

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 2, 2023**

MEMBERS PRESENT:

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

MEMBERS ABSENT: None

ALSO, PRESENT: Britney Cordero, 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.

New Items:

Ferrante Pool Plan **ACABOR #23-07**
Review of As Built Plan of Pool **Approved as**
1031 Route 9W, Upper Grandview **Presented**
71.09/1/17; R-22 zoning district

Saint Thomas Aquinas College Classroom Plans **ACABOR #23-08**
Review of Site/Structure Plans **Approved as**
125 Route 340, Sparkill **Presented**
74.16/1/1; R-40 zoning district

Cortwood Village Plans **ACABOR #23-09**
Review of Site/Structure Plans **Approved**
34 Cortwood Village Road, Orangeburg **as Presented**
74.10/1/35; RG zoning district

One Ramland Road Plans – RDC-4 **ACABOR #23-10**
Roof Top Mechanical Equipment **Approved**
1 Ramland Road, Orangeburg **as Presented**
73.20/1/24; LIO zoning district

One Ramland Road Plans – RDC-5 **ACABOR #23-11**
Roof Top Mechanical Equipment **Continued to**
1 Ramland Road, Orangeburg **April 6, 2023**
73.20/1/24; LIO zoning district **Meeting**

Café Ride Café Sign Plan **ACABOR #23-12**
Review of Sign Plan **Approved**
282 South Broadway, South Nyack **as Presented**
66.70/1/21; SN-RGLSO zoning district

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman
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
8:30 p.m.

Dated: March 2, 2023
Cheryl Coopersmith

Cheryl Coopersmith
TOWN OF ORANGETOWN
MARCH 2 2023
TOWN CLERK'S OFFICE

ACABOR #23-07: Ferrante Pool Plan **Permit # 33475**
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: **Ferrante Pool Plan:** The application of Lisa Ferrante, owner, for Review of an existing Pool Plan at a site known as “**Ferrante Pool 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 1031 Route 9W, Upper Grandview, in the Critical Environmental Area, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 17 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 2, 2023**, at which time the Board made the following determinations:

Jay Greenwell and Donald Brenner appeared and testified. The Board received the following items:

- A.** Building Permit Referral prepared by Rick Oliver.
- B.** Board Decisions: ZBA#23-05, Approved, dated January 18, 2023, Planning Board #22-10, Preliminary Site Plan Approval, dated February 23, 2022.
- C.** Photographs of the project site.
- D.** Plans prepared by Jay Greenwell, PLS, last revision date of January 23, 2023:
 - Sheet 1 of 2: As Built Pool Site Plan, dated August 27, 2022.
 - Sheet 2 of 2: Drainage Plan, dated May 13, 2022

FINDING OF FACTS:

1. The Board found that the applicant constructed the pool and is coming before the Board for approval. Photographs of the existing pool were presented to the Board.

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 Joe Milillo and seconded by Deborah Stuhlweissenburg and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Sharon Burke, aye, Joseph Milillo, aye and Matt Miller, 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 2, 2023
Cheryl Coopersmith, Town of Orangetown

Cheryl Coopersmith

FILED
MAR 2 2023
TOWN OF ORANGETOWN

**ACABOR #23-08
Saint Thomas Aquinas Plans
Approved as Presented**

Permit #BLDG-1955-22

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**TO: Arcari & Lovino Architects, 1 Katherine Street, Little
Ferry, New Jersey 07643**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Saint Thomas Aquinas College Classroom Plans: The application of Arcari & Lovino Architects, applicant, for Saint Thomas Aquinas College, owner, for Review of Site/ Structure Plans at a site known as “**Saint Thomas Aquinas College Classroom 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 2, 2023**, at which time the Board made the following determinations:

Edward Arcari and Joseph Donni appeared and testified. The Board received the following items:

A. Plans prepared by Arcari & Lovino, Collazuol 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

Civil Plans, dated July 26, 2022, last revised January 16, 2023

S.1: Grading & Utilities Plan

S.2: Landscape & Lighting Plan.

S.3: Soil Erosion and Sediment Control Plan

S.4: Details

B. Project Narrative and Material Specification Sheet.

C. Building Permit Referral from Rick Oliver, Building Inspector, dated September 1, 2022.

D. Copies of the following Board Decisions: PB# 22-64, Preliminary Site Plan Subject to Conditions, dated December 14, 2022 and ZBA# 23-10, dated February 15, 2023.

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FINDINGS OF FACT:

1. The Board found that the siding would be Stothern CI EIFs, Fine Texture, in a white color, or equal. The roof shingles would be EPDM Roof membrane, or equal. The walkway would be brick pavers at the entry to match the existing pavers on campus.
2. The Board found the landscaping acceptable, however the boxwood plantings appear to be small.
3. The Board found that there would be new wall mounted Led light fixtures, one at each side of entry door in a silver finish.

