

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 19, 2017**

MEMBERS PRESENT:

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

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.

Griffin Plans **ACABOR #17-38**
Review of Site/ Landscaping Structure Plans
Kreiger Subdivision – Lot #1 **Approved**
27 Sunrise Lane, Pearl River **Subject to**
69.18/4/43.1; R-15 zoning district **Conditions**

U.S. Information Systems Plans **ACABOR #17-39**
Review of Site/ Landscaping Structure Plans **Approved**
25 Ramland Road, Orangeburg **as Presented**
73.20/1/26; LIO zoning district

10 Ryerson Place Plans **ACABOR #17-40**
Ryerson Place Subdivision
Review of Structure, Site **Approved**
and Landscaping Plans **Subject to**
10 Ryerson Place, Tappan **Conditions**
77.14/1/7; R-15 zoning district

8 Ryerson Place Plans **ACABOR #17-41**
Ryerson Place Subdivision **Continued**
Review of Structure, Site **to October 5th**
and Landscaping Plans **Meeting**
8 Ryerson Place, Tappan
77.14/1/8; R-15 zoning district

6 Ryerson Place Plans **ACABOR #17-42**
Ryerson Place Subdivision **Approved**
Review of Structure, Site **Subject to**
and Landscaping Plans **Conditions**
6 Ryerson Place, Tappan
77.14/1/9; R-15 zoning district

TOWN OF ORANGETOWN
2017 SEP 27 A 10:00
TOWN CLERK'S OFFICE

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 19, 2017**

Coffey Plan

Review of Structure, Site and
Landscaping Plans
7 Marycrest Road, West Nyack
69.07/1/25; R-40 zoning district

ACABOR #17-43

**Approved
Subject to
Conditions**

TZ Liquors Sign Plan

Orangetown Shopping Center
Review of Sign Plan
11 Orangetown Shopping Center, Orangeburg
74.10/1/67; CS zoning district

ACABOR #17-34

**Approved
as Presented**

Other Business: The Board reviewed and approved a change in the façade material and screening for ACABOR #17-13, Hiep House Plans. Decorative cultured stone in Bucks County Limestone will be placed on the front façade, under the porch. In addition, the Board reviewed and granted the applicant the option to place screening on the deck, as noted on the submitted plan. The material for the screening may be lattice as noted; however, other see through screening material is acceptable to the Board.

A motion was made to adjourn the meeting by Andrew Andrews and seconded by Blythe Yost 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 9:30 p.m.

Dated: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2017 SEP 27 A 10: 00
TOWN CLERK'S OFFICE

**ACABOR #17-38: Griffin Plans
House, Landscaping and Site Plans
Approved Subject to Conditions**

Permit #46504

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TO: Steven Griffin, 27 Sunrise Lane, Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Griffin Addition Plans: The application of Steven Griffin, owner, for the review of Addition Plans, Landscaping and Site Plans at a site to be known as “**Griffin Addition 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 27 Sunrise Lane, in the Krieger Subdivision – Lot #1, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.1; 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 **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

Steven Griffin appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Robert Sorace, PLS and Paul Gdanski, PE. dated July 28, 2017.
- B.** Architectural Plans prepared by Robert Hoene, RA, dated January 11, 2017, last revision date of June 14, 2017:
 - A1.0: Elevations
 - A2.0: Floor Plans
 - A3.0: General Notes & Roof Plan
- C.** Landscaping Plan prepared by Ronald Haelen, RLA, dated June 27, 2016, last revised April 11, 2017.
- D.** Exterior Building Material Specification Sheet, dated July 31, 2017, signed by Steven Griffin.
- E.** Project Narrative prepared by Steven Griffin.
- F.** Building Permit Referral dated June 15, 2017, signed by Building Inspector Michael Manzare.

