

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 21, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Brian Aitcheson Joseph Milillo
Deborah Stuhlweissenburg Kenyatta Jones Arietta

MEMBERS ABSENT: Sharon Burke and Shirley Goebel Christie

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Debbie Arbolino, 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.

New Items:

Tappan Fire District Plans **ACABOR #22-43**
Review of a Site/Landscaping Plans **Approved as**
Tappan Historic District **Presented**
135 Washington Street, Tappan
Section 77.11, Block 3, Lot 4; CS zoning

Stop & Shop Electric Vehicle Station Plan **ACABOR #22-44**
Review of a Site/Charging Station Plans **CONTINUED:**
1 Stevens Way, Orangeburg **REVISE PLANS**
Section 74.15, Block 1, Lot 21.1; LI zoning

Brosna Plans **ACABOR #22-45**
Review of a Site/Addition Plans **Approved**
624 Route 303, Blauvelt **as Presented**
Section 65.14, Block 1, Lot 7; LIO zoning

Asahi Plans **ACABOR #22-46**
Review of a Site/Addition Plans **Approved**
875 Western Highway, Blauvelt **as Presented**
Section 65.13, Block 1, Lot 2; LO zoning

Hauser Plans **ACABOR #22-47**
Review of a Site/Landscaping Plans **Approved**
200 Kings Highway, Tappan **with Conditions**
Section 77.07, Block 1, Lot 35; R-15 zoning

Preppy Pet Dog Run Plan **ACABOR #22-48**
Review of Dog Run Plan **Approved**
17 Greenbush Road, Orangeburg **as Presented**
74.11/2/27; LI zoning

A motion was made to adjourn the meeting by Brian Aitchison
and seconded by Deborah Stuhlweissenburg 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
9:45 p.m.

Dated: July 21, 2022
Cheryl Coopersmith



TOWN CLERK'S OFFICE
AUG 10 A 9:19
TOWN OF ORANGETOWN

**ACABOR #22-43
Tappan Fire District Plans
Site/Landscaping Plans
Tappan Historic District**

Permit # BLDC-604-22

**Approved as Presented
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 1 of 2**

**TO: Tappan Fire District, PO Box 525, Tappan, New York
FROM: Architecture and Community Appearance Board of Review**

RE: Tappan Fire District Plans: The application of Thomas Quinn, Tappan Fire District, applicant for the Volunteer Fire Association of Tappan, owner, for Review of Site/Landscaping Plans at a site known as “**Tappan Fire District 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 in the Tappan Historic District and at 135 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 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, July 21, 2022**, at which time the Board made the following determinations:

Robert Ortman, Ryan Naser and Jeffrey Sendelski appeared and testified. The Board received the following items:

- A.** Site Plan prepared by Atzl, Naser & Zigler, last revision date of July 13, 2022.
- B.** Project Narrative and Material Specification Sheet.
- C.** Building Permit Referral from Rick Oliver, Building Inspector, dated February 14, 2022.
- D.** Copies of the following Board Decisions: PB# 22-22, dated May 11, 2022 and ZBA# 22-14, Variances Approved, dated July 12, 2022.

FINDINGS OF FACT:

1. The Board found that the site is located in the Tappan Historic District and that the Town of Orangetown Historic Areas Board of Review approved the structure plans. ACABOR reviewed only the site and landscaping plans.
2. The Board found the landscaping plan to be acceptable. The applicant presented a color rendering of the lighting plan. The vinyl fence along the east property line will be rustic grey in color.

The hearing was then opened to the Public.

Public Comment:

Joseph Hauser, 3 Hauser Terrace, Tappan, noted his support for the project.

TOWN CLERK'S OFFICE
2022 AUG 10 A 9:19
TOWN OF ORANGETOWN

ACABOR #22-43
Tappan Fire District Plans
Site/Landscaping Plans
Tappan Historic District

Permit # BLDC-604-22

Approved as Presented
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 2 of 2

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 Brian Aitcheson and seconded by Debbie Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: July 21, 2022
Cheryl Coopersmith

TOWN OF ORANGETOWN
2022 AUG 10 A 9:19
TOWN CLERK'S OFFICE

ACABOR #22-45: Brosna Plans
Approved as Presented

Permit #51365

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 1 of 1

TO: James Kirby, 624 Route 303, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: Brosna Plan: The application of James Kirby, applicant for 624 Route 303 Realty, owner for Review of a Site/Structure Plans at a site to be known as “**Brosna 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 624 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 7; LIO zoning district.

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

Patrick Benn 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 April 16, 2022.
- C.** Board Decisions: ZBA #22-23, Approved, dated April 6, 2022 and Preliminary Planning Board Decisions, PB#21-59, November 10, 2021.
- D.** Plans prepared by Atzl, Nasher & Zigler, last revision date of May 24 2022. 18, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed an addition to an existing structure. The material and colors will match the existing structure. The siding would be stucco in sandy beige, the roof would be timberline shingles in brown and the garage door was moved to the side of the structure.

2. The Board found that there was no change to the landscaping on the site.

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 and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: July 21, 2022
Cheryl Coopersmith



2022 AUG 10 A 9 19
TOWN OF ORANGETOWN

ACABOR #22-46

Permit #BLDG-849-22

Asahi Plans

Approved as Presented

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

July 21, 2022

Page 1 of 1

TO: DCAK-MSA Arch. And Eng., 53 Hudson Ave, Nyack, NY
FROM: Architecture and Community Appearance Board of Review

RE: **Asahi Plans:** The application of DCAK-MSA, applicant, for Asahi Depository, owner, for Review of a Site/Structure plan at a site to be known as “**Asahi 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 875 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.13, Block 1, Lot 2; LO zoning district.

