

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JANUARY 5, 2017**

**MEMBERS PRESENT:**

Blythe Yost, Chair  
Brian Terry  
Deborah Stuhlweissenburg  
Bruce Jensen, Vice-Chair  
Shirley Goebel Christie  
Andrew Andrews

**MEMBERS ABSENT:** Brian Aitcheson

**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.

**8 Cedar Avenue Plans**

Review of Site/Structure Plans  
8 Cedar Avenue, Orangeburg  
74.14/3/41; RG zoning district

**ACABOR #17-01**

**Approved Subject  
to Conditions**

**100 Bradley Parkway Plans**

Review of Façade Improvements  
to an Existing Building  
100 Bradley Parkway, Blauvelt  
65.18/1/17; LI/LIO zoning district

**ACABOR #17-02**

**Approved  
as Presented**

**Other Business:**

The Board reviewed and approved the paint color of Town Plaza II metal roof, columns and sign as presented, Sherwin – Williams, Real Red.

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg 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 8:25 p.m.

**Dated: January 5, 2017**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

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TO: Timothy Harris, 34 Hoover Street, <sup>Blauvelt</sup> Pearl River,  
New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: 8 Cedar Avenue Plans: The application of Timothy Harris, owner, for the review of Site and Structure Plans at a site to be known as “8 Cedar Avenue 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 8 Cedar Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.14, Block 3, Lot 41; 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, January 5, 2017**, at which time the Board made the following determinations:

Timothy Harris appeared and testified.

The Board received the following items:

A. Plans prepared by Harry Goldstein, R.A., dated November 1, 2016:

- Page 1 of 3: Elevations
- Page 2 of 3: Upper Level and Lower Level Floor Plans
- Page 3 of 3: Details and General Specifications

B. Site Plan prepared by Robert Sorace, PLS, dated November 17, 2016.

C. Exterior Building Material Specifications, dated December 8, 2016, signed by Timothy Harris.

D. A copy of the Building Permit Referral dated November 23, 2016 signed by Building Inspector Rick Oliver.

**FINDINGS OF FACT:**

1. The Board found that the existing house on the site would be demolished and a new house constructed.
2. The Board found that the house would have four sides of vinyl siding in County Beige Dutch Lap style, manufactured by Certinteed, or equal, with decorative stonework in a natural beige color on the front façade. The roof would be Weathered Wood manufactured by Timberline, or equal. The color of the garage doors and trim would be white and the shutter color had not been selected as of the meeting date.

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3. The Board found that the front elevation would need to be revised since the applicant proposed a curved porch roof with a light fixture by the front entryway.
4. The Board found that the outdoor lighting on the house consisted of lights on either side of the garage doors, two lights by the rear deck door and one by the front entry door, all lights would be down lit fixtures.
5. The Board found that the applicant may build a staircase on the rear deck leading down to the ground level. He indicated that it would be determined during construction, and is not part of the application at this time.
6. The Board found that Belgium block edging would be placed along the driveway. A walkway would be created out of pavers and placed from the front of the house to the driveway.
7. The Board found that some plantings were proposed by the applicant. The Board recommended additional evergreen landscaping along the west property line shared with Tax Lot: Section 74.14, Block 3, Lot 42.
8. The Board found that the air conditioning unit would be screened with vegetation and placed on the west side of the garage.

The hearing was then opened to the Public.

**Public Comment:**

Jean Urlich, 22 Kevin Drive, Orangeburg; raised concerns that the new house would be closer to the property line than the prior house. Ms Urlich requested that the builder plant green giant arborvitae trees from the back corner of the lot to the front of the lot, along the shared property line.

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 Subject to the Following Conditions:**

1. The proposed house will have four sides of vinyl siding in County Beige Dutch Lap style, manufactured by Certinteed, or equal, with decorative stonework in a natural beige color on the front façade. The roof would be Weathered Wood manufactured by Timberline, or equal. The color of the garage doors and trim would be white and the shutter color had not been selected as of the meeting date
2. The applicant shall plant 8 green giant arborvitae trees, each tree shall be 5 to 6 feet in height, starting at the front corner of the house and ending at the rear of the deck, along the shared property line with Section 74.14, Block 3, Lot 42.

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3. The architectural plans shall be revised and resubmitted to the ACABOR Office, noting the front elevation to have a curved porch roof with a light fixture by the front entryway.
4. Outdoor lighting on the house will be located on either side of the garage doors, two lights by the rear deck door and one by the front entry door, all lights will be down lit fixtures.
5. Belgium block edging will be placed along the driveway. A walkway will be created out of pavers and placed from the front of the house to the driveway.
6. The air conditioning unit will be screened with vegetation and placed on the west side of the garage.
7. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
8. Trees to be saved shall be protected with snow fencing to the drip line during construction.
9. 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 Bruce Jensen, Vice-Chair and carried as follows: Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Brian Aitcheson, absent, 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: January 5, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

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**ACABOR #17-02: 100 Bradley Parkway Plans  
Improvements to Existing Structure: Louver,  
Stairs, Doors, Facade  
Approved as Presented**

**Permit #46015**

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**TO:** Moshe Aronowitz, 26 West 17<sup>th</sup> Street, Suite 801, New York,  
New York 10011  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** 100 Bradley Parkway Plans: The application of Storage Deluxe,  
applicant, for 100 Bradley Parkway LLC, owner, for the review of the Installation  
of louver, stairs, doors, and façade Improvements to an Existing Building at a site  
to be known as “**100 Bradley Parkway 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 100 Bradley Parkway, Blauvelt, Town of  
Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 65.18, Block 1, Lot 17; in the LI/LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, January 5, 2017** at which  
time the Board made the following determinations:

Arthur Chabow appeared and testified for the applicant. The Board received the  
following items:

- A.** Plans prepared by Arthur Chabow, R.A.,
- Sheet A-100 Site Plan, dated November 16, 2016
  - Sheet A-400 Existing & Proposed Exterior East Elevation, dated  
November 16, 2016, revised November 12, 2016
- B.** Exterior Building Material Sheet Specification, signed by Jairo Vela, dated  
November 16, 2016
- C.** A copy of the Building Permit Referral signed by Building Inspector  
Glenn Maier, dated December 16, 2016.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to occupy an existing  
structure and improve the building with new stairs, louver, doors, fence,  
railing and generator.
2. The Board found the colors of the improvements would match the existing  
materials.

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ACABOR #17-02: 100 Bradley Parkway Plans  
Improvements to Existing Structure: Louver,  
Stairs, Doors, Facade  
Approved as Presented

Permit #46015

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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 as Presented**.

The foregoing resolution was presented and moved by Bruce Jensen, Vice-Chair and seconded by Brian Terry carried as follows; Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Brian Aitcheson, absent; 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: January 5, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*

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