402: Details
- A-403: Roof and Wall Detail
- A-404: Window Detail
- A-405: Window Detail
- A-406: Schedule and Signage plan

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a structure for the Tappan Wells No. 16 and 20, required by NYS Department of Health. The structure would have a standing seam metal roof, manufactured by Varco Pruden in the color Cool Zinc Grey. The siding would be metal panels, manufactured by Metl-span in the color Bermuda Green, with a base of brown/gray color. The Board requested that the eave and soffit under the eave match the green color of the siding. LED fixtures would be located over each door of the new building, activated by a motion sensor. The Board found that a light may be needed over the service door that is switched on/off, not a motion light. In addition, the garage would be a manual door.

The hearing was then opened to the Public.

Public Comments:

James Garby, a Tappan Resident, raised concerns regarding the lighting on the site.

Pat Donohue, Liberty Road, Tappan, requested information regarding the proposed size of the structure.

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

APPROVED: _____
DATE: 03/07/2022
BY: P. J. J. J.

ACABOR #22-17
Suez New York Plans
Approved with a Condition

Permit #51726

Town of Orangetown – Architecture and Community Appearance
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with a Condition:**

1. The base of structure shall be brown/gray color. The Board requested that the eve and soffit under the eve match the green color of the siding. The Board recommended that a light may be needed over the service door that is switched on/off, not a motion light. In addition, the garage would be a manual door

The foregoing resolution was presented and moved by Brian seconded by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, absent.

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: April 7, 2022
Cheryl Coopersmith



APR 07 2022
TOWN OF ORANGETOWN
CLERK OF BOARD OF REVIEW