

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of November 17, 2022**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Shirley Goebel Christie Joseph Milillo
Sharon Burke Brian Aitcheson

MEMBERS ABSENT: Kenyatta Jones Arietta and Deborah Stuhlweissenburg

ALSO, PRESENT: Elizabeth Brancati, Deputy Town Attorney and
Katlyn Bettmann, 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.

Comito-Mansfield Plans
Review of Site/Structure/Landscaping Plan
8 Mansfield Avenue, South Nyack
Section 66.70, Block 1, Lot 8.2; RG-6 zoning

ACABOR #22-63
**Approved as
Presented**

400 Corporate Drive Enclosure Plan
Review of Entrance Enclosure Plan
400 Corporate Drive, Blauvelt
Section 65.18, Block 1, Lot 27;
LI and Route 303 Overlay Zoning

ACABOR #22-64
**Continued
to December 1st
Meeting**

A motion was made to adjourn the meeting by Joseph Milillo
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 7:50 p.m.

Dated: November 17, 2022
Cheryl Coopersmith

Cheryl Coopersmith

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**ACABOR #22-63
Comito-Mansfield Plans
Approved as Presented**

Permit #BLDG-2147-22

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**TO: Marc Comito, 87 Sixth Avenue, Nyack, New York
FROM: Architecture and Community Appearance Board of Review**

RE: ACABOR #22-63: Comito-Mansfield Plans: The application of Comito Homes, owner, for Review of Site/Structure/Landscape Plans at a site to be known as "Comito-Mansfield 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 8 Mansfield Avenue, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.70, Block 1, Lot 8.2 in the RG-6 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 17, 2022**, at which time the Board made the following determinations:

Marc Comito, Jay Greenwell and Kier Levesque appeared and testified. The Board received the following items:

A. Architectural Plans prepared by Kier Levesque, RA, dated September 21, 2022:

- A-1: Foundation Plan
- A-2: Floor Plans
- A-3: Elevations

B. Landscape Plan prepared by Blythe Yost, RA, dated October 21, 2022.

C. Site Plan prepared by Jay Greenwell, PLS, dated July 27, 2022, last revised September 20, 2022.

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- D. Material Specification Sheet, and Project Narrative prepared by Applicant.**
- E. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to construct a house on an existing vacant lot. The proposed house would be a two-story colonial style house with a front covered porch. The exterior façade would consist of a Rustic Black roof, manufactured by Tamko, or equal, and the siding would be Certainteed Mainstreet horizontal vinyl siding in Sterling Gray and Sterling Gray shakes, both manufactured by Certainteed, or equal. The columns would have stonework, in County LedgeStone style in the color Echo Ridge, manufactured by Cultured Stone, or equal, as noted on the submitted plans. Lighting consists one Lantern style light fixtures at each exterior door.**
- 2. The Board found that the applicant changed the manufacture of the windows to Anderson, or equal.**
- 3. The Board found that the landscaping plan was acceptable.**
- 4. The Board found that the exterior air condition unit would be located on the rear left side of the house.**
- 5. The Board found that the 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.**
- 7. The Board found that if applicable, 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.

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Public Comment:

Alexander Chisizk, 61 Washington Avenue, requested information regarding the time of day in which construction will occur. He also requested information regarding the size of house, how long construction will take and estimated beginning time of construction.

Jennifer Attebery, 266 Piermont Avenue, wanted to know if the proposed house is 2 or 3 stories.

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 Joseph Milillo and second by Sharon Burke and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: November 17, 2022
Cheryl Coopersmith



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