

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 19, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman

Brian Aitcheson

Joseph Milillo

Deborah Stuhlweissenburg

Shirley Goebel Christie

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.

New Items:

Pfizer Sign Plans

Review of Sign Plan

Approved as Presented

401 N. Middletown Road, Pearl River

68.08/1/1; LI zoning district

ACABOR #22-27

Mazadore Kebab Sign Plans

Review of Sign Plans

Approved as Presented

Tappan Plaza, Route 303, Tappan

77.15/1/34; LI/LO zoning districts

ACABOR #22-28

Castro Plans

Review of Site/Structure Plans

Approved as Presented

854 Bradley Parkway, Blauvelt

65.19/1/36.2; R-40 zoning district

ACABOR#22-29

144 East Central Avenue Window Plans

Review of Window Plans

Approved as Presented

144 East Central Avenue, Pearl River

68.20/2/8; CS zoning district

ACABOR #22-30

Coutreras Plans

Review of Site/Structure Plans

Approved with a Condition

12 Queens Court, Orangeburg

74.16/1/21; R-15 zoning district

ACABOR #22-31

Griff Construction Plans - Lot #4

Review of Site/Structure Plans

Approved as Presented

Sansone Subdivision

Haring Avenue, Sparkill

74.20/3/5.4; R-22 zoning district

ACABOR #22-32

A motion was made to adjourn the meeting by Brian Aitcheson
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
8:45 p.m.

Dated: May 19, 2022
Cheryl Coopersmith



ACABOR #22-27
Pfizer Sign Plan
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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TO: John Parente, PO Box 1822, South Hackensack, New
Jersey 07606
FROM: Architecture and Community Appearance Board of
Review

RE: **Pfizer Sign Plan:** The application of John Parente, CLN
Signs and Awnings, applicant for Pfizer, owner for Review of a Sign Plan at a
site to be known as “Pfizer 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 400 North Middletown Road, Pearl River
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 68.08, Block 1, Lot 1 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, May 19, 2022**, at which time
the Board made the following determinations:

John Parente and Nicole Vogel appeared and testified. The Board received the
following items:

- A. Project Package that included the following item:
- o A letter dated March 7, 2022 from CLN Design; Location Plan and
sign plans.
- B. Material Specification sheet.
- C. Submitted at the meeting, Visibility Chart.
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated
September 27, 2021.

FINDINGS OF FACT:

1. The Board found that found that the applicant proposed to place a new
sign of Blue channel lettering, face lit and flush mounted to the structure.
The sign would measure 4' 11" in height and 12'12" long. The applicant
presented a drawing noting the placement of the sign on the building.
2. The Board found that the logo colors would be shown on the submitted
plans in daytime, however at night the sign would be white in color.
3. The Board found that the sign would be placed on a timer, 5:00 p.m. to
2:00 a.m.

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.

Permit #51973

ACABOR #22-27
Pfizer Sign Plan
Approved as Presented

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

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Joe 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: May 19, 2022
Cheryl Coopersmith



ACABOR #22-28
Mazadore Kebab Sign Plan
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
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TO: Ahmad Noor, 29 Route 303, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: **Mazadore Kebab Sign Plan:** The application of Ahmad Noor, applicant for Benbrook Tappan, Owner, for Review of a Sign Plan at a site to be known as “**Mazadore Kebab 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 Tappan Plaza, 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 34; LI/LO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 19, 2022**, at which time the Board made the following determinations:

Ahmad Noor appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated March 15, 2022.
- C. Sign Plans prepared by All Type Signs, dated February 24, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to a light box sign with a black return with white channel lettering. The sign would have a black background with white lettering and a red, white and black logo. The sign would measure 22 inches high and 144 inches long.

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 Joe Milillo and seconded 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: May 19, 2022
Cheryl Coopersmith



**ACABOR #22-29
Castro Plans
Approved as Presented**

Permit #51688

**Town of Orangetown – Architecture and Community Appearance
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TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Castro Plans: The application of Junior Castro, owner, for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**Castro 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 854 Bradley Parkway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.19, Block 1, Lot 36.2 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, May 19, 2022**, at which time the Board made the following determinations:

Donald Brenner and Junior Castro appeared and testified. The Board received the following items:

- A. Civil Site Plan prepared by Paul Gdanski, PE, May 24, 2021.**
- B. Architectural Plans prepared by Barry Terach, R.A., last revision dated November 12, 2021.**
- C Material Specification sheet.**
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated July 1, 2021.**

FINDINGS OF FACT:

- 1. The Board found that the proposed dwelling would have off white Stucco and Ceppo di Gre stone on the façade. The roof would be Sika Sarnafil in reflective grey, with stainless steel standing seam metal roof. Decorative stonework would be placed as noted on the submitted plans. Ceppo di gre at the pool house addition and pergola piers and Madras gray pavers and coping. Glen-gery glass bricks would be used at the pool house addition with a Stucco at the retaining walls.**

