

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of June 16, 2022**

MEMBERS PRESENT:

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

MEMBERS ABSENT: Kenyatta Jones Arietta

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Jane Slavin, RA, Director, Office of Building, Zoning, Planning Administration
and Enforcement

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:

**Church of St. Aedan Sign Plan
Review of Sign Plan**
23 Reld Drive, Pearl River
69.09/4/7; R-15 zoning district

**Approved
as Presented**

ACABOR #22-35

**ESM Builders Plans
Review of Site/Structure Plans**
191 North Lincoln Street, Pearl River
68.15/3/6; R-15 zoning district

**Approved
Subject to Conditions**

ACABOR #22-36

A motion was made to adjourn the meeting by Shirley Goebel Christie
and seconded by Christopher Dunnigan, Chairman
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 7:50 p.m.

Dated: June 16, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
2022 JUL 20 A 10:06
TOWN CLERK'S OFFICE

ACABOR #22-35: Church of St. Aedan Sign Plan Permit #Sign-1120-22
Approved as Presented

Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
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TO: Robin Foley, Foley Sign Shop, 10H Mountainview
Avenue, Orangeburg, New York
FROM: Architecture and Community Appearance Board of
Review

RE: **Church of St. Aedan's Sign Plans** The application of St. Aedan's Church, applicant, for Archdiocese of New York, owner, for Review of a Sign Plan at a site known as "**Church of St. Aedan's 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 23 Reld Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 4, Lot 7 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, June 16, 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:
- Sign Plan prepared by Foley Sign Shop, dated May 24, 2022.
- B.** Material Specification sheet.
- C.** Building Permit Referral from Rick Oliver, Building Inspector, dated May 4, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a double sided carved HDU post and panel sign, the size and products used are coordinated with other signage at this location. The main field would be Morning Sun, the lettering and border would be Burgundy. There will be a cut-out area to hold a stained-glass panel. The sign would measure 60" by 48" by 2".

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.

TOWN CLERK'S OFFICE

2022 JUL 20 A 10:07

TOWN OF ORANGETOWN

ACABOR #22-35: Church of St. Aedan Sign Plan Permit #Sign-1122-22
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 Shirley Goebel Christie, and 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: June 16, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
2022 JUL 20 A 10:07
TOWN CLERK'S OFFICE

ACABOR #22-36
ESM Builders Plans
Approved with Conditions

Permit #1040-22

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TO: John Perkins, RA, PO Box 271, Tomkins Cove, New York
10986
FROM: Architecture and Community Appearance Board of
Review

RE: **ESM Builders Plans:** The application of ESM Builders, owner, for Review of a Site/Structure Plans at a site to be known as “**ESM Builders 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 191 North Lincoln Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.15, Block 3, Lot 6 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, June 16, 2022**, at which time the Board made the following determinations:

John Perkins appeared and testified. The Board received the following items:

- A. Survey of Property prepared by Jay Greenwell, PLS, dated June 2, 2020.
- B. Architectural Plans prepared by John Perkins, R.A., last revision date of April 1, 2022.
- C. Landscape Plan prepared by John Perkins, R.A., last revision date of April 1, 2022.
- D. Material Specification sheet and Project Narrative prepared by John Perkins, RA.
- E. Building Permit Referral from Rick Oliver, Building Inspector, dated April 25, 2022.

FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have vinyl siding, manufactured by Gentek in Dove Gray color, with a grey roof, manufactured by IKO. The trim and railing would be white vinyl, the fascia would be white aluminum and the house would have vinyl shakes on the gables, as noted on the plan. The front sidewalk would be concrete.
2. The Board found that the applicant may demolish the existing garage, however if it is kept, the garage will match the house finishes.
3. The Board found that an exterior air conditioning unit would be placed behind a shrub hedge next to the house near the driveway. The Board requested that Boxwood plants be planted to screen the air conditioning unit.

TOWN CLERK'S OFFICE
2022 JUL 20 A 10:07
TOWN OF ORANGETOWN

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4. The Board reviewed and found the lighting package acceptable.
5. The Board found the landscape plan to be acceptable. The rear patio was proposed as Liberty Emerson, West Mountain pavers in gray/beige color.
6. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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.

Public Comment:

Peter Duda, 205 North Lincoln Street, Pearl River, raised concerns regarding an easement on the 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 Subject to the following Conditions:**

1. If the shed remains on the site, it will match the finishes of the house.
2. The railings on the house will be white, not brown.
3. The air conditioning unit will be screened with Boxwood plants.
4. The proposed rear patio would be Liberty Emerson West Mountain pavers in gray/beige color.

The foregoing resolution was presented and moved by Joseph Milillo and second by Sharon Burke 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: June 16, 2022
Cheryl Coopersmith



TOWN OF ORANGETOWN
JUL 20 10:07
TOWN CLERK'S OFFICE