

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 5, 2018**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Brian Terry  
Shirley Goebel Christie  
Christopher Dunnigan  
Brian Aitcheson  
Deborah Stuhlweissenburg

**MEMBER ABSENT:** Katie Beckmann

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Christian Catania, Clerk

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.

**The Saloon Plans**

Review of Façade Improvement Plan  
45-49 West Central Ave., Pearl River  
68.16/1/9; CC zoning district

**Approved  
subject to  
Conditions**

**ACABOR #18-09  
Permit #45024**

**Garcia Plans**

Review of Detached Garage Plans  
128 Sunset Road, Blauvelt  
70.09/1/2; R-40 zoning district

**Approved  
as Presented**

**ACABOR #18-06  
Permit #47151**

A motion was made to adjourn the meeting by Brian Aitcheson 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 8:00 p.m.

**Dated: April 5, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2018 APR 17 P 12:35  
TOWN CLERK'S OFFICE

**ACABOR #18-09:**

**The Saloon Façade Improvement Plan**

**Permit #45024**

**Approved As Presented**

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

**April 5, 2018**

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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 a Façade Improvement Plan at a site known as "**The Saloon Façade Improvement 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 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, April 5, 2018** at which time the Board made the following determinations:

Donald Brenner Barbara Mark 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 appeared as "Other Business" on October 5, 2017, and was granted an extension to complete the building façade as per ACABOR #15-03 and #17-25. The current plans propose a revision to those plans.
2. The Board found that there was an error on the submitted plan and that the stone finish should go all the way on the return on the first level. Also the hardiplank panels on top of the stone finish should extend to the outside of the doorway. In addition to the corrections, the plan shall be amended to allow for the brick on the 3<sup>rd</sup> level of the structure be changed to hardiplank and the drain pipe to be painted khaki.
3. The Board found that the applicant noted that the building construction would be completed within a month.

TOWN OF ORANGETOWN  
2018 APR 17 P 12:35  
TOWN CLERK'S OFFICE

**ACABOR #18-09:**  
**The Saloon Façade Improvement Plan** **Permit #45024**  
**Approved As Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of**  
**Review Decision**

**April 5, 2018**  
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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 plan shall be revised to show the stone finish on both sides of the first level to extend all the way on the return. Also the hardiplank panels on top of the stone finish shall be extended to the outside of the doorway. Additionally, the plan shall be amended to allow for the brick on the 3<sup>rd</sup> level of the structure be changed to hardiplank and the drain pipe to be painted khaki.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: April 5, 2018**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE  
2018 APR 17 P 12:35  
TOWN OF ORANGETOWN

ACABOR #18-06  
Garcia Plans  
Approved as Presented

Permit #47120

Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
April 5, 2018  
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**TO:** John Perkins, R.A., P.O. Box 271, Tomkins Cove,  
New York, 10986  
**FROM:** Architecture and Community Appearance Board of  
Review

**RE:** **Garcia Plans:** The application of Arturo Garcia, III, owner, for the review of a detached garage at a site known as “**Garcia 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 128 Sunset Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.09, Block 1, Lot 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, April 5, 2018**, at which time the Board made the following determinations:

John Perkins and Arturo Garcia appeared and testified.

The Board received the following items:

- A.** Architectural Plans prepared by John Perkins, R.A., dated January 18, 2018:
- Sheet 1 of 2: Floor Plans, Site Plan, Bulk Table
  - Sheet 2 of 2: Elevations
- B.** A copy of the Building Permit Referral dated November 30, 2017 signed by Building Inspector Michael Manzare.
- C.** Material Specification Sheet.

**FINDINGS OF FACT:**

1. The Board found that the detached garage would have four sides of T1-11 siding in Tan, matching the color of the existing house color. The roof color would also match the color of the existing house roof.

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2. The Board found no new landscaping is planned.
3. The Board found that the applicant obtained the needed variances from the Town of Orangetown Zoning Board of Appeals as ZBA #18-12 on April 4, 2018.
4. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
5. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.

The hearing was then opened to the Public.

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 as Presented**.

The foregoing resolution was presented and moved by Christopher Dunnigan and seconded by Brian Terry and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, 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: April 5, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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