

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 21, 2024**

MEMBERS PRESENT:

Shirley Goebel Christie
Brian Aitcheson
Deborah Stuhlweissenburg
Joseph Milillo
Sharon Burke

MEMBERS ABSENT: Matt Miller

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:

Gatto Lane Plans

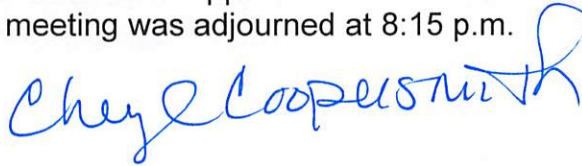
Review of Site/ structure/ Landscaping Plans
Gatto Lane, Pearl River
Section 68.07, Block 2, Lot 1
PAC & R-15 zoning district

**Approved
with Conditions**

ACABOR #24-12

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg
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 8:15 p.m.

Dated: March 21, 2024
Cheryl Coopersmith



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TOWN CLERK'S OFFICE

**ACABOR #24-12
Gatto Lane Plans
Approved with Conditions**

Permit #BLDC-2892-23

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**TO: Kenneth DeGennaro, Brooker Engineering, 74 Lafayette
Avenue, #501, Suffern, New York 10901**

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

RE: Gatto Lane Plans: The application of Toll Brothers, applicant for Gatto Lane LLC, owners, for the review of Site, Structure and Landscape Plans at a site to be known as “Gatto Lane 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 Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.07, Block 2, Lot 1 in the R-15/ PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 21, 2024** at which time the Board made the following determinations:

Kevney Moses and Lino Sciarretta appeared and testified. The Board received the following items:

- A.** Landscaping Plans prepared by CMG, last revision date of December 5, 2023; Sheets 1 through 3.
- B.** Architectural Renderings and Building Plans prepared by David Ruggles, RA, undated.

FINDINGS OF FACT:

1. The Board found that the site would be developed with 36 units of senior housing, each unit would have 2 parking spaces. The submitted Landscape plan represents plantings per the Planning Board comments, with a 50' vegetated buffer consisting of native or adaptive landscaping and materials. Street lighting is proposed, but not on the trail or pickleball court. The elevations of the proposed structure is considered “Modern Fam House Style”. The HVAC units would be located at the rear elevations and would be screened. The units would have 12' x 16' patios off the rear of the units. Lighting fixtures over the doorway would be sconces and the type of lighting on the walkway would be low level lighting in black color sky.

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2. The Board found that all units would be white with charcoal roofs. The front door of the unit would be an accent color. The Board recommended contrasting the house colors by creating clusters of houses with contrasting colors, light grey in one cluster and the next cluster in white, creating an uneven pattern of colors.
3. The Board found that the property would be maintained by a Home Owners Association

The hearing was then opened to the Public.

Public Comment:

Robert Artin, 163 Gatto Lane, stated that he appeared at ACABOR 40 years ago asking for a white house. He does not feel this development fits in with the neighborhood because it is in the woods.

Ignacio Prats, 2 Bradl Lane, questioned the recreational area of pickleball, access road and what will control the usage of the road.

Randolph Johnson, 26 Gatto Lane, held that the proposed development is not single-family houses, they are apartment buildings and does not conform to the neighborhood.

Juanne Johnson, 26 Gatto Lane, held that Gatto Lane is beautiful and quiet. Mr. Lane was going to put houses on the property. The proposed development is too much for a small space. Flooding will not improve in this area.

John Kusumabaum, 4 Bradl Lane, the proposed development affects his property, what safeguards are the builders providing while construction is ongoing.

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 the following Conditions:**

1. Place ground lighting on the walking paths so residents can still use the areas after sunset for safety and usage, place low level lighting in a black color sky approved style.
2. Contrast in house color distributed by cluster (light grey and white) creating an uneven patten of colors.

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3. Trees to be saved shall be protected with snow fencing to the drip line during construction.

4. 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 Joseph Millilo and second by Deborah Stuhlweissenburg and carried as follows;
Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, ay; Matthew Miller, absent; 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: March 21, 2024
Cheryl Coopersmith
Town of Orangetown



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