

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JANUARY 18, 2018**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:** None

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

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>White Barn Plans</b> Review of Site/Structure Plans 200 Sickletown Road, Orangeburg 69.12/1/1.1; R-80 zoning district	<b>Approved as Presented</b>	<b>ACABOR #18-01 Permit #46538</b>
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<b>Linen Choice Plans</b> Review of Structure, Landscaping and Site Plans 57 North Troop Road/ Glenshaw Street, Orangeburg 70.18/2/17; LI zoning district	<b>Approved as Presented</b>	<b>ACABOR #17-45 Permit #50133</b>
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<b>100 Bradley Parkway Sign Plan</b> Review of Sign Plans 100 Bradley Parkway, Blauvelt 65.18/1/17; LI/LIO zoning district	<b>Approved as Presented</b>	<b>ACABOR #18-02 Permit #46277</b>
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<b>Project Sycamore Data Center Plans</b> Amendment to ACABOR #17-22, Visitors Center Plan dated June 8, 2017 Convent Road, Orangeburg 73.08/1/1, 3 & 4; RPC-OP zoning district	<b>Approved as Presented</b>	<b>ACABOR #18-03: Permit #46707</b>
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<b>Ferriello Plans</b> Review of Addition/ Site Plans 48 Cardinal Street, Pearl River 69.14/3/40; R-15 zoning district	<b>Approved with Conditions</b>	<b>ACABOR #18-04 Permit #47129</b>
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**Other Business:** The Board reviewed and approved an emergency repair of the heating system at **St. Peter & Paul's Church - 422 Western Highway, Tappan, Section 74.18, Block 3, Lot 27**. The Board found that the applicant provided photographs of the installed system, noting the appearance against the exterior of the structure. The Board recommended that once the weather becomes warmer, the units should be screened with plantings. The units on the front façade need to be fenced in and the piping should be painted grey to match the structure.

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A motion was made to adjourn the meeting by Blythe Yost, Chair, and seconded by Deborah Stuhlweissenburg 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 8:45 p.m.

**Dated: January 18, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
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**ACABOR #18-01  
White Barn Plans  
Approved as Presented**

**Permit #46538**

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

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**TO: Donald Brenner, 4 Independent Avenue, Tappan,  
New York 10983**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: White Barn Plans:** The application of Eugene White, owner for the review of Site and Structure Plans at a site to be known as “**White Barn 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 200 Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.12, Block 1, Lot 1.1; 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, January 18, 2018**, at which time the Board made the following determinations:

Eugene White and Donald Brenner appeared and testified.

The Board received the following items:

**A. Site Plans prepared by Jay Greenwell, PLS, dated January 12, 2017:**

- Page 1 of 2: Site Plan for Proposed Barn, revised June 5, 2017
- Page 2 of 2: Details for Proposed Barn

**B. Computer generated elevation of the proposed barn.**

**C. Architectural Plans prepared by Drafting Concepts, LLC signed and sealed by Elvin Engel, R.A., dated November 2, 2017, revised November 6, 2017:**

- Drawing 1: Cover Sheet
- Drawing 2: Foundation Plan
- Drawing 3: First Floor Plan
- Drawing 4: 2<sup>nd</sup> Floor Plan
- Drawing 5: Section A
- Drawing 6: Section B
- Drawing 7: Portal Wall
- Drawing 8: Elevations
- Drawing 9: Right Elevation
- Drawing 10: Left Elevation

**D. Copy of ZBA #17-59, Variance for Floor Area Ratio, Front Yard, Side Yard, and Gravel Driveway Variances Approved, dated September 6, 2017.**

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**E. A copy of the Building Permit Referral dated June 6, 2017 signed by Building Inspector Rick Oliver.**

**FINDINGS OF FACT:**

1. The Board found that the barn would have four sides of T-111 siding in barn red color, manufactured by Duratemp, or equal. The roof would be Driftwood, manufactured by Timberline, or equal.
2. The Board found that the submitted drawing depicted the barn with black window frames; however the actual structure will have red window frames.
3. The Board found that no additional landscaping is planned for the site.
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 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 Brian Terry and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Andrew Andrews, aye; Deborah Stuhlweissenburg, 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: January 18, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

