

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 22, 2017**

MEMBERS PRESENT: Andrew Andrews
Brian Aitcheson Shirley Goebel Christie
Christopher Dunnigan Deborah Stuhlweissenburg

MEMBERS ABSENT: Blythe Yost, Chair and Brian Terry

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

Andrew Andrews called the meeting to order at 7:30 p.m.
Mr. Andrews read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

115 New York Route 303 Sign Plans **ACABOR #17 - 24**
Review of Sign Plans **Continued to**
115 Route 303, Tappan **the July 6th Meeting**
77.07/2/1; LI zoning district

The Saloon Plans **ACABOR #17-25**
Review of Amendment to **Approved**
ACABOR #15-03, dated January 22, 2015 **As Presented**
Building Elevation Plans
45-49 West Central Avenue, Pearl River
68.16/1/9; CC zoning district

Pearl River United Methodist Church Plans **ACABOR #17 - 26**
Review of ADA Building Entrance Plans **Approved**
130 Franklin Avenue, Pearl River **Subject**
68.20/2/19.1; RG zoning district **to a Condition**

Tobin Plans **ACABOR #17 - 27**
Review of Amendment to **Approved**
ACABOR #08-56, dated **As Presented**
December 2, 2008
Blickman Subdivision
11 Sickletown Road, Pearl River
69.19/1/25.1; R-40 zoning district

A motion was made to adjourn the meeting by Andrew Andrews and seconded by Deborah Stuhlweissenburg 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 8:40 p.m. The next ACABOR Meeting is scheduled for July 6, 2017.

Dated: June 22, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



**ACABOR #17-25: Amendment to ACABOR #15-03, Building Elevation,
Saloon Addition: Approved As Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**June 22, 2017
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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: The Saloon Plans: Application of Bridget Killen, owner, for the review of an Amendment to ACABOR #15-03, dated January 22, 2015, Building Elevations Plans at a site known as “**The Saloon Amendment 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 45-49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 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, June 22, 2017** at which time the Board made the following determinations:

Donald Brenner and Bridget Killen appeared and testified. The Board received the following items:

- A. Saloon Extension Plans dated May 11, 2017 drawing West Exterior Elevation
- B. Copies ACABOR #15-03, dated January 22, 2015, Approved Subject to Conditions.
- C. A copy of an email from Rick Oliver, dated June 8, 2017.

FINDINGS OF FACT:

1. The Board found that the applicant requested to box in duct work with the same material that would be used on the building elevation, Hardie Plank Lap Siding in Timber Bark, as noted on the submitted plan.

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 Andrew Andrews and seconded by Deborah Stuhlweissenburg and carried as follows; Blythe Yost, Chair, absent; Andrew Andrews, aye; Brian Terry, absent; Christopher Dunnigan, aye; Deborah Stuhlweissenburg, aye and Brian Aitcheson, aye; 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: June 22, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



ACABOR #17-25: Pearl River United Methodist Church Plans- Approved with a Condition

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

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TO: Christopher Conner, 80 Harding Street, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: **Pearl River United Methodist Church Plans:** The application of United Methodist Church, owner, for the review of ADA Building Entrance Plans, at a site known as “**Pearl River United Methodist Church 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 130 Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 19.1; 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, June 22, 2017**, at which time the Board made the following determinations:

Christopher Conner appeared and testified.

The Board received the following items:

A. Site Plans prepared by Robert Rahnefeld, PLS, dated January 31, 2017.

B. Architectural Plans prepared by Passarotti Architecture & Building Consultants, signed by Charles Passarotti, dated April 12, 2016:

T001.00: General Notes, drawing List, Drawing Symbols Abbreviations
Overall Building Floor Plan

A100.00: Site, Demolition & Floor Plans

A101.00: Site, Demolition & Floor Plans

A102.00: Toilet Room, Elevations, Building Section & Curb Detail

Renderings of the Proposed ADA Entrance Improvements

Photographs of the Existing Church Building Side Entrance

C. Material Specification Sheet, signed by John Conklin, undated.

D. A copy of the Building Permit Referral dated November 17, 2016, signed by Glenn Maier, Building Inspector.

E. Project Narrative prepared by Pearl River United Methodist Church.

FINDINGS OF FACT:

1. The Board found that the project consisted of a new handicap entrance on the side of the existing building. The ramp is similar to construction at other parts of the building. The ramp may consist of field stone, pavers, brick or a synthetic stone (cultured stone), the Board gave the applicant the option of selecting the construction material for the ramp.
2. The Board found the lighting on the site to be acceptable.



ACABOR #17-25: Pearl River United Methodist Church Plans- Approved with a Condition

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

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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 Subject to a Condition:**

1. The applicant has the option to construct the ramp out of the following materials: field stone, pavers, brick or a synthetic stone (cultured stone).

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Brian Aitcheson, and carried as follows: Blythe Yost, Chair, absent; Andrew Andrews, aye; Brian Terry, absent; Christopher Dunnigan, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, 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: June 22, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



ACABOR #17-26: Tobin Plans – Amendment to ACABOR #08-56; Approved as Presented

Town of Orangetown – Architecture and Community Appearance Board of Review Decision
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TO: Kathleen Tobin, 11 Sickletown Road, Pearl River
FROM: Architecture and Community Appearance Board of Review

RE: Tobin Amendment Plans: The application of Kathleen Tobin, owner, for the review of an Amendment to ACABOR #08-56, dated December 2, 2008, at a site known as “**Tobin Amendment 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 11 Sickletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 25.1; 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, June 22, 2017**, at which time the Board made the following determinations:

Robert D’Lougley and Kathleen Tobin appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Stephen Hoppe, LS, dated April 17, 2017, noting location of Air Conditioner unit.
- B.** Architectural Plans of original proposed house, approved under ACABOR #08-56, prepared by George Hodosh Associates, signed by Jonathan Hodosh, dated March 26, 2008, last revised October 15, 2008:
 - Cover Sheet
 - A3: Front Elevations
 - A7: Section A-A
- C.** Exterior Building Material Specifications.
- D.** Narrative, dated May 31, 2017.
- E.** A copy of ACABOR #08-56, Approved Subject to Conditions, dated December 2, 2008.

FINDINGS OF FACT:

1. The Board found that the constructed house deviates from the original front elevation. The original plan called for cultured stone on the façade, as noted in the submitted plan. The applicant changed the placement of stone and use of siding, as noted on the submitted photographs.
2. The Board found that the placement of the air conditioner compressor was proposed for the west side of the house. The location of the unit was changed to an area of the site where there is a substantial natural buffer and further away from other structures.



ACABOR #17-26: Tobin Plans – Amendment to ACABOR #08-56; Approved as Presented

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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 Deborah Stuhlweissenburg and seconded Christopher Dunnigan and carried as follows: Blythe Yost, Chair, absent; Shirley Goebel Christie, aye; Brian Terry, absent; Christopher Dunnigan, aye; Brian Aitcheson, aye; Andrew Andrews, aye, Brian Aitcheson, aye and Deborah Stuhlweissenburg, 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: June 22, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