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 Shirley Goebel Christie and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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 2, 2023
Cheryl Coopersmith
Town of Orangetown



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TOWN CLERK'S OFFICE

ACABOR #23-09
Cortwood Village Plans
Approved as Presented

Permit #BLDR-2536-22

Town of Orangetown – Architecture and Community Appearance
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TO: Arcari & Lovino Architects, 1 Katherine Street, Little Ferry, New Jersey 07643
FROM: Architecture and Community Appearance Board of Review

RE: **Cortwood Village Plans:** The application of Arcari & Lovino Architects, applicant, for Orangetown Housing Authority, owner, for Review of Site/ Structure Plans at a site known as “**Cortwood Village 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 34 Cortwood Village Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 35 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 2, 2023**, at which time the Board made the following determinations:

Edward Arcari appeared and testified. The Board received the following items:

- A. Plans prepared by arcari & lovino, dated January 16, 2023:
- A.0: Cover Sheet
 - A.1: Floor Plans
 - A.2: Elevations
 - A.3: Material Sheet
- B. Project Narrative and Material Specification Sheet.
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated December 12, 2022.

FINDINGS OF FACT:

1. The Board found that the applicant is seeking approval to re-construct a portion of a two-story residential building destroyed by fire. The proposed structure would contain a maintenance shop, with storage and garage on the first floor, and a residence for the property manager on the second floor.
2. The Board found that the shape, scale and materials of the new construction will match those of the existing surrounding construction. The siding would be vinyl lap siding to match the existing siding, the roof shingles would be asphalt shingles to match existing roof materials. The façade color scheme would be light brown shingles, tan siding, white trim, all to match the existing buildings.

The hearing was then opened to the Public.

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**ACABOR #23-09
Cortwood Village Plans
Approved as Presented**

Permit #BLDR-2536-22

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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 Christopher Dunnigan, Chairman and seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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 2, 2023
Cheryl Coopersmith
Town of Orangetown**



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**TO: Patrick Hynes, 96 Freneau Avenue, Matawan, New Jersey
07747**
FROM: Architecture and Community Appearance Board of Review

RE: One Ramland Road Plans – RDC-4: The application of Fifteenfortyseven Critical Systems Realty, owner, for Review of Rooftop Mechanical Equipment Plan at a site known as “**One Ramland Road Plans – RDC-4**”, 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 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 24 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 2, 2023** at which time the Board made the following determinations:

Donald Brenner, Patrick Hynes and Michelle Drollette appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Mechanical Roof Plan-RDC-4**, prepared by MD Architects and Architectural drawings prepared by BALA dated November 12, 2021, last revised July 27, 2022.
- C. Building Permit Referral** dated December 3, 2022 prepared by Rick Oliver, Deputy Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant requested to install 5 roof top CRAC units and 3 roof top condensing units. The roof top AC Equipment would be installed on steel dunnage and miniature roof antennas.
2. The Board found that the view of the site from Blaisdell Road is important due to the residential area. The Board and applicant discussed the Site Line from Blaisdell Road.

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 second by Joseph Milillo and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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 2, 2023, Cheryl Coopersmith, Town of Orangetown

Cheryl Coopersmith

**ACABOR #23-12
Café Ride Sign Plan
Approved as Presented**

Permit #Sign-2688-23

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**TO: Michelle Pemberthy, 30 Riverside Avenue, Riverside, CT
06878**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Coffee Ride Café Sign Plans: The application of Michelle Pemberthy, applicant, for Rick Deman, owner, for Review of two Sign Plans at a site to be known as “**Coffee Ride Café Sign 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 282 South Broadway, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.70, Block 1, Lot 21 in the SN-RGLSO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 2, 2023**, at which time the Board made the following determinations:

Michelle Pemberthy and Mario Pemberthy appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Building Permit Referral prepared by Rick Oliver, dated September 1, 2022.**
- C. Sign Plans for a window decal and a sign protruding from the storefront.**
- D. A letter from Bonnie Christian, Catherine McCue and Michael Hogan, dated February 27, 2023.**

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place one window decal in white, measuring 2.5 by 2.5 feet. It would be placed on the first-floor window.

2. The Board found that the proposed second sign would be a round light box, with double sided circular illuminated panels. The color would be metal in dark brown (fixture and circular framing of light box), light box (round section inside) is white, logo (place in the middle of light box) is dark brown. The sign would measure 23.6” by 23.6”

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.

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ACABOR #23-12
Café Ride Sign Plan
Approved as Presented

Permit #2688-23.

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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 Brian Aitcheson and seconded by Joe Milillo and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; 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 2, 2023
Cheryl Coopersmith
Town of Orangetown



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