

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of February 1, 2024**

MEMBERS PRESENT:

Deborah Stuhlweissenburg
Shirley Goebel Christie
Joseph Milillo
Matt Miller
Sharon Burke

MEMBERS ABSENT: Brian Aitcheson

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney and
Elizabeth Decort, Secretarial Assistant II

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.

New Items:

SMK Hiep Plans

Review of Site/ Structure Plan
720 Western Highway, Blauvelt
Section 70.05, Block 1, Lot 10
R-40 zoning district

**Approved with
Conditions**

ACABOR #24-07

SMK Erie West Subdivision – Lot 20.3

Review of Site/ Structure Plan
26 Private Del Regno Court, Blauvelt
Section 70.13, Block 1, Lot 20.3
R-15 zoning district

**Approved with
Conditions**

ACABOR #24-08

A motion was made to adjourn the meeting by Shirley Goebel Christie
and seconded by Sharon Burke 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 8:00 p.m.

Dated: February 1, 2024
Cheryl Coopersmith

Cheryl Coopersmith

TOWN OF ORANGETOWN
2024 FEB 23 P 1:40
TOWN CLERK'S OFFICE

ACABOR #24-07
SMK Hiep Plans
Approved Subject to Conditions

Permit #BLDR-4318-23

Town of Orangetown – Architecture and Community Appearance
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TO: Jay Greenwell, 34 Wayne Avenue, Suffern, New York
10901
FROM: Architecture and Community Appearance Board of
Review

RE: **SMK Hiep Plans:** The application of Kenneth and Robert Hiep, owners for Review of Site/ Architectural Plans at a site to be known as “**SMK Hiep 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 720 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.05, Block 1, Lot 10 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, February 1, 2024** at which time the Board made the following determinations:

Kier Levesque appeared and testified. The Board received the following items:

A. Signed and Sealed Architectural Plans prepared by Kier Levesque, RA, dated October 10, 2023:

- A-2: First & Second Floor Plan
- A-3: Elevations

B. Site Plan prepared by Jay Greenwell, PLS and Paul Gdanski Consultants, PE. dated August 21, 2023, last revised November 20, 2023.

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 November 9, 2023.

E. Copy of ZBA #24-04, Variances Granted, dated January 17, 2024.

FINDINGS OF FACT:

1. The Board found that the prior house on the lot had a fire and this application is to build a new house. The applicant proposed to construct a house with four sides of White vinyl siding, manufactured by Certainteed, or equal. The roof would be Charcoal color, manufactured by Timberline, or equal. The Board gave the applicant the option of placing a black roof over the porch. The windows would have black frames with white trim. Lighting will be in accordance to Town Code and will be down lit.

TOWN CLERK'S OFFICE

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2. The Board found that the Site Plan required revision to note the removal of the sheds and protection of the tree lined property to remain in place.
3. The Board found that the Architectural Plans should be revised to note a #2 bedroom on Sheet A-2. The plan currently notes both bedrooms as #1.
4. The Board found that the exterior air condition unit will be placed on the south side of the house.

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 roof will be Charcoal color, manufactured by Timberline, or equal. The Board gave the applicant the option of placing a black roof over the porch.
2. The Site Plan shall be revised to note the removal of the sheds and protection of the tree lined property to remain in place.
3. The Architectural Plans shall be revised to note a #2 bedroom on Sheet A-2. The plan currently notes both bedrooms as #1.
4. The Board found that the exterior air condition unit will be placed on the south side of the house.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site 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, absent; 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: February 1, 2024
Cheryl Coopersmith
Town of Orangetown

Cheryl Coopersmith

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ACABOR #24-08
SMK Erie West Subdivision – Lot 20.3
Approved Subject to Conditions

Permit #BLDR-4318-23

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TO: Sean Keenan, 1 Tweed Boulevard, Nyack, New York
10960
FROM: Architecture and Community Appearance Board of
Review

RE: **SMK Erie West Subdivision – Lot 20.3 Plans:** The application of SMK Homes, owners for Review of Site/ Architectural Plans at a site to be known as “**SMK Erie West Subdivision – Lot 20.3 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 26 Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 20.3 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 1, 2024** at which time the Board made the following determinations:

Kier Levesque appeared and testified. The Board received the following items:

A. Signed and Sealed Architectural Plans prepared by Kier Levesque, RA, dated November 3, 2023:

- A-2: First & Second Floor Plan
- A-3: Elevations
- A-4: Elevations.

B. Submitted at the Meeting, Revised Architectural Plans prepared by Kier Levesque, RA, dated November 3, 2023, last revision date January 29, 2024:

- A-3: Elevations

C. Site Plan prepared by Jay Greenwell, PLS dated November 1, 2023.

D. Landscape Plan prepared by Steven Griggs Design, dated November 25, 2023.

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

F. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated December 14, 2023.

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FINDINGS OF FACT:

1. The Board found that the applicant submitted revised house elevations noting a change in color of the proposed materials. The applicant proposed to construct a house with four sides of Colonial White vinyl siding, manufactured by Certainteed Mainstreet, or equal. The roof would be GAF Timberline in Charcoal color, or equal. On the front façade, clapboard would be placed on the main Peak in colonial White, manufactured by Certainteed, or equal. Also, on the front façade, stonework would be placed on the front entrance in natural earth brown tones.
2. The Board found that the front porch would be pressure treated wood. The applicant was given the option to use grey Trex material for the porch, or equal. The front door would be grey.
3. The Board found that on the front façade, the columns and railings would be white.
4. The Board found that black carriage style lighting would be placed in accordance with Town Code. A Flood Light would be over the garage doors.
5. The Board found that the exterior air condition unit would be placed on the back side of the garage.

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. Revised Architectural Elevations were submitted at the meeting. The applicant proposed to construct a house with four sides of Colonial White vinyl siding, manufactured by Certainteed Mainstreet, or equal. The roof will be GAF Timberline in Charcoal color, or equal. On the front façade, clapboard will be placed on the main Peak in colonial White, manufactured by Certainteed, or equal. Also, on the front façade, stonework will be placed on the front entrance in natural earth brown tones.

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

ACABOR #24-08
SMK Erie West Subdivision – Lot 20.3
Approved Subject to Conditions

Permit #BLDR-4318-23

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2. The front porch is proposed to be pressure treated wood. The applicant has the option to use grey Trex material for the porch, or equal. The front door would be grey.
3. On the front façade, the columns and railings will be white.
4. The exterior air condition unit will be placed on the back side of the garage. Black carriage style lighting will be placed in accordance with Town Code. A Flood Light will be over the garage doors.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Sharon Burke and second by Deborah Stuhlweissenburg and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; 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: February 1, 2024
Cheryl Coopersmith
Town of Orangetown



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