

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of September 7, 2023**

MEMBERS PRESENT:

Shirley Goebel Christie
Brian Aitcheson
Sharon Burke
Joseph Milillo
Matt Miller

MEMBERS ABSENT: Christopher Dunnigan, Chairman and Deborah Stuhlweissenburg

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney and Katlyn Bettmann, Clerk Typist

Shirley called the meeting to order at 7:30 p.m.
Ms. Goebel Christie 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:

Coopers Sign Plan **ACABOR #23-35**
Review of Sign Plan **Approved as Presented**
17 N. Main Street, Pearl River
Section 68.16, Block 1, Lot 19; CS zoning district

Munchiez Sign Plan **ACABOR #23-36**
Review of Sign Plan **Approved as Presented**
327 Route 303, Orangeburg
Section 74.11, Block 2, Lot 50; CC zoning district

475 Kings Highway Plans **ACABOR #23-37**
Review of Site/Structure Plans **Approved with Conditions**
475 Kings Highway, Sparkill
Section 74.20, Block 3, Lot 5.1; RG zoning district

Ford 33 Realty Plan **ACABOR #23-38**
Review of Architectural Plans **Approved with a**
33 Corporate Drive, Orangeburg **Condition**
Section 73.19, Block 1, Lot 9
LIO zoning district

1 Ramland Road Plans **ACABOR #23-39**
Review of Site/Structure Plans **Approved with a**
33 Corporate Drive, Orangeburg **Condition**
Section 73.20, Block 1, Lot 24
LIO zoning district

Tri bee Plans **ACABOR #23-40**
Review of Site/ Structure Plans **Approved with Conditions**
120 & 122 East Central Ave., Pearl River
Section 68.20, Block 2, Lots 5.1 & 5.2; CS zoning district

A motion was made to adjourn the meeting by Brian Aitcheson 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 8:45 p.m.

Dated: September 7, 2023
Cheryl Coopersmith



SEP 11 2023
11:01 AM

**ACABOR #23-35
Coopers Sign Plan
Approved as Presented**

Permit #Sign-3528-23

**Town of Orangetown – Architecture and Community Appearance
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TO: Norman Barton, 440 Blauvelt Road, Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Coopers Sign Plan: The application of Barley Moon LLC, applicant for Tannariello Properties, owner, for Review of a Sign Plan at a site to be known as “Cooper 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 17 N. Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 19; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 7, 2023**, at which time the Board made the following determinations:

Norman Barton appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Building Permit Referral prepared by Rick Oliver, dated June 23, 2023.
- C.** Sign Plans prepared by Garcia Enterprises, Hispana Signs, dated July 26, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a 14' by 3' sign with a black main field of color with lettering in White Oak color or equal. The sign would be a vinyl decal over an aluminum board, attached to the wall with stainless steel crews.
2. The Board found that there is existing lighting at the site. The sign would be illuminated at night, only during open hours.

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 Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Mat 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: September 7, 2023, Cheryl Coopersmith, Town of Orangetown



ACABOR #23-36
Munchiez Sign Plan
Approved as Presented

Permit #Sign-3556-23

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

RE: Munchiez Sign Plan: The application of Hispana Signs, applicant for Jill Tanz Properties, owner, for Review of a Sign Plan at a site to be known as “**Munchiez 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 327 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; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 7, 2023**, at which time the Board made the following determinations:

Maile Shinin appeared and testified. The Board received the following items:

- A. Material Specification Sheet.
- B. Building Permit Referral prepared by Rick Oliver, dated June 21, 2023.
- C. Sign Plans prepared by Garcia Enterprises, Hispana Signs, dated June 27, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a 10' by 2.5' sign with a black main field of color with lettering in white and black lettering and a hamburger logo in colors noted on the submitted plans. The sign consists of a light box attached to the storefront wall with stainless steel screws.
2. The Board found that the sign would be illuminated with LED modules.

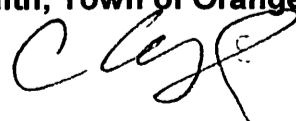
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Joseph Milillo, and seconded by Sharon Burke and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Mat 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: September 7, 2023, Cheryl Coopersmith, Town of Orangetown



2023
SEP 10 10:01
2023

**ACABOR #22-37
475 Kings Highway Plan
Sansone Subdivision
Approved as Clarified**

Permit #BLDR-3705-22

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**TO: Steven Griffin, 1 Roundhouse Road, Piermont, New York
FROM: Architecture and Community Appearance Board of
Review**

RE: 475 Kings Highway Plans: The application of Griff Construction, owner for Review of a Site/ Structure/ Landscape Plans at a site to be known as “475 Kings Highway Plan”, in the Sansone Subdivision, 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 Haring Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.20, Block 3, Lot 5.1 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, September 7, 2023**, at which time the Board made the following determinations:

Brittney Cordero, Deputy Town Attorney, recused herself from the proceedings of this item.