ACABOR #17-45  
Linen Choice Plans  
Approved as Presented

Permit #50133

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

**RE: Linen Choice Plans:** The application of Aluf Real Property, Inc., owner, for the review of Structure, Landscaping and Site Plans at a site to be known as “**Linen Choice 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 57 North Troop Road/Glenshaw Street, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 17 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, December 7, 2017 and January 18, 2018**, at which time the Board made the following determinations:

**December 7, 2017**

Donald Brenner, Jesse Cokeley and Barry Terach appeared and testified.

The Board received the following items:

**A.** Site Plans prepared by Maser Consulting, dated April 21, 2017, last revised September 11, 2017:

- 1 of 22: Cover Sheet
- 2 of 22: Existing Conditions Plan
- 3 of 22: Overall Layout Plan
- 4 of 22: Layout Plan – North
- 5 of 22: Layout Plan – South
- 10 of 22: Landscape Plan
- 11 of 22: Lighting Plan
- 22 of 22: Construction Details

**B.** Schematic Site Plan prepared by Maser Consulting, in accordance with ZBA #17-74.

**C.** Architectural Plans prepared by B&T, Barry Terach Architect, R.A:

- The Warehouse Sheet: Left Office Elevation,
  - Elevations: Office Front Entry, Right Side, Left Side, Front and Rear
- Floor Plans
- Sheet 1: Elevations
- Sheet 2: Floor Plans; Lower and Upper
- Sheet 3: Roof Plan

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**D. Schematic Architectural 'B-B' – North to South prepared by Maser Consulting, in accordance with ZBA #17-74.**

**E. Material Specification Sheet, signed by J. Jesse Cokeley.**

**F. Project Narrative prepared by Maser Consulting dated August 11, 2017.**

**G. A copy of PB #17-32, Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec., dated July 12, 2017.**

**H. Emails from the following residents: Scott Petry, Blauvelt, dated December 4, 2017; Brenna Petry, Blauvelt, dated December 4, 2017.**

**FINDINGS OF FACT:**

- 1. The Board found that the project received Preliminary Site Plan Approval Subject to Conditions from the Town of Orangetown Planning Board. In addition, the applicant obtained variances from the Town of Orangetown Zoning Board of Appeals requiring Phase I of the project to have interior loading docks.**
- 2. The Board found that due to the Zoning Board's requirement of Phase I to have interior loading docks, the roadway layout changed and revised plans were submitted to the Board. The revised roadway was pulled in closer to the building, out of the buffer area with grading and additional screening to take place in the buffer area. Additional landscaping would also be placed near the Rail Trail area.**
- 3. The Board found that other locations on the project site were described as containing utility easements and a drainage ditch, which cannot be built upon.**
- 4. The Board found that the dumpster would be located near the loading dock, and placed within an enclosure. The proposed hours of operation of the business would be Monday through Friday, 8:00 a.m. to 6:00 p.m.**
- 5. The Board found that the lighting plan was acceptable, as noted on the submitted plan. All lighting would be down lit.**
- 6. The Board found that the Landscaping Plan needed to be revised since the building foundation needed additional screening and shade trees needed to be placed in the Islands. The Landscaping Plan also needed to clearly delineate a Clearing Limit Line. In addition, the Board suggested the following alternative plant selections:
  - a. Thuja Occidentalis changed to Thuja Plicata**
  - b. Zanica to Maple or Oak****

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7. The Board found that the building would have a flat roof with the mechanical equipment on the roof. A three foot parapet would be placed around the roof edge, and any mechanicals would be placed towards the center, not visible from the street. The applicant offered to provide a typical roof plan with mechanicals with a Sight Line View.
8. The Board found that the building would have four sides of Metal-Span, Flush Metal Panel, and Vertical Corrugated Metal Siding in regal gray, or equal. Almond, ash gray and charcoal gray colors would be used in the area of the office to create interest. Black cut granite would be placed at the base of the building, the windows and entrance would be dark glass with dark aluminum frames, as noted on the submitted plans. The Board reviewed the materials and design of the proposed structure and requested the applicant to reconsider the design of the structure since the materials and scale of the structure were not reflective of the design of the surrounding residential neighborhood.

