

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 4, 2017**

**MEMBERS PRESENT:**

Blythe Yost, Chair	Brian Aitcheson
Brian Terry	Shirley Goebel Christie
Deborah Stuhlweissenburg	Andrew Andrews

**MEMBERS ABSENT:** Christopher Dunnigan

**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.

<b>Hiep Plans</b>		<b>ACABOR #17 - 13</b>
Review of Site, Landscaping and Structure Plan 71 Western Highway, Tappan 77.10/2/41.1; R-15 zoning district	<b>Approved Subject to Conditions</b>	

<b>Pearl River Nails Sign Plan</b>		<b>ACABOR #17 - 14</b>
Review of Sign Plan 56 North Middletown Road, Pearl River 69.13/1/6; CC zoning district	<b>Approved As Presented</b>	

<b>Bradley Corporate Park 400 Oritani Drive/ Rollup Door Plan</b>		<b>ACABOR #17 - 15</b>
Review of Installation of Rollup Doors on Existing Commercial Building 400 Oritani Drive, Blauvelt 70.06/1/1.12; LO zoning district	<b>Approved As Presented</b>	

<b>Merritt Subdivision – Lot 78.3</b>		<b>ACABOR #17 - 16</b>
Review of Site, Landscaping and Structure Plan 17 Merritt Drive, Nanuet 64.18/1/78.3; R-15 zoning district	<b>Approved Subject to Conditions</b>	

<b>Merritt Subdivision – Lot 78.5</b>		<b>ACABOR #17 - 17</b>
Review of Site, Landscaping and Structure Plan 16 Merritt Drive, Nanuet 64.18/1/78.5; R-15 zoning district	<b>Approved Subject to Conditions</b>	

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TOWN CLERKS OFFICE

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 4, 2017**

**Merritt Subdivision – Lot 78.6**  
Review of Site, Landscaping  
and Structure Plan  
Merritt Drive, Nanuet  
64.18/1/78.6; R-15 zoning district

**ACABOR #17 - 18**

**Approved  
Subject to  
Conditions**

A motion was made to adjourn the meeting by Blythe Yost and seconded 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 9:00 p.m.

**Dated: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

TOWN OF ORANGETOWN  
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TOWN CLERKS OFFICE

**ACABOR #17-13: Hiep Plans  
House, Landscaping and Site Plans  
Approved Subject to Conditions**

**Permit #46354**

**Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** Kenneth Hiep, 3 Sargent DeMeola Road, Blauvelt New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Hiep Plans:** The application of Kenneth Hiep, owner, for the review of **House, Landscaping and Site Plans** at a site to be known as “**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 71 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.10, Block 2, Lot 41.1; 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, May 4, 2017**, at which time the Board made the following determinations:

Kenneth Hiep, Jr. and Kenneth Hiep, Sr. appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated January 28, 2016, last revision date of April 10, 2017.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated of March 5, 2013:

A1.0: Elevations, revised April 11, 2017

A2.0: Floor Plans, revised April 11, 2017

A3.0: General Notes & Sections, revised March 2, 2017

**C.** Landscaping Plan prepared by Ronald Haelen, RLA, dated June 27, 2016, last revised April 11, 2017.

**D.** Exterior Building Material Specification Sheet, dated April 19, 2017, signed by Kenneth Hiep.

**E.** Project Narrative prepared by Kenneth Hiep.

**F.** Building Permit Referral dated April 13, 2017, signed by Building Inspector Michael Manzare.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding with shaker style siding on the gables. The color of the siding would be clay/tan color. The roof shingles would be Mission Brown color, or equal. The garage doors and house trim would be white. The front door would be Therature fiberglass oak, or equal.

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TOWN OF ORANGETOWN

**ACABOR #17-13: Hiep Plans  
House, Landscaping and Site Plans  
Approved Subject to Conditions**

**Permit #46354**

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2. The Board found that the lighting would be on either side of the garage doors, on the front of the house, rear and by the walkway, in accordance with Town of Orangetown Town code.
3. The Board found that the walkway would be located from the front porch to the driveway and constructed out of earth tone tan or grey pavers.
4. The Board found that the air conditioning unit would be located near the Southeast corner of the house.
5. The Board found that the applicant needed to take precautions and protect the large Oak tree in the front yard during and after construction.