Steven Griffin and Luke Petrocelli appeared and testified. The Board received the following items:

- A.** Civil Site Plan prepared by Paul Gdanski, PE, last dated March 15, 2022.
- B.** Architectural Plans prepared by Luke Petrocelli, last dated August 8, 2023.
- C** Material Specification sheet.
- D.** Building Permit Referral from Rick Oliver, Building Inspector, dated July 25, 2023.

**ACABOR #22-37
475 Kings Highway Plan
Sansone Subdivision
Approved as Clarified**

Permit #BLDR-3705-22

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FINDINGS OF FACT:

1. The Board found that the proposed dwelling would have Pearl Grey Hardi Lap, manufactured by Hardi Board or equal, with GAF manufactured shingles in Weather Wood, or equal.
2. The Board found that the air conditioning units would be placed on the west side of the house, screened with boxwood plantings. As a condition of Final Planning Board approval of the Sansone Subdivision, a row of Green Giant Arborvitae will be placed along the west property line of Lot 5.1. Each tree shall be 5'-6' high, planted 15' foot on center. The line of Arborvitae will continue along the property line and turn to include the Southern property line of the Subdivision Plat.
3. The Board found that the gutters, leaders, garage and front doors would be white, and the house would have black accents. The deck would be composite in dark brown, with white railings and banisters. The lighting would consist of carriage style lanterns at the front, back and garage doors.
4. The Board found the landscape plan to be acceptable.
5. The Board found that 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 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.

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 Clarified:**

[Faint, illegible text, possibly a signature or stamp]

**ACABOR #22-37
475 Kings Highway Plan
Sansone Subdivision
Approved as Clarified**

Permit #BLDR-3705-22

**Town of Orangetown – Architecture and Community Appearance
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1. The air conditioning units will be placed on the west side of the house, screened with boxwood plantings. As a condition of Final Planning Board approval of the Sansone Subdivision, a row of Green Giant Arborvitae will be placed along the west property line of Lot 5.1. Each tree shall be 5'-6' high, planted 15' foot on center. The line of Arborvitae will continue along the property line and turn to include the Southern property line of the Subdivision Plat.
2. The Architectural Plans shall be revised to include elevations/plans with all ACABOR Approved materials and colors clearly labeled on the plans prior to being stamped and passed back to the Building Inspector.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Joe Milillo and carried as follows; Christopher Dunnigan, Chairman, absent; 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: September 7, 2023
Cheryl Coopersmith**



**ACABOR #23-38
Ford 33 Realty Elevation Plan
Approved with a Condition**

Permit #BLDC-952-22

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TO: Donald Brenner, 4 Independence Ave., Tappan, New York

FROM: Architecture and Community Appearance Board of Review

RE: Ford 33 Realty Elevation Plan: The application of Ford 33 Realty, LLC, owner, for Review of a Sign Plan at a site to be known as “**Ford 33 Realty Elevation 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 33 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 9; LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 7, 2023**, at which time the Board made the following determinations:

Donald Brenner, Jordan Cabello and Shimon Rosenberg appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Building Permit Referral prepared by Rick Oliver, dated April 12, 2022.**
- C. Copy of ZBA #23-25, Building Height Variance Approved, dated July 19, 2023.**
- D. Plans prepared by Uzziah Coopers, Jr. RA, dated May 17, 2023.**
- E. Submitted at the meeting by the applicant, color elevations of the building.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to raise the roof on an existing building with prefab steel enclosure panels.**
- 2. The Board found that the color scheme will match the existing structure.**
- 3. The Board found that the existing structure should be power washed to clean the building.**

The hearing was then opened to the Public.

**ACABOR #23-38
Ford 33 Realty Elevation Plan
Approved with a Condition**

Permit #BLDC-952-22

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Public Comment:

Kimberly Quinlan, facility manager on Corporate Drive, wanted to know the number of floors of the building.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

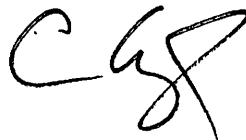
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with Conditions:**

1. The existing structure shall be power washed to clean the building to match the new portion of the building.

The foregoing resolution was presented and moved by Brian Aitcheson, and seconded by Joseph Milillo and carried as follows: Christopher Dunnigan, Chairman, absent; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Sharon Burke, aye, Mat 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: September 7, 2023
Cheryl Coopersmith
Town of Orangetown**



**ACABOR #23-39
One Ramland Road Plans
Building Expansion
Approved with a Conditions**

Permit #2558-22

**Town of Orangetown
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**TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Architecture and Community Appearance Board of Review**

RE: One Ramland Road Plans: The application of Fifteenfortyseven – Orangeburg LLC, owner, for Review of a building expansion Site/Structure Plans at a site known as “**One Ramland Road Building Expansion 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 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, September 7, 2023** at which time the Board made the following determinations:

