

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 7, 2019**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Brian Aitcheson  
John McCullough  
Deborah Stuhlweissenburg  
Christopher Dunnigan  
Katie Beckmann

**MEMBER ABSENT:** Shirley Goebel Christie

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Andrew Andrews, Chairman, 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.

**Bethany Mar Thoma Church Plans**  
Review of Structure/Site and Sign Plans  
90 Old Orangeburg Road, Orangeburg  
74.09/1/64; R-80 zoning district

**ACABOR #19-10**

**Approved  
Subject to  
Conditions**

**30 Rockland Park Avenue Plans**  
Pulmuone Food USA  
Review of Site Improvements  
30 Rockland Park Road, Tappan  
77.16/1/33; LIO zoning district

**ACABOR #19-11**

**Approved  
Subject to  
Conditions**

A motion was made to adjourn the meeting by Brian Aitcheson and second by Andrew Andrews 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 8:30 p.m.

**Dated: March 7, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**

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TOWN CLERK'S OFFICE

**ACABOR #19-10: Bethany Mar Thoma Church Plans      Permit #47839**  
**Approved Subject to Conditions**  
**Site, Structure and Sign Plans**

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**TO:                      John Atzl, 234 North Main Street, New City, New York**  
**10956**  
**FROM:                 Architecture and Community Appearance Board of**  
**Review**

**RE:                      Bethany Mar Thoma Church Plans:** The application of Rev. Saju John for Bethany Mar Thoma Church, owner, for the review of Site, Structure and Sign Plans at a site known as “**Bethany Mar Thoma 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 90 Old Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.09, Block 1, Lot 64 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, March 7, 2019** at which time the Board made the following determinations:

Frank Phillips, John Perkins and John Atzl appeared and testified.

The Board received the following items:

**A. Architectural Plan** prepared by John Perkins, R.A. dated July 18, 2017, last revision date of January 23, 2019, and Color renderings of proposed structure:

- 1 of 4: Main Floor Demolition Plan
- 2 of 4: Main Floor Plan
- 3 of 4: East & South Elevations
- 4 of 4: East Elevations

**B. Site Plans** prepared by Atzl, Nasher & Zigler dated June 16, 2018, last revised December 7, 2018:

Drawing 1: Site Development Plan

Drawing 2: Existing Site

Drawing 3: Grading Plan

Drawing 4: Erosion & Sediment Control (E & SC) Plan

Drawing 5: Landscape & Lighting Plan

**C. Landscape Plan** dated January 15, 2019.

**D. Sign plans** prepared by Foley Sign Shop.

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D. A copy of the Building Permit Referral dated June 27, 2018, prepared by Building Inspector Rick Oliver.

E. Copies of PB #18-31 dated September 12, 2018, Preliminary Site Plan Approval Subject to Conditions and ZBA #18-79, Variances approved for Floor Area Ratio, Lot Area, Front Yard, Side Yard, Total Side Yard and Building Height, dated November 7, 2018.

F. Project Narrative and Material Specification Sheet, prepared by Atzl, Nasher & Zigler.

**FINDINGS OF FACT:**

1. The Board found that the applicant wanted to renovate and expand the existing structure. The structure would have four sides of stucco in sand color; the roof would be GAF Timberline Ultra HD in Hickory color, or equal. The trim and windows would be white and the walkway and steps would be flagstone. Stone material, manufactured by El Dorado, or equal, would be placed around the foundation and front façade, as noted in the submitted color renderings.
2. The Board found that the proposed lighting would be in accordance with Town Code, and consisted of wall sconce with LED bulbs on the structure, and on light poles in the parking area.
3. The Board found that the air conditioning units would be placed on the west side of the building on the grass area. The Board requested that the units be screened with deer resistant evergreen plantings.
4. The Board found that the proposed monument sign would be lit with spot lights from the ground, as noted on the submitted plan. The sign would match the stucco and stone colors of the building.
5. The Board found that landscaping would be planted near the sign, but not immediately in front of the sign. The Board recommended using low growing shrubs in the sign area, suggesting the planting of junipers.
6. The Board found that the sign may be more visible if it was reoriented toward the roadway.

