

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 18, 2023**

MEMBERS PRESENT: Christopher Dunnigan, Chairman
Shirley Goebel Christie
Sharon Burke
Matt Miller

MEMBERS ABSENT: Joseph Milillo, Deborah Stuhlweissenburg and
Brian Aitcheson

ALSO, PRESENT: Brittany 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 April 20, 2023 Meeting:

74 West Townline Road Plans

ACABOR #23-22

Review of Site/Structure Plans
74 West Townline Road, Pearl River
Section 64.17, Block 3, Lot 6
R-15 zoning district

**Approved with
Conditions**

New Item:

1050 Route 9W Plans

ACABOR #23-27

Critical Environmental Area
Review of Site/ Structure Plans
1050 Route 9W, Upper Nyack
Section 71.09, Block 1, Lot 28
R-15 zoning district

**Approved
with a Condition**

Continued Item from March 16, 2023 Meeting:

Lupita's Restaurant Sign Plans

ACABOR #23-013

Review of Sign Plan
323 Route 303, Orangeburg
Section 74.11, Block 2, Lot 50
CC zoning district

**Approved as
Presented**

A motion was made to adjourn the meeting by Mat Miller
and seconded by Christopher Dunnigan 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: May 18, 2023
Cheryl Coopersmith**

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

**ACABOR #23-22
74 West Townline Road Plans
Approved with Conditions**

Permit #BLDR-2933-23

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**TO: William Helmke, 97 Duryea Lane, Nanuet, New York
FROM: Architecture and Community Appearance Board of
Review**

RE: 74 West Townline Road Plans: The application of William Helmke, owner, for Review of a Site/ Structure Plans at a site to be known as “**74 West 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 74 West Townline Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, 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 meetings held **Thursday, April 20 and May 18, 2023**, at which time the Board made the following determinations:

April 20, 2023

William Helmke appeared and testified. The Board received the following items:

- A. Elevation Plan prepared by John Perkins, RA, date February 9, 2023.**
- B. Project Narrative and Material Specification Sheet.**
- C. Building Permit Referral from Rick Oliver, Building Inspector, dated March 14, 2023.**

FINDINGS OF FACT:

- 1. The Board found that the applicant is seeking approval to construct a new two-story single-family house.**
 - 2. The Board found that the applicant proposed black roof shingles, manufactured by Tamco, or equal.**
 - 3. The Board found that the house would have four sides of vinyl siding manufactured by Certainteed Main Street, in colonial white wood grain, or equal. The fascia board, soffit, window trim, gutters and garage door would be white. The iron railings on the front porch would be white. The front door and shutters on the front façade would be wine berry, the shutters would be manufactured by Certanteed, or equal. The lighting on the house would be Lantern style in a black finish, manufactured by Hampton Bay, or equal.**
 - 4. The Board found that a landscaping plan needed to be submitted.**
- The hearing was then opened to the Public.

The applicant requested a **CONTINUATION** until the May 18, 2023 meeting.

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May 18, 2023

William Helmke appeared and testified. The Board received the following items:

- A. Elevation Plan prepared by John Perkins, RA, date February 9, 2023, last revision date of April 27, 2023.
- B. Land Plan prepared by Edge Landscaping, undated.
- C. Material Specification Sheet.

FINDINGS OF FACT:

- 1. The Board found that the Landscaping Plan was acceptable, and noted that the two trees in the front yard should be October Glory.
- 2. The Board found that the lighting fixtures on the house façade should be brought down by 18±", in line with the top of the door.
- 3. The Board found that the front door side panels should have a ½ glass insert on top, and the other half painted white.

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 subject to the following Conditions:**

- 1. The Landscaping Plan shall note that the two trees in the front yard will be October Glory.
- 2. The lighting fixtures on the house façade shall be brought down by 18±", in line with the top of the door.
- 3. The front door side panels shall have ½ glass insert on top, and the other half painted white.