**ACABOR #22-29
Castro Plans
Approved as Presented**

Permit #51688

**Town of Orangetown – Architecture and Community Appearance
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2. The Board found that an exterior air conditioning unit would be placed behind a shrub hedge next to the house near the driveway.
3. The Board reviewed and found the lighting package acceptable.
4. The Board found the landscape plan to be acceptable.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Shirley Goebel Christie and second by Deborah Stulweissenburg 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: May 19, 2022
Cheryl Coopersmith**



**ACABOR #22-30
144 East Central Ave. Window Plan
Approved as Presented**

Permit #47972

**Town of Orangetown – Architecture and Community Appearance
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TO: Kristin Canty, 144 East Central Ave., Pearl River, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: 144 East Central Avenue Window Plan: The application of Kristin Canty, applicant for 14 East Central Avenue, LLC, owner, for Review of Window Plans at a site to be known as “**144 East Central Avenue Window 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 144 East Central Ave., Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 8; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 19, 2022**, at which time the Board made the following determinations:

Kristen Canty appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Building Permit Referral prepared by Rick Oliver, dated August 9, 2018.
- C.** Project Package that included the following item:
 - o Photographs of the building.
 - o Location plan.

FINDINGS OF FACT:

- 1.** The Board found that the project includes replacement of all windows in the structure.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Shirley Goebel Christie 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: May 19, 2022
Cheryl Coopersmith**



**ACABOR #22-31
Cotreras Plans
Approved with Conditions**

Permit #Bldg-793-22

**Town of Orangetown – Architecture and Community Appearance
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**TO: Patrick Hatcher, 642 International Blvd., Rock Tavern,
New York**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Cotreras Plans: The application of Westchester Modular Homes, applicant for Jose Cotrears, owner, for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**Cotreras 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 12 Queens Court, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 21 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, May 19, 2022**, at which time the Board made the following determinations:

Uzziah Cooper, Jose Contreras, Dean McNerney and Patrick Hatcher appeared and testified. The Board received the following items:

- A.** Site Plan prepared by Anthony Celentano, PE, dated of December 15, 2021.
- B.** Architectural Plans prepared by Westchester Modular Homes, dated February 17, 2022
- C.** Material Specification sheet.
- D.** Building Permit Referral from Rick Oliver, Building Inspector, dated March 18, 2022.

FINDINGS OF FACT:

- 1.** The Board found that the proposed dwelling would have shakes in Buckskin color, manufactured by Certainteed. The Roof shingles would be Estate Grey, manufactured by Owens Corning. The original house was damaged in a fire, this is a new house.
- 2.** The Board found that an exterior air conditioning unit would be on the left side of the house.
- 3.** The Board found that the applicant requested a change to the plans; a brick chimney would be removed and a gas fireplace would be constructed. The plans shall be revised to note the removal of the chimney.
- 4.** The Board found that garage doors would be carriage style with glass inserts.

**ACABOR #22-31
Coutreras Plans
Approved with Conditions**

Permit #Bldg-793-22

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5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 with a condition:**

1. Submit revised plans noting the removal of the exterior chimney.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Joe 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: May 19, 2022
Cheryl Coopersmith**



**ACABOR #22-32
Griff Construction – Sansone Subd. Lot #4
Approved as Presented**

Permit #BLDR-1061-22

**Town of Orangetown – Architecture and Community Appearance
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May 19, 2022
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**TO: Steven Griffin, 1 Roundhouse Road, Piermont, New York
FROM: Architecture and Community Appearance Board of
Review**

RE: Griff Construction – Lot#4: The application of Griff Construction, owner for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**Griff Construction – Lot #4**”, 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 Haring Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.20, Block 3, Lot 4 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, May 19, 2022**, at which time the Board made the following determinations:

Steven Griffin and Luke Petrocelli appeared and testified. The Board received the following items:

- A.** Civil Site Plan prepared by Paul Gdanski, PE, last dated March 15, 2022.
- B.** Architectural Plans prepared by Luke Petrocelli, last dated October 8, 2021.
- C.** Material Specification sheet.
- D.** Building Permit Referral from Rick Oliver, Building Inspector, dated April 27, 2022.

FINDINGS OF FACT:

- 1.** The Board found that the proposed dwelling would have White Hardi Lap, manufactured by Hardi Board, with GAF manufactured shingles in Oyster Grey. The air conditioning units would be placed on the north side of the house, behind the bushes.
- 2.** The Board found that the railing would be white with black banisters. The garage door would be white with black hardware.
- 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.

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ACABOR #22-32
Griff Construction – Sansone Subd. Lot #4
Approved as Presented

Permit #BLDR-1061-22

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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.

James Saughter, area resident, raised concerns regarding the color and size of the house, noting it would be out of style to the neighborhood. Also, he raised concerns regarding the scale of the drawings.

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 Deborah Stulweissburg and second by Joe 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: May 19, 2022
Cheryl Coopersmith



TOWN CLERK'S OFFICE
MAY 25 12:58
TOWN OF ORANGETOWN