FINDINGS OF FACT:

1. The Board found that the application consisted of a 2nd story addition to an existing house, a new front porch, and a 2 car garage attached to the existing house. The proposed addition would have a façade of Hardi plank siding in Monterey Taupe color (Brown/grey tone), or equal. The applicant stated that the plans note decorative stone, however only siding would be placed on the new construction. In addition, in accordance with Town Code, the siding needed to be brought down to 8 inches above grade. Revised plans would be submitted

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2. The Board found that the roof shingles would be Pewter Grey, or equal, the shutters would be black and the house trim would be white.
3. The Board found that the lighting would be located by the garage doors, as well as all house locations in accordance with Town of Orangetown Town code.
4. The Board found that the air conditioning unit would be located at the Southeast corner of the site and 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 construction consisted of a 2nd story addition to an existing house, a new front porch, and a 2 car garage attached to the existing house. The proposed addition will have a façade of Hardi plank siding in Monterey Taupe color (Brown/grey tone), or equal. The roof shingles would be Pewter Grey, or equal, the shutters would be black and the house trim would be white. The plans note decorative stone, however only siding will be placed on the new construction. In addition, in accordance with Town Code, the siding shall be brought down to 8 inches above grade. Revised plans shall be submitted.
2. Lighting shall be placed by the garage doors and other locations in accordance with Town of Orangetown Town code.
3. The air conditioning unit will be located at the Southeast corner of the site and screened with evergreen plantings.
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.

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ACABOR #17-38: Griffin Plans
House, Landscaping and Site Plans
Approved Subject to Conditions

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The foregoing resolution was presented and moved by Andrew Andrews and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, 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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Diego Villareale, P.E., JMC, 120 Bedford Road, Armonk, New York 10504
FROM: Architecture and Community Appearance Board of Review

RE: **U.S. Information Systems Plan:** The application of U.S. Information Systems, owner, for the review of a Site/Structure Plans at a site to be known as “**U.S. Information Systems 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 25 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 26; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

Diego Villareale, Joseph Lagana and Laura Wise appeared and testified. The Board received the following items:

A. Plans entitled U.S. Information Systems Project Site Plans, prepared by JMC Site Development Consultants, dated April 11, 2017, revised May 17, 2017:

- SP-1: Cover Sheet
- SP-2: Site Existing Conditions Map
- SP-3: Site Layout Plan
- SP-4: Site Grading Plan and Erosion and Sediment Control Plan
- SP-5: Site Utilities Plan
- SP-6: Construction Details
- SP-7: Construction Details
- SP-8: Construction Details
- SP-9: Construction Details

B. Architectural Plans prepared by Barry Terach Architect, dated April 5, 2017:

Cover Sheet

- A-1: Floor Plan
- A-2: Elevations
- A-3: Details

C. Submitted at the meeting by the applicant, photographs of the existing building.

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D. Material Specification Sheet, signed by Diego Villareale, P.E., JMC, dated August 4, 2017.

E. A letter and Project Narrative from JMC, signed by Diego Villareale, P.E., associated Principal, dated August 4, 2017.

F. A copy of the Building Permit Referral signed by Building Inspector Rick Oliver dated April 12, 2017.

FINDINGS OF FACT:

1. The Board found that the project consisted of an expansion to an existing warehouse building with associated off-street parking, loading, sidewalk and stormwater management improvements. The addition would align with the back portion of the existing structure. All new parking on the south side of the building are aligned towards the building to cut down on the glare from the car lights.
2. The Board found that the plans were modified according to the Planning Board conditions; a Rain Garden would be designed instead of the proposed stormwater noted on the site plan, and the driveway would be closed to create an interior connection to the existing driveway entrance.
3. The Board found that the 100 foot vegetative buffer on the eastern property line is approximately 20 feet higher in elevation than the building.
4. The Board found that the building addition materials would be Concrete Masonry Unit Wall, or equal, metal siding and a metal roof. The color scheme of the addition would be tan and brown; the metal siding would be Light Stone, or equal; the color of the trim would be Burnish Slate, or equal, and the roof would be galvanized silver, or equal; consistent with the existing structure.
5. The Board found that the seed mix in the Rain Garden would be a specific mix required by the New York State Department of Environmental Conservation (DEC).
6. The Board found that the outside lighting would be a minimal amount of mounted light fixtures on the building, all down lit. The lights would be on a timer.
7. The Board found that there had previously been an incident on the site and DEC monitoring remains; large fans creating noise.
8. The Board found that the applicant considered the creation of additional noise in its design of the site; placing signs on site against trucks backing up, alleviating the existing fork lift noise by bringing that function inside the new structure and maintaining the existing vegetative buffer.
9. The Board found that the applicant would re-appear as "Other Business" after the Town of Orangetown Zoning Board provides its final determination.