The hearing was then opened to the Public.

**Public Comment:**

Anthony Loperfido, 30 North Troop Road, Blauvelt; requested that the item be continued, and wanted the building to be turned around so the loading docks face Route 303.

Alison Sullivan, 40 Arthur Street, Blauvelt; wanted to know if the lights shined on the neighbors, if the proposed trees were mature, where the HVAC units were located, if the walls were sound proofed, where the dumpsters were located, and wanted soil samples before construction started.

Vincent Lupi, 106 Spruce Street, Blauvelt; noted that the loading docks would be 30 feet from the Rail Trail and wanted larger evergreen plants to block the view and odors of the building. The ZBA required completely enclosed loading docks and that 2 to 3 inch calipers trees are not significant enough and request larger plantings. In addition, Mr. Lupi requested that trees be planted on the loop road.

Adam Fiali, area resident, questioned if there would ever be any use of chemicals on site; that the building looks too boxy, and wanted it turned so the loading docks are along Route 303.

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Ira Steinberg, 10 Murphy Court, Blauvelt, wanted the applicant to provide a Line of Sight drawing from his house and the Church so he could see what his view would be in the future. He requested that the applicant preserve as much mature trees in the buffer as possible.

Heather Hurley, 10 Hobart Street, Pearl River; wanted to know if glass windows face Murphy Court or the Rail Trail and wanted them screened, disliked the building design, are there floodlights or downlights, are there vents or machinery on the roof and requested that as many trees as possible on the site be saved. She also discussed air quality and pollution in Blauvelt.

The applicant requested a **CONTINUATION**.

**January 18, 2018**

Barry Terach, Donald Brenner and Jesse Cokeley appeared and testified.

The Board received the following items:

**A.** Overall Layout Plan – Enclosed Loading Docks Site Plan prepared by Maser Consulting, dated December 7, 2017.

**B.** Site Plans prepared by Maser Consulting, dated April 21, 2017, last revised December 15, 2017:

- 10 of 22: Landscape Plan
- 22 of 22: Construction Details

**C.** A letter from Maser Consulting, dated December 15, 2017 signed by Jesse Cokeley, P.E., Project Manager.

**FINDINGS OF FACT:**

**1.** The Board found that the applicant had revised the plans in accordance with the requests of the Board:

- Relocated the trash enclosure to the employee parking lot,
- Added another trash enclosure behind the northern loading docks,
- Added plantings within the curb islands along the western portion of the building,
- Revised the Site Plan Schedule to include the desired species,
- Labeled the clearing limit line, and
- Revised the Tree Protection Detail to necessitate the use of a chain link fence in lieu of an orange construction fence.

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2. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.

3. 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 open to the public.

**Public Comment:**

Vincent Lupi, 106 Spruce Street, Blauvelt; noted that he did not have the opportunity to review the plans.

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 Brian Aitcheson and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; 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: January 18, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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ACABOR #18-02  
100 Bradley Parkway Sign Plans  
Approved as Presented

Permit #46277

Town of Orangetown – Architecture and Community  
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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 Sign 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 known as “**100 Bradley Parkway Sign 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 18, 2018** at which time the Board made the following determinations:

Jairo Vela 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
- X-100: Exterior Signage Key Plan, dated March 13, 2017, revised August 22, 2017
- X-101: Exterior Signage Main Entry, dated March 3, 2017, revised August 22, 2017
- X-102: Exterior Signage Loading Dock Man Door, dated November 16, 2016, revised August 22, 2017
- X-105: Exterior Signage Loading Dock Overhead dated November 16, 2016, revised August 22, 2017

**B.** A copy of the Building Permit Referral signed by Building Inspector Glenn Maier, dated March 22, 2017.

**C.** A letter from the applicant dated November 31, 2017, signed by Arthur Chabon, Architect P.C., Studio Director.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to place 8 new signs on the site. The applicant received a zoning variance for the signs from the Town of Orangetown Zoning Board of Appeals on January 17, 2018 for 62 square feet.
2. The Board found the colors of the signs would be blue and white as noted on the submitted plans.

