

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF July 6, 2017**

**MEMBERS PRESENT:** Blythe Yost, Chair  
Andrew Andrews                      Brian Terry  
Brian Aitcheson                      Shirley Goebel Christie  
Christopher Dunnigan

**MEMBER ABSENT:** Deborah Stuhlweissenburg

**ALSO PRESENT:** Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Chair called the meeting to order at 7:30 p.m.  
Ms Yost 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:**

**115 New York Route 303 Sign Plans**

Review of Sign Plans  
115 Route 303, Tappan  
77.07/2/1; LI zoning district

**Approved Subject  
to Conditions**

**ACABOR #17 - 24**

**New Items:**

**Wooster Residence Plans**

Carteret Group Subdivision  
Review of Site, Landscaping  
and Structure Plans  
159 Reld Drive, Pearl River  
69.10/2/32.1; R-15 zoning district

**Approved Subject  
to Conditions**

**ACABOR #17 - 28**

**Walsh Residence Plans**

Stonehurst at Sparkill Subdivision  
Review of Site, Landscaping  
and Structure Plans  
67 Ferdon Avenue, Sparkill  
75.17/2/1.2; R-40 zoning district

**Approved Subject  
to Conditions**

**ACABOR #17 - 29**

**Shang Addition Plans**

Review of Building Elevation Plans  
177 E. Washington Ave., Pearl River  
68.16/5/55; CC zoning district

**Approved as  
Presented**

**ACABOR #17 - 30**



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**Other Business:**

1. The Board discussed Outdoor signage.
2. The Board clarified Condition #2 of ACABOR #10-39, Hillside Commercial Park Plans:  
"The applicant shall return to the Board at a later date to present the roof mechanical equipment as a separate issue for review and approval."

The Board reviewed a letter from the applicant, Edmund Lane, dated June 28, 2017; stating the following:

"Regarding the recent request made by the Architectural and Community Appearance Board of Review to show the location of the air condition equipment on the roof of the warehouse building I wish to inform you of the following:

- This building is going to be used as a flex space of two to three thousand square feet per occupant.
- We are not going to provide or install air conditioning equipment on the building.
- Heating will be from inside each unit."

The Board held that Condition #2 of ACABOR #10-39 to be no longer applicable since the mechanical equipment would not be placed on the roof area. The letter from Mr. Lane as well as the ACABOR decision will be affixed to the Stamped Plans and provided back to the Building Inspector. In the event that architectural plans are submitted to the Buildings Department noting mechanical equipment to be placed on a building roof at any time of construction or in the future life of any structure on the site, the applicant shall reappear at ACABOR for review.

A motion was made to adjourn the meeting by Christopher Dunnigan and seconded by Brian Terry 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. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:35 p.m. The next ACABOR Meeting is scheduled for July 20, 2017.

**Dated: July 6, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**





**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**July 6, 2017**  
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
ROM: Architecture and Community Appearance Board of Review

RE: **115 New York Route 303 Sign Plans:** The application of 115 Route 303, LLC, owner, for the review of Signs Plans, at a site to be known as “**115 New York Route 303 Sign 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 115 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, Lot 1; in the LI zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, June 22 and July 6, 2017**, at which time the Board made the following determinations:

**June 22, 2017**

Brian Donaghy, Donald Brenner and Frank Relf appeared and testified.

The Board received the following information:

**A.** Plans prepared by Frank Relf, R.A., dated May 5, 2016, last revised April 20, 2017:

A-001.00: Site Plan

A-002.00: Proposed Sign Details

Proposed Renderings

**B.** An E-mail Donald Brenner, P.E., LLB, Project Narrative, dated May 5, 2017.

**C.** A Copy of PB #16-69 dated February 22, 2017, Preliminary Site Plan Approval subject to Conditions.

**D.** A Copy of the Building Permit Referral dated March 22, 2017, signed by Glenn Maier, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed repainting the exterior of the existing structure with the corporate colors of “CubeSmart”; red, white and grey with black accents. The corporate logo would be in white with white letters, as noted on the submitted plans.
2. The Board found that the applicant had appeared at the Town of Orangetown Zoning Board of Appeals on June 21, 2017 and obtained the needed sign variances.



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3. The Board found that the signs on the building were appropriate however, raised concerns regarding the design of the gateway sign. The Board requested the applicant to submit the drawings of the actual sign to be constructed. The sign design should note the relationship to the road, cars, and be sensitive to its location near the Tappan Historic District.
4. The Board found that when the facility is closed, lights will be lowered and only the security lights will be on, down lit with a 25 foot spread from the building. The only lighting that would be on at night would be the gateway sign light.