APPEALS: OTHER BUSINESS
2017 SEP 27 10:00
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The hearing was then opened to the Public.

Public Comment:

Robert Gorglione, 142 Valley Forge Place, Orangeburg; raised concerns regarding the use inside the building. He had noise concerns and noted that the vegetative buffers were not sufficient.

Mr. Skelley, 140 Valley Forge Place, Orangeburg; expressed concerns regarding the existing and future noise at the site.

Steve DeSalvio, Trenton Place, Orangeburg; raised concerns regarding the DEC fans in the rear of the site, noting that the Town should hire an engineer and have the plans reviewed to see if the new construction would affect the DEC remediation.

Xiaofeng Gong, 143 Valley Forge Place, Orangeburg; noted that the applicant can forecast the future energy use at the site which would impact the noise to be created.

Rameshchandra Ubriani, 146 Valley Forge Place, Orangeburg; wanted to know the schedule of the proposed construction.

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 Christopher Dunnigan and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, 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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE

2017 SEP 27 10:00

TOWN OF ORANGETOWN

ACABOR #17-40: 10 Ryerson Place Plan
Ryerson Place Subdivision
Approved Subject to Conditions
Site and Structure plans

Permit #46667

Town of Orangetown – Architecture and Community Appearance Board of
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TO: Christine Brodsky, 350 Boxberger Road, Valley Cottage,
New York 10989
FROM: Architecture and Community Appearance Board of
Review

RE: **10 Ryerson Place Plans:** The application of Christine Brodsky, applicant, for the Estate of Anthony Zacharakis, owner, for the review of Structure, Landscaping and Site Plans at a site to be known as “**10 Ryerson Place Plans**” in the Ryerson Place Subdivision 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 10 Ryerson Place, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.14, Block 1, Lot 7 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 **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

Board Member Deborah Stuhlweissenburg recused herself from the proceedings of this item.

William Brodsky appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Barry Terach, R.A., dated June 13, 2017:

- A - 3: Front and Rear Elevations
- A - 4: Left and Right Elevations

B. Site Plan prepared by Jay Greenwell, PLS, dated June 29, 2017.

C. Landscaping plan.

D. Exterior Building Material Specification Sheet, signed by Christine Brodsky, undated.

E. A copy of the Building Permit Referral dated July 18, 2017 signed by Building Inspector Dave Majewski.

F. Project Narrative.

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FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with brick on the front façade on the lower level, as noted on the submitted plans. The siding would be manufactured by Mainstreet Certainteed in Oxford Blue, or equal, and the brick would be Faux Brick, manufactured by Stone Industries, or equal.
2. The Board found that the roof would be Pewter Grey, manufactured by GAF or equal. The Portico roof would be metal in medium brown color. The front entry doorway and trim would be white, and the shutters would be blue, manufactured by Mid America, or equal.
3. The Board found that the proposed house appeared similar to two other houses proposed on adjacent lots and reviewed the plans for possible façade changes. The Board requested that the shape of the garage door be changed to an eyebrow shape to match the window above the front entry door. Additionally, the garage doors should be Carriage style.
4. The Board found the landscaping plan to be acceptable; however, the air conditioning unit to be placed behind the fireplace should 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 with brick on the front façade on the lower level, as noted on the submitted plans. The siding will be manufactured by Mainstreet Certainteed in Oxford Blue, or equal, and the brick will be Faux Brick, manufactured by Stone Industries, or equal. The roof will be Pewter Grey, manufactured by GAF or equal. The Portico roof will be metal in medium brown color. The front entry doorway and trim will be white, and the shutters will be blue, manufactured by Mid America, or equal.