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 proposed house will have four sides of vinyl siding with shaker style siding on the gables. The color of the siding will be clay/tan color, or equal. The roof shingles will be Mission Brown, or equal. The garage doors and house trim will be white. The front door would be Therature fiberglass oak, or equal.
2. The lighting will be on either side of the garage door, on the front of the house, rear and by the walkway, in accordance with Town of Orangetown Town code.
3. The walkway will be located from the front porch to the driveway and constructed out of earth tone tan or grey pavers.
4. The air conditioning unit will be located near the Southeast corner of the house.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

ACABOR #17-13: Hiep Plans  
House, Landscaping and Site Plans  
Approved Subject to Conditions

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6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. The applicant shall take precautions and protect the large Oak tree in the front yard during and after construction.

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; Christopher Dunnigan, absent; Brian Aitcheson, aye; Andrew Andrews, 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: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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Town of Orangetown – Architecture and Community  
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TO: Fen Hua Zheng, 244 Dug Road, Chester, New York 10918  
FROM: Architecture and Community Appearance Board of Review

RE: **Pearl River Nails Sign Plan:** The application of Fen Hau Zheng, applicant, for Oster Properties, owner, for the review of a Sign Plan at a site to be known as "**Pearl River Nails Sign 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 56 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 6; 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, May 4, 2017**, at which time the Board made the following determinations:

Fen Hua Zheng appeared and testified. The Board received the following items:

A. Drawing of the proposed sign, prepared by Creative Sign, undated.

B. Drawing of the Storefront noting location of proposed sign.

C. Sign Material Specification Sheet, dated April 15, 2017, signed by Fen Hua Zheng.

D. Project Narrative.

E. Building Permit Referral dated February 17, 2017, signed by Building Inspector Glen Maier.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install one 2'8" by 8' foot light box sign, having a white acrylic face with red lettering, and as noted on the submitted plan. The light box will be affixed to the building façade.
2. The Board found that the sign would be on a timer and lit from 9:00 a.m. to 9:00 p.m.

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 Andrew Andrews and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, absent; Brian Aitcheson, aye; Andrew Andrews, 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: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*

TOWN CLERKS OFFICE  
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**ACABOR #17-15: Bradley Corporate Park Plans  
Façade – Roll Up Doors; Approved as Presented**

**Permit #45291**

**Town of Orangetown – Architecture and Community Appearance Board of  
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**May 4, 2017**

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**TO:** John Magee, 500 Bradley Hill Road, Blauvelt, New York  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Bradley Corporate Park – 400 Oritani Drive – Façade and Rollup Door Plan:** The application of Bradley Corporate Park, owner, for the review of Façade/ Installation of Rollup Doors on an Existing Commercial Building at a site known as “**Bradley Corporate Park**”, 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 400 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 4, 2017**, at which time the Board made the following determinations:

Dan Mellon appeared and testified. The Board received the following items:

**A. Architectural Plans prepared by William A Truss Engineering:**

- A.2: Elevations, dated September 18, 1998, last revised February 15, 2008
- Floor Plan, noting location of installation of Steel Roll-up Doors
- A.1: First Floor Plan, dated September 18, 1998, last revised February 15, 2008
- Site Plan prepared by Corless and Associates, dated November 28, 2008
- Vicinity Map entitled “Bradley Corporate Park”, noting location of project site
- Photograph of Roll-up door.

**B. Material Sheet, signed by John Magee, dated April 13, 2017.**

**C. Project Narrative prepared by Bradley Corporate Park, dated April 13, 2017.**

**D. A copy of the Building Permit Referral, dated March 20, 2017.**

**E. Copy of PB#17-18; Bradley Corporate Park Building #16 – Internal Commercial Subdivision Plan, Final Approval Subject to Conditions/ Neg. Dec., dated April 12, 2017**

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install two (2) Roll-up doors to an existing 96,200 square foot multi-tenant commercial building.
2. The Board found that each roll-up drive-in door would measure 12' wide by 14' high, constructed of steel, and would be located on the north side of the structure.
3. The Board found that there would be no other change to the exterior of the building.