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

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: May 18, 2023
Cheryl Coopersmith

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**ACABOR #23-27
1050 Route 9W Plans
Approved with a Condition**

Permit #48371

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**TO: Paola Cornielli, 102 Princeton Drive, Tappan, New York
FROM: Architecture and Community Appearance Board of
Review**

RE: 1050 Route 9W Plans: The application of Cornelle Real Estate, owner, for Review of a Site/ Structure Plans at a site to be known as “1050 Route 9W 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 1050 Route 9W, in the Critical Environmental Area, Upper Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 28 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, May 18, 2023**, at which time the Board made the following determinations:

Paola Cornielli, Jorge Cornielli and Jenny R. Zuniga-Casal appeared and testified. The Board received the following items:

A. Plans prepared by Jenny R. Zuniga-Casal, RA, dated January 12, 2021, last revised April 6, 2023, unless noted:

Cover Sheet

A.1: General Notes; Code Analysis

A.2: Foundation Plan

A.3: First Floor Plan

A.4: Second Floor Plan

A.5: Roof Plan

A.6: Front Elevation and Route 9W Elevation

A.7: Rear Elevation and Side Right Elevation

A.8: Window and Door Elevations

A-9: Cross Section

A.10: Cross Section & Construction Details

A.11: Construction Details

B. Site Plan prepared by Krypton Engineering, dated September 16, 2022, last revision date of November 17, 2022.

C. Project Narrative dated April, 2023 and Material Specification Sheet.

D. Building Permit Referral from Rick Oliver, Building Inspector, dated November 28, 2018.

E. Copy of prior ACABOR Decision #20-12, dated May 7, 2020.

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FINDINGS OF FACT:

1. The Board found that the applicant is seeking approval to construct a new single-family house in the Critical Environmental Area.
2. The Board found that the applicant proposed roof shingles, manufactured by Timberline in Weathered Wood, or equal. The house would have four sides of stucco with decorative stonework along the house foundation on all elevations and lower portion of the front porch columns. The stucco would be sand color manufactured by Sto Stucco, or equal. The stonework would be a natural stone color in beige/brown/grey coloring. The windows would be white, manufactured by Anderson, or equal. Herringbone pavers in a grey tone would be used, as noted on the submitted plans. The Board requested that the double columns noted on the front façade should be changed to single columns to match the thickness of the columns as noted on the rear and Route 9 elevations.
3. The Board found that the existing landscaping on the site to be acceptable.
4. The Board found the outdoor wall lights would be bronze and placed on the house as noted on the submitted elevations.

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 Condition:**

1. The double columns noted on the front façade shall be changed to single columns to match the thickness of the columns as noted on the rear and Route 9 elevations.

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

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: May 18, 2023
Cheryl Coopersmith

TOWN CLERK'S OFFICE
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**ACABOR #23-13
Lupita's Restaurant Sign Plans
Approved as Presented**

Permit #Sign-22715-23

**Town of Orangetown – Architecture and Community Appearance
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TO: Maite Shinia, 175 Route 9W, Suite 12, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: Lupita's Restaurant Sign Plans: The application of Maite Shinia, applicant for Jill Tame, owner, for Review of Sign Plan at a site to be known as "**Lupita's Restaurant 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 323 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 50 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, March 16 and May 18, 2023**, at which time the Board made the following determinations:

March 16, 2023

Maite Shinia appeared and testified. The Board received the following items:

- A. Material Specification Sheet.**
- B. Building Permit Referral prepared by Rick Oliver, dated February 1, 2023.**
- C. Sign Plans prepared by Hispana Signs, dated January 20, 2023**

FINDINGS OF FACT:

1. The Board found that the applicant proposed the installation of a light box attached to the wall with stainless steel crews and secured with silicone. The sign would be illuminated and have vinyl deals as shown on the submitted plans. The sign would measure 25' by 11'. The color of the main field would be black with white letterings.

2. The Board found that the sign design should be split into 3 signs due to the space.

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** of the application to the April 6 2023 Meeting.

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TOWN OF ORANGETOWN

ACABOR #23-13
Lupita's Restaurant Sign Plans
Approved as Presented

Permit #Sign-22715-23

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Maite Shinia appeared and testified. The Board received the following items:

A. Revised Sign Plans prepared by Hispana Signs.

FINDINGS OF FACT:

1. The Board found that the applicant proposed 2 signs on the front façade of the building. The size of the signs would measure as follows:

- "Lupita's" sign would measure 2.5' by 72", with a black main field with white lettering and
- "Charcoal Grill" would measure 7.5' by 72", with a black main field with white lettering with red flames

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 Shirley Goebel Christie and seconded by Christopher Dunnigan and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, absent; Sharon Burke, aye, and Joseph Milillo, absent.

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: May 18, 2023
Cheryl Coopersmith

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