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**ACABOR #18-02:  
100 Bradley Parkway Sign Plans  
Approved as Presented**

**Permit #46277**

**Town of Orangetown – Architecture and Community  
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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 Blythe Yost, Chair and seconded by Brian Aitcheson and carried as follows; Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; 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: January 18, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**ACABOR #18-03: Project Sycamore Data**

**Permit #46707**

**Center Plans- Amendment to**

**ACABOR #17-22, dated June 8, 2017 for Visitor's Center Plan -**

**Approved as Presented**

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

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**TO: Brian Quinn, Montalbano, Condon and Frank, 67 North Main Street, 3rd Fl., New City, New York 10956**

**FROM: Architecture and Community Appearance Board of Review**

**RE: Project Sycamore Data Center Plans:** The application of JPMorgan Chase, owner, for the review of an Amendment to ACABOR #17-22, dated June 8, 2017, for a Visitor's Center Plan at a site to be known as "**Project Sycamore Data Center 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 Convent Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lots 1, 3 & 4 in the RPC-OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 18, 2018**, at which time the Board made the following determinations:

Brian Quinn, Jacob Raketich, David Winslow and Robert Foley appeared and testified.

The Board received the following items:

**A. Site Plans prepared by ch2m, Dewberry Engineers and Hope Furrer, dated April 20, 2017, last revision date of December 5, 2017:**

C001: Cover Sheet

C100: Overall Site Plan

C101: Site Layout & Dimensional Control Plan – A

C102: Site Layout & Dimensional Control Plan – B

C103: Site Layout & Dimensional Control Plan – C

C104: Site Layout & Dimensional Control Plan – D

C105: Site Layout & Dimensional Control Plan – E

C106: Site Layout & Dimensional Control Plan – F

C107: Site Layout & Dimensional Control Plan – G

C108: Site Layout & Dimensional Control Plan – H

C109: Stormwater Management Basin Planting Plan

C110: Stormwater Management Basin Planting Schedule

C707: Construction Details

**B. Photometric Site Plan, prepared by CH2M, dated November 27, 2017:**

EC02-EL-0100: Overall Site Plan

EC02-EL-0101: Sector A Plan

EC02-EL-0102: Sector B Plan

EC02-EL-0103: Sector C Plan

EC02-EL-0104: Sector D Plan

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**ACABOR #18-03: Project Sycamore Data  
Center Plans- Amendment to  
ACABOR #17-22, dated June 8, 2017 for Visitor's Center Plan -  
Approved as Presented**

**Permit #46707**

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**C. Tree Inventory Plans prepared by Dewberry Engineers, ch2m and Hope Furrer, signed and stamped by Robert Foley, P.E., dated May 18, 2017, last revised December 5, 2017:**

- C001: Cover Sheet
- C500: Overall Tree Inventory Plan
- C501: Tree Inventory Plan - A
- C502: Tree Inventory Plan - B
- C503: Tree Inventory Plan - C
- C504: Tree Inventory Plan - D
- C505: Tree Inventory Plan - E
- C506: Tree Inventory Plan - F
- C507: Tree Inventory Plan - G
- C508: Tree Inventory Plan - H
- C509: Tree Inventory List
- C510: Tree Inventory List
- C511: Tree Inventory List
- C512: Tree Inventory List

**D. Architectural Plans prepared by Dewberry Engineers, ch2m and Hope Furrer, signed and stamped by Jacob Raketich, R.A., dated May 11, 2017, last revision date of December 5, 2017:**

- ON-A-000: Site Aerial View
- ON-A-100: Overall Building Floor Plan
- ON-A-101: Overall Roof Plan
- ON-A-102: 3D Aerial View
- ON-A-103: Overall Building Elevations
- ON-A-104: Perspective Views
- ON-A-105: VVRC Building Plan and Elevations
- ON-A-106: VVRC Building Perspectives

