

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 6, 2023**

MEMBERS PRESENT:

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

MEMBERS ABSENT: Deborah Stuhlweissenburg

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.

Continued Item from March 2, 2023 Meeting:

One Ramland Road Plans – RDC-5 **ACABOR #23-11**
Roof Top Mechanical Equipment **Approved with**
1 Ramland Road, Orangeburg **Modification**
Section 73.20, Block 1, Lot 24
LIO zoning district

Continued Item from March 16, 2023 Meeting:

Lupita's Restaurant Sign Plans **ACABOR #23-13**
Review of Sign Plan **Postponed by**
323 Route 303, Orangeburg **Applicant**
Section 74.11, Block 2, Lot 50
CC zoning district

New Items:

Pearl River Car Wash Plans **ACABOR #23-16**
Review of Vacuum Stations **Approved as**
and Fence Plan **Presented**
558 North Middletown Road, Pearl River
Section 64.17, Block 1, Lot 77
CO zoning district

Bill Kolb Subaru Façade Improvement Plan **ACABOR #23-17**
Review of Façade Improvement Plan **Approved as**
252 Route 303, Orangeburg **Presented**
Section 74.11, Block 1, Lots 21 & 22
LI zoning district

Subaru Service Facility Sign Plans **ACABOR #23-18**
Review of Sign Plan **Approved with**
582 Route 303, Blauvelt **Modification**
Section 70.14, Block 4, Lot 12;
CC zoning district

Zapata Plans **ACABOR #23-19**
Review of Site/ Structure Plans **Approved with**
17 Andre Hill, Tappan **Modifications**
Section 77.10, Block 3, Lot 76.1
R-15 zoning district

TOWN OF ORANGETOWN
2023 MAY - 3 A 11:41
TOWN CLERK'S OFFICE

April 6, 2023 ACABOR Meeting

A motion was made to adjourn the meeting by Christopher Dunnigan, Chairman and seconded by Joseph Milillo 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 8:40 p.m.

Dated: April 6, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 MAY - 3 A 11:41
TOWN CLERK'S OFFICE

**ACABOR #23-11
One Ramland Road Plans – RDC-5
Approved with Modification**

Permit #2516-22

**Town of Orangetown
Architecture and Community Appearance Board of Review Decision
April 6, 2023
Page 1 of 2**

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

RE: ACABOR #23-010: One Ramland Road Plans – RDC-5: 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-5**”, 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 meetings held **Thursday, March 2 and April 6, 2023** at which time the Board made the following determinations:

March 2, 2023

Patrick Hynes, Michelle Drollette and Donald Brenner and 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 applicant would submit a rendering of the project, and the applicant requested a continuation of the item to the April 6, 2023 meeting.**

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.

The applicant requested a **CONTINUATION** to the April 6, 2023 ACABOR Meeting.

TOWN OF ORANGETOWN
2023 MAR - 3 A 11:41
TOWN CLERK'S OFFICE

**ACABOR #23-11
One Ramland Road Plans – RDC-5
Approved with Modification**

Permit #2516-22

**Town of Orangetown
Architecture and Community Appearance Board of Review Decision
April 6, 2023
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April 6, 2023

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

A. Rendering of building, prepared by Bala Engineers, dated March 2023.

FINDINGS OF FACT:

1. The Board found that building elevation is beige/ cream and that the roof top units and condensing units should match the building elevation.

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 with a Modification:**

1. The building elevation is beige/ cream and the roof top units and condensing units shall match the building elevation.

The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Matt Miller, aye; 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: April 6, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 MAY - 3 A 11:41
TOWN CLERK'S OFFICE

ACABOR #23-16: Pearl River Car Wash Plans Permit # 2654-23
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

April 6, 2023
Page 1 of 1

TO: Bart Rodi, PE, 234 South Grant Avenue, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review
RE: **Pearl River Car Wash Plans:** The application of Timothy Weigel, owner, for Review of Vacuum Stations and Fence Plan at a site known as “**Pearl River Car Wash 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 558 North Middletown 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 77, CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 6, 2023**, at which time the Board made the following determinations:

Bart Rodi and Tim Weigel appeared and testified. The Board received the following items:

- A. Building Permit Referral prepared by Rick Oliver, dated January 13, 2023.
- B. Photographs of the project site.
- D. Plans prepared by Bart Rodi, PE, dated January 2, 2023:
 - SP-1: Site Plan: Existing Conditions
 - SP-2: Site Plan: Demolition
 - SP-3: Site Plan: Proposed

FINDING OF FACTS:

1. The Board found that the applicant proposed to replace the existing car vacuums with new vacuums and relocate the vending machines.
2. The Board found that the applicant needed a variance from the Town of Orangetown Zoning Board of Appeals, reviewed by the ZBA at the April 4, 2023 meeting. The applicant also needed to submit information to the Town of Orangetown Industrial Use Committee for review.
3. The Board found that the garbage container on site will remain the color grey.