The hearing was then opened to the Public.

**Public Comment:**

Mathew Giuliano, 283 Kings Highway, Tappan; requested information regarding the illumination of the proposed signage, the height and width of the gateway sign and raised concerns regarding the removal of trees and proximity to the historic district.

Margaret Giuliano, 283 Kings Highway, Tappan; expressed concerns regarding the intensity and duration of the lighting at the site.

**The applicant requested a CONTINUATION.**

**July 6, 2017**

Brian Donaghy, Donald Brenner and Frank Relf appeared and testified.

The Board received the following information:

**A.** Submitted at the meeting, photo plans prepared by Frank Relf, R.A.,

- Proposed Site Entry Sign
- Aerial View
- Proposed Site Entry Sign

**FINDINGS OF FACT:**

1. The Board found that the applicant presented a new gateway entry sign plan that was more in line with the site and neighborhood. The materials consisted of mesh across the top with a sign in the center; two black posts with planters at the bottom and light fixtures on the top, and as noted on the submitted plans.
2. The Board found that the applicant agreed to place caps on the two planters at the bottom of the sign posts, rather than live plants. Also, the framing around the sign would be made thicker, as noted on the revised plan.





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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 Subject to the Following Conditions:**

1. The exterior of the existing structure shall be the corporate colors of “CubeSmart”; red, white and grey with black accents. The corporate logo will be in white with white letters, as noted on the submitted plans.
2. A new gateway entry sign plan that is more in line with the site and neighborhood was presented and accepted. The materials consisted of mesh across the top with a sign in the center; two black posts topped with light fixtures, and as noted on the submitted plans. The plans shall be revised as illustrated at the meeting; place caps on the two planters at the bottom of the posts, rather than plants. Also, the framing around the sign will be made thicker, as noted on the revised plan. Submit three sets of revised gateway sign plans.

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Brian Aitcheson and carried as follows; Blythe Yost, Chair, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, absent; Andrew Andrews aye and Shirley Goebel Christie, 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: July 6, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



ACABOR #17-28: Wooster Residence Plans  
Carteret Group Subdivision  
Approved Subject to Conditions

Permit #46501

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**TO:** George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Wooster Residence Plans:** The application of Chris Wooster, owner, for the review of Structure, Landscaping and Site Plans, at a site known as "Wooster Plans", located in the Carteret Group 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 159 Reld Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.10, Block 2, Lot 32.1; 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, July 6, 2017**, at which time the Board made the following determinations:

George Alatsas and Andrea Wooster and Chris Wooster appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Sparaco & Youngblood, PLLC, dated January 11, 2017.
- B.** Architectural Plans prepared by Robert Hoene, RA, last revision date of October 26, 2016:
  - 1 of 4: Elevations dated April 5, 2015
  - 2 of 4: Floor Plans dated April 5, 2015
  - 3 of 4: Second Floor Plan and Roof Plan dated March 5, 2013
  - 4 of 4: General Notes & Sections dated March 5, 2013
- C.** Landscaping Plan by Edge Landscaping Design, dated June 12, 2017.
- D.** Exterior Building Material Specifications, signed by George Alatsas, dated June 10, 2017.
- E.** Building Permit Referral signed by Glenn Maier, Building Inspector, dated May 31, 2016.





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**FINDINGS OF FACT:**

1. The Board found that the existing house on the site would be demolished and a new house would be constructed. The proposed house would have four sides of vinyl siding, with matching decorative stonework on the front elevation and chimney. The color of the siding would be Hearthstone (beige), manufactured by Main Street Certaineed, or equal. The decorative stone would be Prescott (natural tones) manufactured by El Dorado, or equal. The roof shingles would be Weathered Wood, manufactured by Timberline, or equal. The architectural plans note shutters on the front house elevation. The applicant selected to remove the shutters and would either have the architect revise the plans by hand, initial and date or submit revised stamped plans.
2. The Board found that the air conditioning unit would be located in the northwest corner of the lot. The Board requested that evergreen screening be placed around the unit.
3. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.

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 proposed house will have four sides of vinyl siding, with matching decorative stonework on the front elevation and chimney. The color of the siding will be Hearthstone (beige), manufactured by Main Street Certaineed, or equal. The decorative stone will be Prescott (natural tones) manufactured by El Dorado, or equal. The roof shingles will be Weathered Wood, manufactured by Timberline, or equal. The architectural plans note shutters on the front house elevation. The applicant selected to remove the shutters and will either have the architect revise the plans by hand, initial and date or submit revised stamped plans.
2. The air conditioning unit will be located in the northwest corner of the lot. An evergreen screening shall be placed around the unit and the Landscaping Plan shall be revised to note the vegetative screening.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.