**E. Material Specification Sheet, signed by J. Raketich, R.A. dated January 8, 2018.**

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**ACABOR #18-03: Project Sycamore Data  
Center Plans- Amendment to  
ACABOR #17-22, dated June 8, 2017 for Visitor's Center Plan -  
Approved as Presented**

**Permit #46707**

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**FINDINGS OF FACT:**

1. The Board found that the project consisted of a new visitor's center adjacent to the approved structure, as reviewed at the June 8, 2017 ACABOR Meeting and Approved. The site is located at Rockland Psychiatric Center and is bounded by Convent Road to the north, 3rd Avenue to the west, 1st Avenue to the east, and Oak Street on the south.
2. The Board found that the applicant received an Amendment to the Final Approval Subject to Conditions from the Orangetown Planning Board on January 10, 2018 as PB#18-05.
3. The Board found that the visitors center structure would match the façade materials as proposed for the data center structure; consisting of insulated precast concrete wall panels, in a tan color with an accent color of brown, and as noted in the submitted plan. The roof material would be Thermoplastic single ply membrane, or equal. The glass on the building would be a shade of blue. Screen walls on the roof shall be grey or tan, to match the structure
4. The Board found that due to soil remediation, additional trees needed to be removed in the existing wooded area.

The Board opened the meeting 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 Christopher Dunnigan and carried as follows: Blythe Yost, Chair, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews aye and Shirley Goebel Christie, 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 18, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE  
2018 JAN 26 P 1:08  
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**Ferriello Plans**

**Addition, Reconstruction of Existing House and Site Plan**

**Approved Subject to Conditions**

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

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**TO: John Ferriello, 128 south Middletown Road, Pearl River, New York 10965**

**FROM: Architecture and Community Appearance Board of Review**

**RE: Ferriello Plans:** The application of RJF Construction, applicant, for Robert Ferriello, owner, for the review of an Addition, Reconstruction of Existing House and Site Plan, at a site known as “**Ferriello 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 48 Cardinal Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 3, Lot 40 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, January 18, 2018**, at which time the Board made the following determinations:

John Ferriello and Karl Ackermann appeared and testified.

The Board received the following items:

**A. Architectural Plans** prepared by Karl Ackermann, AIA, dated November 27, 2017:

- A - 0: Front West Elevation, South Facing Side Elevation, Site Plan and Landscaping Plan, revised January 8, 2018
- A - 2: First Floor Plan
- A – 3: Second Floor Plan

**B. An Exterior Building Material Specification Sheet.**

**C. A copy of the Building Permit Referral** dated December 1, 2017 signed by Building Inspector Rick Oliver.

**D. Project Narrative**, signed by John Ferriello, dated December 28, 2017.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework, as noted on the submitted plans. The plans provides for two types of vinyl siding; Cedar Impressions, or equal and horizontal vinyl siding, both in Clay, with the decorative stonework in a natural tone and pattern. The roof would be Weathered Wood, or equal, the trim color would be white and clay. The Board noted that the house appeared to have a distracting quality to the façade and offered an option of alternative façade materials.

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**Ferriello Plans**

**Addition, Reconstruction of Existing House and Site Plan**

**Approved Subject to Conditions**

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- 2. The Board found the landscaping plan to be acceptable as noted on the plan (hand written onto the plan) adding that the air conditioning unit needed to be screened with Holly plantings.

The hearing was then opened to the Public.

**Public Comment:**

Michael Taub, 46 Cardinal Place, raised concerns regarding the drainage impact from development of the site.

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; two types of siding; Cedar Impressions, or equal and horizontal vinyl siding, both in Clay, with decorative stonework in a natural tone and pattern. The roof will be Weathered Wood, or equal, the trim color will be white and clay.
- 2. The air conditioning unit shall be screened with Holly plantings.
- 3. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
- 4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
- 5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
- 6. Lighting will be in accordance with Town of Orangetown Town code.

The foregoing resolution was presented and moved by Blythe Yost, Chair, and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Christopher Dunnigan, aye; 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: January 18, 2018**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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