TOWN CLERK'S OFFICE
2017 SEP 27 A 10:00
TOWN OF ORANGETOWN

ACABOR #17-40: 10 Ryerson Place Plan
Ryerson Place Subdivision
Approved Subject to Conditions
Site and Structure plans

Permit #46667

Town of Orangetown – Architecture and Community Appearance Board of
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2. The proposed house appeared similar to two other houses proposed on adjacent lots and the Board reviewed the plans for possible façade changes. It was determined that the **plans shall be revised** to have the shape of the garage door be changed to an eyebrow shape to match the window above the front entry door. Additionally, the garage doors shall be Carriage style.
3. The air conditioning unit shall be placed behind the fireplace and shall be screened with evergreen plantings.
4. Lighting will be in accordance with Town of Orangetown Town code.
5. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 Shirley Goebel Christie and seconded by Brian Aitcheson and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Christopher Dunnigan, aye; Shirley Goebel Christie, aye; Brian Aitcheson, absent, and Deborah Stuhlweissenburg, recused.

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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2017 SEP 27 A 10:00
TOWN OF ORANGETOWN

**ACABOR #17-42: 6 Ryerson Place Plan
Ryerson Place Subdivision
Approved Subject to Conditions
Site and Structure plans**

Permit #46669

**Town of Orangetown – Architecture and Community Appearance Board of
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**TO: Christine Brodsky, 350 Boxberger Road, Valley Cottage,
New York 10989**
**FROM: Architecture and Community Appearance Board of
Review**

RE: 6 Ryerson Place Plans: The application of Christine Brodsky, applicant, for the Estate of Anthony Zacharakis, owner, for the review of Structure, Landscaping and Site Plans at a site to be known as “**6 Ryerson Place Plans**” in the Ryerson Place Subdivision 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 6 Ryerson Place, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.14, Block 1, Lot 9 in the R-15 zoning district.

Board Member Deborah Stuhlweissenburg recused herself from the proceedings of this item.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

William Brodsky appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Barry Terach, R.A., dated June 13, 2017:

- A - 3: Front and Rear Elevations
- A - 4: Left and Right Elevations

B. Site Plan prepared by Jay Greenwell, PLS, dated June 29, 2017.

C. Landscaping plan.

D. Exterior Building Material Specification Sheet, signed by Christine Brodsky, undated.

E. A copy of the Building Permit Referral dated July 18, 2017 signed by Building Inspector Dave Majewski.

F. Project Narrative.

TOWN CLERK'S OFFICE
2017 SEP 27 A 10:01
TOWN OF ORANGETOWN

ACABOR #17-42: 6 Ryerson Place Plan
Ryerson Place Subdivision
Approved Subject to Conditions
Site and Structure plans

Permit #46669

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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 Savannah Wicker, with decorative brick on the front façade in McNear Embarcadero (brown tone), or equal. The roof would be Timberline Appalachian Sky, or equal. The window shutters would be Plygem Mastic Winestone, or equal and the trim would be white, manufactured by Certainteed Mainstreet, or equal.
2. The Board found that the proposed house appeared similar to two other houses proposed on adjacent lots and reviewed the plans for possible façade changes
3. The Board found that the landscaping plan to be acceptable, however, the air conditioning unit needed to be screened with evergreen plantings. The applicant offered to plant Boxwoods around the unit.

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 Savannah Wicker, with decorative brick on the front façade in McNear Embarcadero (brown tone), or equal. The roof will be Timberline Appalachian Sky, or equal. The window shutters will be Plygem Mastic Winestone, or equal and the trim will be white, manufactured by Certainteed Mainstreet, or equal.
2. The conditioning unit shall be screened with evergreen plantings. The applicant offered to plant Boxwoods around the unit.
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.

