

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of January 18, 2024**

MEMBERS PRESENT:

Deborah Stuhiweissenburg
Shirley Goebel Christie
Joseph Milillo
Matt Miller
Sharon Burke
Brian Aitcheson

MEMBERS ABSENT: None

ALSO, PRESENT: Stephanie Schera, Deputy Town Attorney and
Katlyn Bettmann, Clerk Typist

Shirley Goebel Christie 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.

9 O'Grady Court Plans

ACABOR #24-05

Review of Site/ Structure Plan

POSTPONED

9 O'Grady Court, Orangeburg

Section 69.08, Block 1, Lot 2.6; R-40 zoning district

Bosley Family Plans

ACABOR #24-06

Review of Site/ Structure Plan

**Approved Subject
to Conditions**

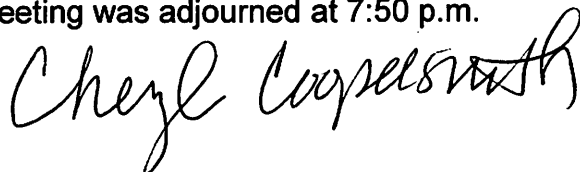
51 Mount Nebo Road, Orangeburg

Section 74.12, Block 1, Lot 10;

R-80 zoning district

A motion was made to adjourn the meeting by Brian Aitcheson
and seconded by Joseph Millilo 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 7:50 p.m.

Dated: January 18, 2024
Cheryl Coopersmith



TOWN OF ORANGETOWN
2024 FEB -2 P 11:34
TOWN CLERK'S OFFICE

**ACABOR #24-06
Bosley Family Plans
Approved Subject to Conditions**

Permit #BLDR-4443-23

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**TO: William Bosley, 10 Sugarhill Road, Nyack, New York
FROM: Architecture and Community Appearance Board of Review**

RE: Bosley Family Plans: The application of William Bosley, applicant, for Scott Bosley, owner, for Review of Site/ Architectural Plans at a site to be known as “**Bosley Family 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 51 Mount Nebo Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 10 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 18, 2024** at which time the Board made the following determinations:

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

A. Signed and Sealed Architectural Plans prepared by Joseph Bruno, AIA, dated November 16, 2023:

- A-4: Elevations
- A-5: Elevations

B. Landscape Plan.

C. Material Specification Sheet, and Project Narrative prepared by Applicant.

D. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated December 12, 2023.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a house with four sides of Red Cedar siding with bleaching stain and the roof would be Weathered Wood, manufactured by Timberline, or equal. The foundation would be covered in stonework in New England Fieldstone. The stonework on the chimney would match the fieldstone foundation. The Board requested that the architectural elevations be revised to include the finishes (materials and colors) on the house.

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2. The Board found that the Landscaping Plan noted plantings as “two low evergreens.” The Board further defined those plants as Andromeda plantings, 30” to 36” in height. The remaining plantings were identified and noted on the Landscaping Plan.
3. The Board found that the exterior air condition unit in the rear of the house.
4. The Board found that the house lighting would be low voltage down lighting, located on the rear and front of the house, as noted on the plans.

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.

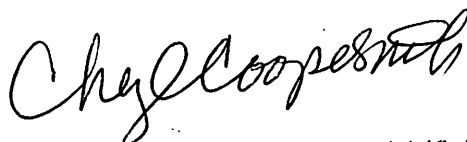
DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the following Conditions:**

1. The architectural elevations shall be revised to include the finishes (materials and colors) on the house. Submit three sets of signed and sealed plans.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
4. The exterior air condition unit in the rear of the house.
5. Landscaping Plan noted plantings as “two low evergreens.” The Board further defined those plants as Andromeda plantings, 30” to 36” in height. The remaining plantings were identified and noted on the Landscaping Plan.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and second by Joseph Milillo and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Matthew 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: January 18, 2024
Cheryl Coopersmith
Town of Orangetown



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