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 Blythe Yost and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Deborah Stuhlweissenburg, aye; Brian Terry, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye, Christopher Dunnigan, absent 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: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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**ACABOR #17-16: Merritt Estates – Lot 78.3**  
**Approved Subject to Conditions**  
**Site and Structure plans**

**Permit #46292**

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

**May 4, 2017**

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**TO:** T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Merritt Estates Lot 78.3:** The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of **House, Landscaping and Site Plans** at a site to be known as “**Merritt Estates Lot 78.3 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 17 Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.3; 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, May 4, 2017**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

**A. Architectural Plans** prepared by Harry Goldstein, R.A., dated February 7, 2017:

- 1 of 3: Elevations
- 2 of 3: Basement / Foundation Plan and Typical Wall Section
- 3 of 3: Main and Second Floor Plans

**B. Site Plans** prepared by James Drumm, PLS, dated March 22, 2017:

- 1 of 3: Plot Plan
- 2 of 3: Plot Plan
- 3 of 3: Landscape Plan

**C. Exterior Building Material Specification Sheet**, dated April 20, 2017, signed by T.J. Ryan.

**D. A copy of the Building Permit Referral** dated April 13, 2017 signed by Building Inspector Michael Manzare.

**E. Project Narrative**, prepared by T.J. Ryan, dated April 20, 2017.

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

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding manufactured by Mainstreet in Natural Clay color or equal, with decorative stonework in a natural stone color on the front façade, Stone Craft in River Rock Adirondack style, or equal. The Board gave the applicant the option to add glass panels in the garage doors. The Board gave the applicant the option of placing cedar vinyl cedar shakes on the gable ends. If elected, the plans shall be revised and submitted to the Building Inspector and the Boards office.
2. The Board found that the roof would be Barkwood color manufactured by Timberline, or equal. The Board gave the applicant the option of white or sand stone beige for the front entry door way and trim color.
3. The Board found that the applicant would use concrete or pavers for the walkway leading from the front of the house to the driveway.
4. The Board found the landscaping plan to be acceptable, however, the air conditioning unit needed to be screened with evergreen plantings.

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 proposed house will have four sides of vinyl siding manufactured by Mainstreet in Natural Clay color or equal, with decorative stonework in a natural stone color on the front façade, Stone Craft in River Rock Adirondack style, or equal. The applicant has the option of placing cedar vinyl cedar shakes on the gable ends. If elected, the plans shall be revised and submitted to the Building Inspector and the Boards office.
2. The roof would be Barkwood color manufactured by Timberline, or equal. The applicant has the option of either white or sand stone beige for the front entry door and trim.

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3. A concrete or paver walkway will be constructed that leads from the front of the house to the driveway.
4. The air conditioning unit shall be screened with evergreen plantings.
5. Lighting will be in accordance with Town of Orangetown Town code.
6. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.
8. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
9. The applicant the option to add glass panels in the garage doors.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Brian Aitcheson and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Christopher Dunnigan, absent; Shirley Goebel Christie, 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: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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**ACABOR #17-17: Merritt Estates – Lot 78.5**  
**Approved Subject to Conditions**  
**Site and Structure plans**

**Permit #46293**

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

**May 4, 2017**  
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**TO:** T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Merritt Estates Lot 78.5:** The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of **House, Landscaping and Site Plans** at a site to be known as “**Merritt Estates Lot 78.5 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 16 Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.5; 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, May 4, 2017**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

**A. Architectural Plans** prepared by Harry Goldstein, R.A., dated February 7, 2017:

- 1 of 3: Elevations
- 2 of 3: Basement / Foundation Plan and Typical Wall Section
- 3 of 3: Main and Second Floor Plans
- 5 of 5: Notes

**B. Site Plans** prepared by James Drumm, PLS, dated February 22, 2017:

- 1 of 3: Plot Plan
- 2 of 3: Plot Plan
- 3 of 3: Landscape Plan

**C. Exterior Building Material Specification Sheet**, dated April 20, 2017, signed by T.J. Ryan.

**D. A copy of the Building Permit Referral** dated April 13, 2017 signed by Building Inspector Michael Manzare.

**E. Project Narrative**, prepared by T.J. Ryan, dated April 20, 2017.

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

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding manufactured by Mainstreet in Flagstone color (dark blue) or equal. The roof would be Charcoal color, or equal. The color of the trim, pillars and garage doors would be white. Window shutters, which would be an optional element, would be Bordeaux. The Board gave the applicant the option to add glass panels in the garage doors.
2. The Board found that the applicant proposed a concrete or paver walkway from the front of the house to the driveway.
3. The Board found the landscaping plan to be acceptable, however, the air conditioning unit needed to be screened with evergreen plantings.