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 Sharon Burke and seconded by Christopher Dunnigan, Chairman and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; 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: April 6, 2023, Cheryl Coopersmith, Town of Orangetown

Cheryl Coopersmith

APR 06 2023
TOWN OF ORANGETOWN

ACABOR #23-17

Permit #BLDG-2475-22

**Bill Kolb Subaru Façade Improvement Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 6, 2023
Page 1 of 2**

**TO: Independence Engineering, 102 Farnsworth Avenue,
Suite 310, Bordentown, New Jersey 08505**

**FROM: Architecture and Community Appearance Board of
Review**

RE: Bill Kolb Subaru Façade Improvement Plan: The application of Independence Engineering, applicant for Kirchner Family Enterprises, owner, for Review of Façade Improvement Plan at a site known as “**Bill Kolb Subaru Façade Improvement 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 252 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lots 21 & 22; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 6, 2023**, at which time the Board made the following determinations:

Chris Flood and Matthew Thomas appeared and testified. The Board received the following items:

- A.** Plans prepared by Independence Engineering, last revised December 27, 2022.
- B.** Architectural Plans prepared by Clear Architecture Design last revision date of July 22, 2022.
- C.** Project Narrative and Material Specification Sheet.
- D.** Building Permit Referral from Rick Oliver, Building Inspector, dated November 9, 2022.

FINDINGS OF FACT:

1. The Board found that the project consisted of the renovation of an existing automobile dealership to remove the service department area and provide showroom and associated offices.

TOWN OF ORANGETOWN
2023 MAY -3 AM 11:42
TOWN CLERK'S OFFICE

ACABOR #23-17
Bill Kolb Subaru Façade Improvement Plan
Approved as Presented

Permit #BLDG-2475-22

Town of Orangetown – Architecture and Community Appearance
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2. The Board found that the applicant proposed to add a vestibule of approximately 156 square feet to the front of the existing building. To accommodate the building expansion and improve pedestrian safety, the area in front of the building will be restriped to provide for the minimum required 18 parking spaces. The existing parking area will be re-striped to provide 49 inventory spaces. In addition, a new trash enclosure will also be constructed. The roof on the new construction would be Flat Roof, manufactured by Johns Manville, or equal in white. The siding would be Alpolic ACM panels, or equal, in silver metallic to match the exiting building siding. On the west elevation, the façade would be painted gray. No new landscaping is proposed and all new and existing HVAC units will be on the roof.

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 Brian Aitcheson and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; 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: April 6, 2023
Cheryl Coopersmith
Town of Orangetown



APR 11 2023 11:42 AM
TOWN OF ORANGETOWN

**ACABOR #23-18
Subaru Service Facility Sign Plans
Approved with Modification**

Permit #48056

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 6, 2023
Page 1 of 2**

**TO: Dwight Joyce, 2 Joyce Plaza, Stony Point, New York
10980**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Subaru Service Facility Sign Plans: The application of Bill Kolb Subaru, applicant, for GPINY-Sulic, owner, Review of Sign Plans at a site known as **“Subaru Service Facility 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 582 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 12; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 6, 2023**, at which time the Board made the following determinations:

Dwight Joyce 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. Copies of the following Board Decisions: ZBA#22-75, Variances Approved, dated December 7, 2022 and PB#19-48, Preliminary Site Plan Approval Subject to Conditions, dated September 22, 2021.**
- D. Sign Plans prepared by Philadelphia Sign, last revision date of October 12, 2022:**

Sheet 1: Sign location plan

Sheet 2: N06 – Pylon Sign

Sheet 3: N07 & N08: Monument Sign

Sheet 4: N01, N02, N03, N04 & N05: Signs on East Elevations

Sheet 5: N01, N02, N03, N04 & N05: Enlarged/Dimensioned of Each Sign

Sheet 6: Logo Cross Section and Letter Cross Section

Sheet 7: Pylon Sign Front and Side View

Sheet 8: Pylon Sign Enlarged/Dimensioned

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to install 8 signs on the property, similar in appearance to those that appear at the existing site. The application has received approval from the Town of Orangetown Planning Board and Zoning Board of Appeals, and is now before ACABOR.**
- 2. The Board found that sign N08, the monument sign located at the entrance to the site on Route 303 should indicate that it is the entrance to the facility. The word “Entrance” shall be added to the sign and the words “Service & Parts” shall be removed. Revised plans shall be submitted.**

**ACABOR #23-18
Subaru Service Facility Sign Plans
Approved with Modification**

Permit #48056

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 6, 2023
Page 2 of 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.

