

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 16 2023**

MEMBERS PRESENT:

Christopher Dunnigan, Chairman
Joseph Milillo
Matt Miller
Brian Aitcheson
Sharon Burke

MEMBERS ABSENT: Deborah Stuhlweissenburg and Shirley Goebel Christie

ALSO, PRESENT: Dennis Michaels, 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.

Lupita's Restaurant Sign Plans **ACABOR #23-13**
Review of Sign **Continued to April 6th**
323 Route 303, Orangeburg **Meeting: Revise Sign Design**
Section 74.11, Block 2, Lot 50 zoning district

8-12 South Boulevard Façade **ACABOR #23-14**
Improvement Plans **Approved**
Review of Façade Improvement Plans **as Modified**
8-12 South Boulevard, South Nyack
Section 65.60, Block 1, Lot 5; SN-RG-8H/R-12H zoning district

205 Townline Road Plans **ACABOR #23-15**
Review of Site/ Structure Plans **Approved**
205 Townline Road, Pearl River **as Modified**
Section 64.17, Block 1, Lot 57
R-15 zoning district

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman
and seconded by Brian Aitcheson 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
8:05 p.m.

Dated: March 16, 2023
Cheryl Coopersmith

TOWN CLERK'S OFFICE
2023 MAR 28 P 12:27
TOWN OF ORANGETOWN

**ACABOR #23-14
8-12 South Boulevard Façade
Improvement Plans
Approved as Modified**

Permit #BLDR-1814-22

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**TO: Motty Neiman, POB 445, Monsey, New York 10952
FROM: Architecture and Community Appearance Board of
Review**

RE: 8-12 South Boulevard Façade Improvement Plans: The application of Motty Neiman, applicant for Yeshiva Viznitz Dkhal Torah Chaim, owner, for Review of Façade Improvement Plans at a site known as “**8-12 South Boulevard Façade Improvement 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 8-12 South Boulevard, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.60, Block 1, Lot 50 in the SN-RG-8H/R-12H zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 16, 2023**, at which time the Board made the following determinations:

Joseph Churgin appeared and testified. The Board received the following items:

A. Copy of the Survey plan prepared by LMS Surveying, dated July 2, 2018.

B. Photographs of the existing condition and proposed improvements of the buildings, prepared by GLI Designers. Engineering and Delcho Palechev:

Architectural Plans, dated January 16, 2023

A.0: Cover Sheet

A.1: Photographs of existing and proposed conditions

A.2: Elevations and Materials

C. Project Narrative and Material Specification Sheet.

D. Building Permit Referral from Rick Oliver, Building Inspector, dated

FINDINGS OF FACT:

1. The Board found that the properties consist of three buildings with residential apartment units. The applicant is seeking to modernize the building by adding vinyl siding and window trim with a green and white color scheme to the exterior. No other changes would be made to the building at this time. The Board found that no new landscaping would be added to the site.

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ACABOR #23-14
8-12 South Boulevard Façade
Improvement Plans
Approved as Modified

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2. The Board found that the applicant proposed to improve the façade as follows:
 - a. All windows and doors would be wrapped in Brown aluminum coil, (rather than black, as originally proposed).
 - b. Under the covered entry, 3 spots lights would be added and the old soffit would be replaced with new soffit.
 - c. In the areas where there is one window on the top of the other, the siding will be replaced with green board and batten vertical siding.
 - d. The porch columns and the base will be wrapped in Brown aluminum coil and the railings would be painted Brown, not black as originally proposed.
 - e. There would be new wall mounted LED light fixtures, one at each side of entry door in a silver finish.
 - f. The roof material would be tan/brown color

The hearing was then opened to the Public.

Public Comment:

Janice Remini, area resident, requested information regarding the site.

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 Modified:**

1. All proposed black trim and the roof will be Brown.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Christopher Dunnigan, Chairman, and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller, 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: March 16, 2023
Cheryl Coopersmith

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**ACABOR #23-15
205 Townline Road Plans
Approved as Modified**

Permit #BLDR-565-22

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**TO: Larry Giannetta, ;442 Convent Road, Blauvelt, New York
10913**
**FROM: Architecture and Community Appearance Board of
Review**

RE: 205 Townline Road Plans: The application of Larry Gianetta, owner, for Review of Site/ Structure Plans at a site known as “205 Townline Road 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 205 Townline Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 57 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, March 16, 2023**, at which time the Board made the following determinations:

Larry Giannetta and Chris Rooney appeared and testified. The Board received the following items:

A. Plans prepared by Jenny R. Zuniga-Casal, RA, dated October 10, 2022, unless noted:

- A.1: Existing & New Building Areas Plan
- A.2: Floor Plans- Proposed Addition Foundation Plan
- A.3: Floor Plans
- A.4: Elevations
- A-5: Details
- A-6: Cross Sections

B. Project Narrative and Material Specification Sheet.

C. Building Permit Referral from Rick Oliver, Building Inspector, dated February 2, 2022.

D. An Email from William Lukang, dated March 13, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant is seeking approval to construct a new two-story single-family house over an existing foundation.

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2. The Board found that the applicant proposed roof shingles, manufactured by Timberline, or equal in Biscayne Blue. The Board recommended Black roof shingles for the house.
3. The Board found that the house would have four sides of vinyl siding manufactured by Georgia Pacific, or equal, in Bayou color. The house would have white Facia.
4. The Board found that the existing landscaping on the site to be acceptable.

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 Modified:**

1. The color of the roof shingles will be Black, rather than the proposed blue.

The foregoing resolution was presented and moved by and seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Matt Miller, 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: March 16, 2023
Cheryl Coopersmith

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