

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 8, 2018**

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

MEMBER ABSENT: None

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.

Lavery Plans		ACABOR #18-05
Review of Detached	Approved	Permit #47151
Garage Structure Plans	as Presented	
5 Theis Lane, Blauvelt		
65.17/1/36; R-40 zoning district		

Other Business:

- **6 Ryerson Place, Tappan** (ACABOR #17-42); 77.14/1/9; R-15 zoning district: The Board reviewed and approved the request for changes on the front façade. A line on the top of the garage door and shape of the windows were changed as noted on the submitted plans.
- **8 Ryerson Place, Tappan** (ACABOR #17-41); 77.14/1/8; R-15 zoning district: The Board reviewed and approved a change on the chimney. The change is an optional selection by the applicant. The same stone may be placed on the fireplace chase that was approved for the front of the house.
- **Gentle Giant Brewing Company Façade Color** (68.16/1/16; CS zoning district) 7 North Main Street, Pearl River: The Board reviewed and approved a change to the façade color from a solid grey paint to a more translucent stain grey. The Applicant provided photographs at the meeting.

A motion was made to adjourn the meeting by Andrew Andrews and seconded by Brian Aitcheson 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: February 8, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE
2018 FEB 12 P 1:00
TOWN OF ORANGETOWN

**ACABOR #18-05
Lavery Plans
Approved as Presented**

Permit #47151

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

**February 8, 2018
Page 1 of 2**

**TO: Francis and Kathryn Lavery: 5 Theis Lane,
Blauvelt, New York**
FROM: Architecture and Community Appearance Board of Review

RE: Lavery Plans: The application of, Francis and Kathryn Lavery, owners, for the review of a detached garage at a site known as “**Lavery 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 5 Theis Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.17, Block 1, Lot 36 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, February 8, 2018**, at which time the Board made the following determinations:

Francis and Kathryn Lavery appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by John Perkins, R.A., dated December 7, 2017:

- Sheet 1 of 3: General Notes & Specs, Details
- Page 2 of 3: Plans Elevations
- Page 3 of 3: General Notes & Specifications

B. A copy of the Building Permit Referral dated December 11, 2017 signed by Building Inspector Glenn Maier.

C. Material Specification Sheet.

FINDINGS OF FACT:

1. The Board found that the detached garage would have four sides of vinyl siding, with Shake shingles on the front façade and horizontal siding on three sides in Rye (clay color) manufactured by Market Square or equal and the trim would be white. The roof would be a Charcoal, manufactured by GAF, or equal. The existing structures on the site would eventually be sided to match the colors of the garage.

TOWN CLERK'S OFFICE
2018 FEB 12 P 1:00
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Town of Orangetown – Architecture and Community Appearance Board of
Review Decision
Page 2 of 2

2. The Board found that no new landscaping is planned and any disturbed soil would be reseeded.
3. The Board found that 3 exterior LED lights would be placed by the garage doors.
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 Andrew Andrews and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, 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: February 8, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2018 FEB 12 P 1:00
TOWN OF ORANGETOWN