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

- A. Material Specification Sheet and Project Narrative.**
- B. Site Plans prepared by JMC dated October 18, 2022, last revision date of May 2, 2023.**
- C. Architectural Plans prepared by Michelle Drollette, RA, dated April 5, 2023.**
- D. Color renderings of the proposed structure, prepared by Fifteenfortyseven, dated July 11, 2013.**
- E. Building Permit Referral dated December 20, 2022 prepared by Rick Oliver, Deputy Building Inspector.**
- F. Copies of the following Board Decisions: ZBA #23-26, Variances approved, dated July 19, 2023 and PB #23-14, Preliminary Site Plan Approval Subject to Conditions, dated June 23, 2023.**

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to construct an expansion of 230,000 square feet of floor space.**
- 2. The Board found that the materials for the new construction will match the existing building on site, Decoplast Genova Finish, Trieste finish in Beige, or equal.**
- 3. The Board found that the applicant proposed to place a screen wrapping around the roof, to match the stucco on the façade (cream color) or to match the equipment color (metal coloring.)**

ACABOR #23-38
One Ramland Road Plans
Building Expansion
Approved with a Conditions

Permit #2558-22

Town of Orangetown
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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 with a Condition:**

1. A roof screen shall be wrapped around the roof, in either stucco color to match the façade or metal coloring to match the roof equipment.

The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, absent; 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: September 7, 2023
Cheryl Coopersmith, Town of Orangetown



**ACABOR #23-39
Tri-Bee Plans
Approved with Conditions**

Permit BLDC #2294-22

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**TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Architecture and Community Appearance Board of Review**

RE: Tri bee Plans: The application of Tri-Bee LTD, owner, for Review of a building Improvements to existing apartment building Site/Structure Plans at a site known as "Tri-Bee 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 120 & 122 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 7, 2023** at which time the Board made the following determinations:

Donald Brenner, Thomas Bertussi, Mirtha Quintara and Albert Dottoli appeared and testified. The Board received the following items:

- A. Material Specification Sheet and Project Narrative.**
- B. Architectural Plans prepared by Albert Dattoli, RA, dated August 16, 2023.**
- C. Site Plan prepared by Jay Greenwell, PLS, last revision date of July 25, 2023.**
- D. Landscape Plan prepared by Blythe Yost, LA, dated June 29, 2023.**
- E. Building Permit Referral dated October 18 prepared by Rick Oliver, Deputy Building Inspector.**
- F. Copies of the following Board Decisions: ZBA #23-16, Variances Approved, dated June 7, 2023, PB#23-05 – Final Re-Subdivision Plan Approval Subject to Conditions, dated February 8, 2023 and PB#23-06, Preliminary Site Plan Approval Subject to Conditions, dated February 8, 2023.**

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a two-story addition to an existing apartment house. The siding would be Stucco in off-white to match the existing building. The structure would have decorative stonework in Coronado Country Castle (light grey brown tone), or equal. The Board suggested placing stonework on the existing structure to match the addition. The Board requested that revised plans be submitted noting the location of stonework on the elevations.
2. The Board found that the trim, windows would be white. Decorative window trim on the west elevation shall be added. The architectural plans shall be revised.
3. The Board found that the applicant was undecided to use the existing air conditioning units to feed the new building or to place central air conditioning in the new structure.
4. The Board found that the proposed lights should be replaced with something less curvy, more rectangular in shape would better match the style of the building.
5. The Board found the landscaping plan to be acceptable.
6. The Board found that the Section, Block and Lot on the Architectural Plans needed to be corrected to 68.20, block 2, Lots 5.1 & 5.2.

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 subject to the following Conditions:**

1. The siding will be Stucco in off-white to match the existing building. The structure will have decorative stonework in Coronado Country Castle (light grey brown tone), or equal. The Board suggested placing stonework on the existing structure to match the addition. Revised plans shall be submitted noting the location of stonework on the elevations.
2. Decorative window trim on the west elevation shall be added. The architectural plans shall be revised.
3. The proposed lights shall be replaced with something less curvy, more rectangular in shape would better match the style of the building.
4. The Section, Block and Lot on the Architectural Plans shall be corrected to 68.20, block 2, Lots 5.1 & 5.2.
5. The Architectural Plans shall be revised to include elevations/plans with all ACABOR Approved materials and colors clearly labeled on the plans prior to being stamped and passed back to the Building Inspector.

**ACABOR #23-39
Tri-Bee Plans
Approved with Conditions**

Permit BLDC #2294-22

**Town of Orangetown
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The foregoing resolution was presented and moved by Joseph Milillo and second by Brian Aitcheson and carried as follows; Christopher Dunnigan, Chairman, absent; 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: September 7, 2023
Cheryl Coopersmith, Town of Orangetown**



CHERYL COOPERSMITH
TOWN CLERK
TOWN OF ORANGETOWN