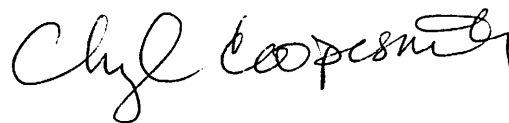
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the following Modification:**

1. Sign N08, the monument sign located at the entrance to the site on Route 303 shall indicate that it is the entrance to the facility. The word "Entrance" shall be added to the sign and the words "Service & Parts" shall be removed. Revised plans shall be submitted.
2. The signs will either be LED internally lit or Backlit, and will be on from dusk till the facility closes for the day.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; 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: April 6, 2023
Cheryl Coopersmith
Town of Orangetown



TOWN OF ORANGETOWN
2023 MAY - 3 A 11:42
TOWN CLERK'S OFFICE

**ACABOR #23-19
Zapata Plans
Approved with Modifications**

Permit #BLDR-2047-22

**Town of Orangetown – Architecture and Community Appearance
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April 6, 2023
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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: Zapata Plans: The application of Juan Zapata, owner, for Review of Site/ Structure Plans at a site to be known as “Zapata 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 17 Andre Hill, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.10, Block 3, Lot 76.1; R-15 zoning.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 6, 2023**, at which time the Board made the following determinations:

Juan Zapata and Joe Grabowski appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Joseph Grabowski, RA, dated July 4, 2022:**
 - A.1: Floor Plans**
 - A.2: Elevations**
 - A.3: Sections & 3D Views**
- B. Landscape Plan prepared by Joseph Grabowski, RA, dated September 5, 2022**
- C. Drainage Plan prepared by Paul Gdanski, PE, last revised February 26, 2023.**
- D. Project Narrative and Material Specification Sheet.**
- E. Building Permit Referral from Rick Oliver, Building Inspector, dated September 19, 2022.**
- F. Copy of the Town of Orangetown Zoning Board of Appeals Decision #22-76, Approved with Specific Conditions, dated February 15, 2023.**
- G. Submitted at the meeting by the applicant, an architectural rendering of the proposed dwelling.**
- H. An email from Alina Oquendo, dated March 28, 2023.**

TOWN OF ORANGETOWN
2023 MAY - 3 A.M. '23
TOWN CLERK'S OFFICE

**ACABOR #23-18
Zapata Plans
Approved with Modifications**

Permit #BLDR-2047-22

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
April 6, 2023
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FINDINGS OF FACT:

1. The Board found that the applicant is proposing to construct a new dwelling. The house would have four sides of Hardi Plank Fiber Cement siding in white, or equal. The roof would be asphalt architectural shingle in Black, manufactured by Certainteed Landmark, or equal. Pavers would be used on the walkways.
2. The Board found that wall sconce lights would be placed at the entry door, rear deck door, garage main door and roll up door. The front porch railing would be black with stainless wire, the rear deck would be grey composite and have black deck railing with stainless wire.
3. The Board found that the air conditioning units would be placed on the south side of the house.
4. The Board found that the applicant needed to comply with the Specific Conditions of ZBA #22-76, dated February 15, 2023

The hearing was then opened to the Public.

Public Comment:

Christina Malmerno, 16 Andre Hill Road, held that the design of the proposed house does not blend with the character of the neighborhood.

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 Modifications:**

1. The Specific Conditions of ZBA #22-76 must be met, including the condition of additional trees, part of #(o)...take instruction from John Reeves, Certified Arborist on placement of the silt fence to protect the existing Tulip tree during construction and on how many Green Giant Arborvitae should be planted on the approximate 15' area on the north side of the property with a six-foot side yard closest to the proposed deck to afford privacy screening for the property at 131 Old Tappan Road..." ACABOR recommended that the applicant plant 4 Green Giant Arborvitae and a privacy fence, placement to be determined by the Arborist once the dwelling is constructed.

The foregoing resolution was presented and moved by Joseph Milillo and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent, Brian Aitcheson, nay; 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: April 6, 2023
Cheryl Coopersmith**