TOWN OF ORANGETOWN
2017 SEP 27 10:01
TOWN CLERK'S OFFICE

ACABOR #17-42: 6 Ryerson Place Plan
Ryerson Place Subdivision
Approved Subject to Conditions
Site and Structure plans

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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.
7. 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, aye; Shirley Goebel Christie, aye; Brian Aitcheson, absent, and Deborah Stuhlweissenburg, recused.

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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TOWN CLERK'S OFFICE

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TO: Kier Levesque, 49 Third Avenue, Nyack,
New York 10960
FROM: Architecture and Community Appearance Board of
Review

RE: **Coffey Plans:** The application of Gerard Coffey, owner, for the review of Site and Structure Plans at a site to be known as “**Coffey 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 7 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 25; 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 **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

Kier Levesque, Catherine Coffey and Gerard Coffey appeared and testified.

The Board received the following items:

A. Plans prepared by Anthony Celentano, PLS:

- Site Plan dated July 21, 2017, revised August 28, 2017
- Survey, dated May 3, 2017
- LA-1: Planting Plan, undated

B. Plans prepared by Kier Levesque, R.A., July 20, 2017

- LA-1: Planting Plan, undated
- A1: Foundation Plan
- A2: First Floor Plan
- A3: Second Floor Plan
- A4: Elevations
- A5: Elevations

C. Exterior Building Material Specifications, signed by Gerald Coffey.

D. A copy of the Building Permit Referral dated August 31, 2017, signed by Mike Manzare, Building Inspector.

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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 Hardi-Board with stone work on the front façade, chimney and garage facade, as noted on the submitted plan. The Hardi-Board, or equal would be white and the stone work would be a granite color. The garage doors would be black.
3. The Board found that the house would have a black/gray standing seam metal roof and the shutters would match the roof in a matt black.
4. The Board found that the walkways and patio would be bluestone. The driveway would be gavel; however, the applicant stated that the plan would be revised to an asphalt surface. The Site Plan shall to be revised.
5. The Board found that the outdoor lighting on the house consisted of down lit carriage lights by the garage doors and front entry door. The driveway would have pier lighting.
6. The Board found that the air conditioning unit would be screened with vegetation.

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 Hardi-Board with stone work on the front façade, chimney and garage facade, as noted on the submitted plan. The Hardi-Board, or equal will be white and the stone work will be a granite color. The garage doors will be black. The house will have a black/gray standing seam metal roof and the shutters will match the roof in a matt black.
2. The walkways and patio will be bluestone. The Site Plan shall be revised to note an asphalt surface. The Site Plan shall be revised.

TOWN CLERK'S OFFICE
2017 SEP 27 A 10:01
TOWN OF ORANGETOWN

ACABOR #17-43: Coffey Plans
Approved Subject to Conditions

Permit #46814

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3. The air conditioning unit will be screened with vegetation
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.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Brian Aitcheson, absent, Christopher Duggan, 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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2017 SEP 27 A 10: 01
TOWN CLERK'S OFFICE

ACABOR #17-34: TZ Liquor Sign Plan
Approved as Presented
Town of Orangetown
Architecture and Community
Appearance Board of Review Decision

Permit #46674

September 19, 2017
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TO: Carlos Rivera, 6 Piper Court, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: TZ Liquors Sign Plan: The application of Carlos Rivera, applicant, for Urstadt Biddle, owner, for the review of a Sign Plan at a site to be known as "TZ Liquors 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 in the Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, September 19, 2017**, at which time the Board made the following determinations:

Carlos Rivera appeared and testified. The Board received the following items:

- A.** Drawing of the proposed sign, prepared by Sign & ink, dated July 7, 2017.
- B.** Material Sheet dated August 4, 2017.
- C.** A copy of the Building Permit Referral, dated July 19, 2017, signed by Building Inspector, Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install one 24" by 130" LED Channel Letter wall sign on the front façade of building, to be connected to the existing electric. The design of the sign is similar to other signs in the shopping center. The sign colors will be red block letters, as noted on the submitted plan.
2. The Board found that the hours of illumination would be the same as other store signs in the shopping center.

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 Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Duggan, 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: September 19, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

TOWN OF ORANGETOWN
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