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.

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

1. The proposed structure will have four sides of stucco in sand color; the roof would be GAF Timberline Ultra HD in Hickory color, or equal. The trim and windows will be white and the walkway and steps will be flagstone. Stone material, manufactured by El Dorado, or equal, will be placed around the foundation and front façade, as noted in the submitted color renderings.
2. The air conditioning units will be placed on the west side of the building on the grass area. The units will be screened with deer resistant evergreen plantings.
3. The proposed monument sign will be lit with spot lights from the ground, as noted on the submitted plan. The sign will match the stucco and stone colors of the building.
4. Landscaping will be planted near the sign, but not immediately in front of the sign. The applicant shall plant low growing shrubs in the sign area, suggesting the planting of junipers.
5. The Board Recommended reorienting the sign toward the roadway, making it more visible.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 Andrew Andrews and seconded by John McCullough and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; John McCullough; aye; Katie Beckmann, 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: March 7, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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**ACABOR #19-11  
30 Rockland Park Avenue Plans  
Pulmuone Food USA  
Approved Subject to Conditions**

**Permit #47553**

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

**RE: 30 Rockland Park Avenue Site Plan (Pulmuone Food USA):** The application of Pulmuone Food USA, applicant, for SPM Management, Inc., owner, for the review of the construction of 2 concrete pads at a site known as "**30 Rockland Park Avenue Site Plan**", 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 30 Rockland Park Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.16, Block 1, Lot 33 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2019** at which time the Board made the following determinations:

Donald Brenner, Christine Lee, Chang Sun Hwang, Ho Jun Jung and Seong J. Kim appeared and testified. The Board received the following items:

**A.** Plans prepared by JAD Architecture and Design dated September 21, 2018, last revision date of January 28, 2019:

Sheet G001: Project Information/Existing Site Plan

Sheet A001: Proposed Site Plan

Sheet A101: Proposed Plan, Sections and Details

Sheet A201: Proposed Elevations

**B.** Material Specification Sheet.

**C.** Copies of Board Decisions: ZBA#19-02, Side Yard and Total Side Yard Variances Approved, dated January 2, 2019 and PB #18-26, Preliminary Site Plan Approval Subject to Conditions, dated October 24, 2018.

**D.** A copy of the Building Permit Referral dated April 20, 2018, prepared by Building Inspector Rick Oliver.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a shed addition to an existing structure, for 3 debris receptacles. The addition would have four sides of corrugated metal panel with a metal seamed roof. The color would be light grey metal panels. Two wall sconces would be placed on either side of the addition. No new landscaping is planned.

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ACABOR #19-11  
30 Rockland Park Avenue Plans  
Pulmuone Food USA  
Approved Subject to Conditions

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2. The Board found that the roof and façade of the shed could be painted and roofed to match the existing structure. The material of the structure was proposed to be metal panels; the Board gave the applicant the option of using galvanized metal with painted finish or aluminum siding with powder coat paint.
3. The Board found that the door to the shed could either be a roll up door or an accordion door. The Board gave the applicant the option of selecting either door.
4. The Board found that there was a truck and a tractor trailer located in the parking lot needs to be removed.

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 applicant proposed to construct a shed addition for 3 debris receptacles. The addition will have four sides of corrugated metal panel with a metal seamed roof. The color will be light grey metal panels. Two wall sconces will be placed on either side of the addition. No new landscaping is planned.
2. The roof and façade of the shed will be painted and roofed to match the existing structure. The material of the structure was proposed to be metal panels; the Board gave the applicant the option of using galvanized metal with painted finish or aluminum siding with powder coat paint.
3. The door to the shed could either be a roll up door or an accordion door. The Board gave the applicant the option of selecting either door.
4. The truck and a tractor trailer located in the parking lot shall be removed.

The foregoing resolution was presented and moved by Christopher Dunnigan and second by Brian Aitcheson and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, absent; Deborah Stuhlweissenburg, nay; Christopher Dunnigan, aye; John McCullough, aye; Katie Beckmann, 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: March 7, 2019  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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