

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of September 1, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Shirley Goebel Christie Joseph Milillo
Deborah Stuhlweissenburg Kenyatta Jones Arietta

MEMBERS ABSENT: Sharon Burke and Brian Aitcheson

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Katlyn Bettmann, Clerk Typist, Administrative Aide

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.

Continued Item:

Dunkin Donuts Plans **ACABOR #22-37**
Review of a Site/Structure Plans **Approved as Presented**
1-45 Orangeburg Shopping Center, Orangeburg
Section 74.10, Block 1, Lot 67; CS zoning

New Items:

The Reserve at Pearl River Plans **ACABOR #22-49**
Review of a Site/Structure/Landscaping Plans
Blue Hill Plaza, Pearl River **Approved as Presented**
Section 73.10, Block 1, Lot 6; OP-PAC zoning

Dalton Residence Plans **ACABOR #22-50**
Review of a Site/Structure/Landscaping Plans
117 Prospect Place, Pearl River **Approved as Presented**
Section 68.20, Block 2, Lot 37; RG zoning

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
8:25 p.m.

Dated: September 1, 2022
Cheryl Coopersmith
Town of Orangetown

Cheryl Coopersmith

**ACABOR #22-37
Dunkin Donuts Plans
Approved as Presented**

Permit #50736

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**TO: Cynthia Falls, gk&a Architecture, 36 Ames Avenue,
Rutherford, New Jersey 07070**
**FROM: Architecture and Community Appearance Board of
Review**

**RE: ACABOR #22-37: Dunkin Donuts Plans, a continued
item:** The application of Andrew Albrecht, UB Orangeburg, owner, for Review of
a Site/Structure Plans at a site known to be known as “**Dunkin Donuts 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 1-45
Orangeburg Shopping Center, Orangeburg, Town of Orangetown, Rockland
County, New York, and as shown on the Orangetown Tax Map as Section 74.10,
Block 1, Lot 67 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at meetings held **Thursday, July 21 & September 1,
2022**, at which time the Board made the following determinations:

July 21, 2022

Mike McAleer, Walter Bucdek, Olga Young and Gabriela DeAlmeidra appeared
and testified. The Board received the following items:

**A. Site Plans prepared by JMC dated August 30, 2021, last revision date of May
20, 2022:**

SP-1: Title Sheet

SP-2: Overall Existing Conditions Map

SP-3: Existing Conditions Map

SP-4: Demolition Plan

SP-5: Overall Layout Plan

SP-6: Layout Plan

SP-9: Grading Plan

SP-10: Utilities Plan

SP-13: Landscaping Plan

SP-14: Lighting Plan

B. Architectural Plans prepared by gk&a Architects, dated May 18, 2022:

A1.0: Proposed Floor Plan

A2.0: Proposed Exterior Elevations

A3.0: Proposed Exterior Elevations

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A4.0: Typical Drive-Thru Elements

A5.0: Existing Photos

A6.0: Sign Detail and Lighting Specifications

A7.0: Lighting Specifications

R1.0: Rendered Elevations

B. Project Narrative and Material Specification Sheet.

C. Building Permit Referral from Rick Oliver, Building Inspector, dated October 26, 2020.

D. Copies of the following Board Decisions: PB# 22-21, dated April 27, 2022, Final Site Plan Approval Subject to Conditions.

FINDINGS OF FACT:

1. The Board found that the site is located in the Orangetown Shopping Center on a Pad along Orangeburg Road. The building would have a Drive Thru Window.
2. The Board found that the building equipment would be located on the roof, with a parapet wall to hide the equipment. The building siding would be Fiber Cement, the color scheme would be grey, white with orange, pink and white accent bands.
3. The Board found that the canopies on the building would be fiber cement in wood look panel. The lighting on site would all be LED; shielding parking lot lights, Strip lights at the Orange band, and down lit lights under the canopy.
4. The Board found that the signs would be reviewed as a separate Building Permit Referral. The current review is only for the building and site improvements. A separate Building Permit Referral is required to review the signage.

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

The applicant requested a Continuation

September 1, 2022

Gabriela DeAlmeida and Rob Aiello appeared and testified. The Board received the following items:

A. Site Plans prepared by JMC, dated May 20, 2022, with revisions dated July 27, 2022 on the following sheets:

SP-6: Layout Plan,

SP-13: Landscaping Plan

SP-20: Construction Details

R-1.0: Rendered Elevations, last revised July 19, 2022

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B. Architectural Plans prepared by gk&a Architects, dated May 18, 2022, last revised July 19, 2022:

- A1.0: Proposed Floor Plan
- A2.0: Proposed Exterior Elevations
- A3.0: Proposed Exterior Elevations
- A4.0: Typical Drive-Thru Elements
- A5.0: Existing Photos
- A6.0: Sign Detail and Lighting Specifications
- A7.0: Lighting Specifications
- R1.0: Rendered Elevations

Finding of Facts:

1. The Board found that the revised plans were acceptable. The Board noted that the Building Permit Referral was only for the building and site improvements. A separate Building Permit Referral is required to review the signage. The applicant held that the request for a pylon sign was withdrawn.