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4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Brian Terry and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Brian Aitcheson, aye; Andrew Andrews, aye; Deborah Stuhlweissenburg, absent and Christopher Dunnigan, 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: July 6, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions





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**TO:** Veronica and Patrick Walsh, 165 Piermont Avenue,  
Piermont, New York 10968

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

**RE:** **Walsh Residence Plans:** The application of Veronica and Patrick Walsh, owners, for the review of Structure, Landscaping and Site Plans, at a site known as “Walsh Residence Plans”, located in the Stonehurst at Sparkill 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 67 Ferdon Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.17, Block 2, Lot 1.2; 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, July 6, 2017**, at which time the Board made the following determinations:

Veronica Walsh and Patrick Walsh appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Brooker Engineering, signed and stamped by Stuart Strow, P.E. dated June 26, 2017.

**B.** Architectural Plans prepared by Margaret Fowler, R.A., last dated June 21, 2017:

A-1.0: Basement Plan

A-1.1: First Floor Plan

A-1.2: Second Floor Plan dated June 19, 2017

A-4.1: West Elevation dated June 19, 2017

A-4.2: North Elevation dated June 19, 2017

A-4.3: South Elevation dated June 19, 2017

A-4.4: East Elevation dated June 19, 2017

A-5.1: Garage

A-5.2: Garage

**C.** Landscaping Plan prepared by Robert Torgersen, Landscape Architect, Landscape Architecture & Environmental Sciences, dated June 20, 2017.

**D.** Material Specifications signed by Veronica Lane Walsh dated June 22, 2017.



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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have a color scheme of naturals, grays and beige tones with white trim. The house would have four sides of white cedar shingles. In reviewing the roof materials, the Board agreed to the option of either a red cedar shake shingle roof or GAF Grand Sequoia slate roof, or equal.
2. The Board found that the house would have natural stonework in Glen Cove Ledge stone; or equal, on the fireplace and piers, as noted on the submitted house elevations. The walkways would be Bluestone or similar stonework material.
3. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code. Lantern pole lighting would be placed along the walkway.
4. The Board found the Landscaping Plan to be acceptable; however it was recommended that alternative plants be selected since the proposed plants were popular with the local deer population.

**Public Comment:**

Eric Pruowski, 101 Piermont Avenue, Piermont; supports the development of the site and the proposed dwelling.

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 Subject to the Following Conditions:**

1. The proposed house will have four sides of white cedar shingles. In reviewing the roof materials, the applicant has the option of either a red cedar shake shingle roof or GAF Grand Sequoia slate roof, or equal.
2. The house will have natural stonework in Glen Cove Ledge stone; or equal, on the fireplace and piers, as noted on the submitted house elevations. The walkways would be Bluestone or similar stonework material.





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3. Lighting will be placed by the exterior doorways, in accordance with Town Code. Lantern pole lighting would be placed along the walkway.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Blythe Yost, Chair and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Deborah Stuhlweissenburg, absent; Shirley Goebel Christie, aye; Christopher Dunnigan, aye and Brian Aitcheson, 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: July 6, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**TO:** Timothy Harris, 34 Hoover Street, Blauvelt,  
New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Shang Addition Plans:** The application of Tim Harris, applicant, for Xialoi Shang, owner, for the review building elevations of an Addition, at a site known as “Shang Addition 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 177 East Washington Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.16, Block 5, Lot 55; in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 6, 2017**, at which time the Board made the following determinations:

Timothy Harris appeared and testified.

The Board received the following items:

**A.** Architectural Plans prepared by Harry Goldstein, R.A., October 14, 2016, revised June 2, 2017:

- Page 1 of 2: Typical Wall Section, Rear Elevation, Left Side Elevation and Plot Plan
- Page 2 of 2: Basement/ Foundation Plan and Main Floor

**B.** Site Plan prepared by Robert Sorace, PLS, dated November 17, 2016.

**C.** Exterior Building Material Specifications, dated June 23, 2017, signed by Timothy Harris.

**D.** A copy of the Building Permit Referral dated June 16, 2017 signed by Building Inspector Michael Manzare.

**FINDINGS OF FACT:**

1. The Board found that the project consisted of an addition to an existing house. The addition elevations would match in color and materials to the existing structure; siding would be a beige color and the roof would be charcoal color.





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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 Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Brian Aitcheson, aye, Deborah Stuhlweissenburg, absent and Christopher Dunnigan, 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: July 6, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