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

Roshni Ann Chenyan and Julia Komut appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated March 8, 2022.
- C. Site Plan and Architectural Plans prepared by DCAK-MSA, last dated June 13, 2022.
- D. Planning Board Decision PB#22-26, Preliminary Site Plan Approval Subject to Conditions dated June 22, 2022.

FINDINGS OF FACT:

1. The Board found that the existing concrete structure is from the 1970's. The applicant proposes to modify the structure by adding insulated metal panels to the main entrance to the structure. The windows and doors would be white with gold added to the windows, colors to match the existing colors.
2. The Board found that a chain link fence would be placed around the site for security reasons. The existing asphalt driveway and concrete walkways would be removed and replaced with grass and additional trees would be added to the site.
3. The Board found that no new lighting would be added.

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 Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: July 21, 2022
Cheryl Cooperson



TOWN CLERK'S OFFICE
JUL 21 2022
TOWN OF ORANGETOWN

ACABOR #22-47
Hauser Plans
Site/Landscaping Plans
Approved with Conditions

permit #51836

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 1 of 2

TO: Joseph Hauser, 3 Hauser Terrace, Tappan, NY 10983
FROM: Architecture and Community Appearance Board of Review

RE: **Hauser Plans:** The application of Joseph Hauser, owner for review of Site and Landscaping Plans, at a site located in the Tappan Historic Area, and to be known as “**Hauser 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 200 Kings Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 1, Lot 35; R-15 zoning district.

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

Joseph Hauser and Angela Loffa appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated August 16, 2021.
- C. Site and Landscaping Plans prepared by Sparaco & Youngblood, last dated March 14, 2022.

FINDINGS OF FACT:

1. The Board found that the site is located in the Tappan Historic District and the proposed house had been reviewed and approved by the Town of Orangetown Historic Areas Board of Review (HABR). ACABOR reviewed only the site and landscaping plans. The Board noted that the plans presented to the HABR did not include the pool or cabana. Given the presentation of different plans to ACABOR, the applicant must reappear at HABR and present the pool and cabana for review and approval.
2. The Board found that the existing trees in the front will remain, the existing driveway will have additional evergreen screening and that vegetative screening will be added up front. The applicant also added, for the privacy of the neighbors, some evergreen Arborvitae screening, as noted on the submitted plans.
3. The Board found that the applicant needed to add plantings to the Landscape plan. The applicant shall plant three (3) American Holly, staggered 6-foot on center, minimum height of 8' and seven (7) Prague Viburnum, each 5' to 6' in height, along the wetland line proceeding northwest to screen the property owned by Bertha Braunfeld, as noted on the Landscaping plan, revised at the July 21, 2022 ACABOR Meeting.

TOWN CLERK'S OFFICE

2022 AUG 10 A 9:19

TOWN OF ORANGETOWN

ACABOR #22-47
Hauser Plans
Site/Landscaping Plans
Approved with Conditions

permit #51836

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 2 of 2

The hearing was then opened to the Public.

Public Comments:

Bertha Braufeld, 24 Old Mill Lane, Tappan; held that in 2021, the applicant cut trees down making it that she could see Kings Highway from her property. She submitted photographs of the site from her backyard.

Dean Yamaski, Old Mill Lane, expressed concerns that the house was too large for the site. The proposed house will change the temperament of the street.

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 with Conditions:**

1. The applicant must reappear at HABR and present the pool and cabana for review and approval.
2. The Landscape plan shall be revised accordingly; plant three (3) American Holly, staggered 6-foot on center, minimum height of 8' and seven (7) Prague Viburnum, each 5' to 6' in height, along the wetland line proceeding northwest to screen the property owned by Bertha Braunfeld, as noted on the Landscaping plan, revised at the July 21, 2022 ACABOR Meeting.

The foregoing resolution was presented and moved by Sharon Burke and seconded by Christopher Dunnigan, Chairman and carried as follows:
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: July 21, 2022
Cheryl Coopersmith

TOWN CLERK'S OFFICE
2022 AUG 10 A 9:19
TOWN OF ORANGETOWN

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
July 21, 2022
Page 1 of 2

TO: Preppy Pet, Jeff Oblas, 17 S. Greenbush Road,
Orangeburg, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Preppy Pet Dog Run Plan:** The application of Jeffrey Oblas, applicant, for 17 Greenbush Road, LLC, for Review of a Site Plan for a Dog Run at a site to be known as “**Preppy Pet Dog Run 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 17 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 27 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, July 21, 2022**, at which time the Board made the following determinations:

Jeffrey Oblas appeared and testified. The Board received the following items:

- A. Site Plan prepared by applicant, noting location of proposed fence in dog run.
- B. Material Specification sheet.
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated March 8, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to create a dog run consisting of 550 square feet, and place a 6-foot high pressure treated wood fence around the dog run space.
2. The Board found that the dogs would use the fenced in area 3 to 4 dogs at a time.

The hearing was then opened to the Public.

Colleen Dahlen, 19 Greenbush Road, Orangeburg, noted that she was not opposed to the fence, however the noise of the dogs is an issue.

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 Brian Aitcheson and second by Christopher Dunnigan, Chairman, and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; 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: July 21, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
JUL 21 2022