The hearing was then opened to the Public. 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 seconded by Kenyatta Jones Arietta and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Arietta, aye; Sharon Burke, absent, 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 1, 2022
Cheryl Coopersmith

Cheryl Coopersmith

ACABOR #22-49

The Reserve at Pearl River Plans

Permit #BLDC-90-2021

Review of a Site/Structure/Landscaping Plans

Approved as Presented

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: The Reserve at Pearl River Plans: The application of Reserve at Pearl River, LLC, applicant for Hunter Douglas, Inc., owner, for Review of a Site and Landscaping Plans at a site known as “**The Reserve at Pearl River 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 Blue Hill Plaza, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP-PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 1, 2022**, at which time the Board made the following determinations:

Donald Brenner, Diego Villareale, Jack Raker and Seth Cohen appeared and testified. The Board received the following items:

A. Material Specification Sheet and Project Narrative.

B. Building Permit Referral to the Planning Board dated November 2, 2021, 2021 signed by Rick Oliver, Building Inspector.

C. Board Decisions: ZBA #22-23, Approved, dated May 18, 2022 and Preliminary Planning Board Approval Subject to Conditions, PB#22-06, dated February 23, 2022.

D. Civil Plans prepared by JMC Consulting, dated October 29, 2021, last revised March 7, 2022;

- C-000: Cover Sheet
- C-101: Existing Conditions
- C-100: Overall Layout Plan
- C-110: Layout Plan
- C-200: Grading Plan
- C-210: Road Profiles
- C-300: Utility Plan
- C-400: Erosion and Sediment Control Plan
- C-500: Landscape Plan
- C-600: Lighting Plan
- C-700: Basin Blowup, Profile and Cross Sections
- C-900: Construction Details

**ACABOR #22-49: The Reserve at Pearl River Plans
Review of a Site/Structure/Landscaping Plans
Approved as Presented**

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- C-901: Construction Details
- C-902: Construction Details
- C-903: Construction Details
- C-904: Construction Details
- C-905: Suez Specification Details
- FA-1: Firetruck Access Plan

E. Architectural Plans prepared by Mino & Wasco Architects and Planners, dated November 22, 2021:

- C-01: Cover Sheet
- A-01: Architectural Site Plan
- A-02: Basement Floor Plan Type A
- A-03: Ground Floor Plan Type A
- A-04: Second floor Plan Type A
- A-05: Building Elevations Type A
- A-06: Basement Floor Plan Type B
- A-07: Ground Floor Plan Type B
- A-08: Second floor Plan Type B
- A-09: Building Elevations Type B
- A-10: Typical Unit Plans
- A-11 Clubhouse Floor Plan
- A-12 Clubhouse Floor Elevations

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a senior development consisting of 110 units of residential town houses. The façade materials would be Certaineed Wolverine Encore Vinyl siding in Sterling Gray Clapboard, or equal. The windows would be Silver Line single hung white vinyl, or equal. There would be decorative stonework placed as noted on the submitted plans. The stonework would be manufactured by Stone Craft in Fieldstone style (grey tone), in the Pennsylvania color, or equal. The roof would be GAF Timberline HD Lifetime Architectural Shingle, in Weathered Wood color, or equal. All lighting would be LED fixtures. Pole mounted street lighting would be placed around the roads on the property and bollard style light fixtures around the sidewalks that are not adjacent to any roads, and as noted on the submitted plans.
2. The Board found that the project name was misspelled on all of the Architectural Sheets. The correct spelling is "Pearl", not "Pearle". The shall be corrected.

**ACABOR #22-49: The Reserve at Pearl River Plans
Review of a Site/Structure/Landscaping Plans
Approved as Presented**

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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 Deborah Stuhlweissenburg and seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Arietta, aye; Sharon Burke, absent, 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 1, 2022
Cheryl Coopersmith



ACABOR #22-50

Permit #BLDR-657-22

Dalton Plans

Site/Structure Plans

Approved as Presented

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**TO: Karl Ackermann, 159 East Central Avenue, Pearl River,
New York 10965**

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

RE: Dalton Residence Plan: The application of Christopher Dalton, owner, for Review of a Site/Structure/Landscaping Plans Site and Landscaping Plans at a site known as **"Dalton Residence 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 117 Prospect Place, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 37; RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 1, 2022**, at which time the Board made the following determinations:

Karl Ackermann 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. Survey Plan prepared by Anthony Celentano, PE., dated May 16, 2022.**
- D. Architectural Plans prepared by Karl Ackermann, RA, dated February 15, 2022, last revised July 20, 2022.**
- E. Planting Plan prepared by Blythe Yost, Landscape Architect, dated April 22, 2022.**
- F. Letter from Karl Ackermann, AIA, dated July 20, 2022.**
- G. Copy of ZBA #22-27, Variances Granted, dated April 20, 2022.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed the replacement of a dilapidated abandoned residence to construct a new residence with an attached garage. The proposed project blends with the surrounding neighborhood. The proposed house is on a corner lot and the applicant obtained a ZBA variance on April 20, 2022, ZBA#22-27; granting Floor Area Ratio, Front Yard, Side Yard and Building Height Variance, also the undersized lot was acknowledged.**

ACABOR #22-50

Permit #BLDR-657-22

Dalton Plans

Site/Structure Plans

Approved as Presented

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2. The Board found that the façade of the new house would be Hardi Panel Vertical Siding – Board and Batten, smooth in a white finish and trim, or equal. The roof would be GAF HDZ Architectural shingles, in Weather Wood, or equal. The terrace, front porch and walkway would be a natural bluestone flamed finish or alternate of unlilock for the terrace and walk in Bristol Valley, or equal.

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 seconded by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Kenyatta Jones Arietta, aye; Sharon Burke, absent, 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 1, 2022
Cheryl Coopersmith