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 proposed house will have four sides of vinyl siding manufactured by Mainstreet in Flagstone (Dark Blue color), or equal. The roof will be Charcoal, or equal. The color of the trim, pillars and garage doors will be white. The shutters which will be an optional element will be Bordeaux.
2. A concrete or paver walkway will be constructed that leads from the front of the house to the driveway.
3. The air conditioning unit will be located to the rear of the house and will be screened with evergreen plantings.
4. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN OF ORANGETOWN  
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ACABOR #17-17: Merritt Estates – Lot 78.5  
Approved Subject to Conditions  
Site and Structure plans

Permit #46293

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6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. Lighting will be in accordance with Town of Orangetown Town code.
8. The applicant has the option to add glass panels in the garage doors.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Christopher Dunnigan, absent; Shirley Goebel Christie, 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: May 4, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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**ACABOR #17-18: Merritt Estates – Lot 78.6**  
**Approved Subject to Conditions**  
**Site and Structure plans**

**Permit #46294**

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

**May 4, 2017**

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**TO:** T.J. Ryan, P.O. Box 68, Sloatsburg, New York 10974  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Merritt Estates Lot 78.6:** The application of T.J. Ryan, applicant, for Merritt Courts LLC, owner, for the review of **House, Landscaping and Site Plans** at a site to be known as “**Merritt Estates Lot 78.6 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 on Merritt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.6; 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, May 4, 2017**, at which time the Board made the following determinations:

T.J. Ryan appeared and testified.

The Board received the following items:

**A. Architectural Plans** prepared by Harry Goldstein, R.A., dated February 7, 2017:

- 1 of 3: Elevations
- 2 of 3: Basement / Foundation Plan and Typical Wall Section
- 3 of 3: Main and Second Floor Plans

**B. Site Plans** prepared by James Drumm, PLS, dated March 21, 2017:

- 1 of 3: Plot Plan
- 2 of 3: Plot Plan
- 3 of 3: Landscape Plan

**C. Exterior Building Material Specification Sheet**, dated April 20, 2017, signed by T.J. Ryan.

**D. A copy of the Building Permit Referral** dated April 13, 2017 signed by Building Inspector Michael Manzare.

**E. Project Narrative**, prepared by T.J. Ryan, dated April 20, 2017.

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

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding manufactured by Mainstreet in Sterling Grey color or equal with decorative stonework on the front façade in Stone Craft Ledge Stone Pennsylvania (grey tones), or equal. The roof would be Pewter Grey color, or equal. The window shutters and front door would be black and the garage doors and trim would be white. The Board gave the applicant the option to add glass panels in the garage doors.
2. The Board found that a walkway would be constructed that leads from the front of the house to the driveway.
3. The Board found the landscaping plan to be acceptable, however, the air conditioning unit needed to be screened with evergreen plantings.

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 proposed house will have four sides of vinyl siding manufactured by Mainstreet in Sterling Grey color or equal with decorative stonework on the front façade in Stone Craft Ledge stone Pennsylvania (grey tones), or equal. The roof will be Pewter Grey color, or equal. The window shutters and front door will be black and the garage doors and trim will be white. The applicant has the option to add glass panels in the garage doors.
2. Concrete or paver walkway will be constructed that leads to the driveway from the front of the house.
3. The air conditioning unit will be located to the rear of the house and will be screened with evergreen plantings.

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4. The house siding shall be brought down to 8 inches above grade, on all four sides 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.
7. Lighting will be in accordance with Town of Orangetown Town code.
8. The applicant has the option to add glass panels in the garage doors.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Blythe Yost and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Christopher Dunnigan, absent; Shirley Goebel Christie, 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: May 4, 2017

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE

2017 MAY 11 PM 1 16

TOWN OF ORANGETOWN