

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF OCTOBER 20, 2016**

**MEMBERS PRESENT:** Bruce Jensen, Vice-Chair  
Brian Aitcheson Deborah Stuhlweissenburg  
Shirley Goebel Christie Andrew Andrews

**MEMBERS ABSENT:** Blythe Yost, Chair and Brian Terry

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

Bruce Jensen, Vice-Chair, called the meeting to order at 7:30 p.m.  
Mr. Jensen 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>South Corner Plaza Site Plan</b> Review of Site/ Structure Plans 2 Route 340, Orangeburg 74.11/ 2/ 47; CC zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #16-61</b>
---	---	----------------------

<b>15 Casazza Place Plans</b> Review of Site/ Structure Plans 15 Casazza Place, Pearl River 69.10/1/26; R-15 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #16-62</b>
---	---	----------------------

<b>Coffey Plans</b> Review of Site/ Structure Plans 363 South Middletown Road Pearl River; 63.20/1/1 LO zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #16-63</b>
---	---	----------------------

<b>55 Woods Road Site Plan</b> Review of Site/Landscaping Plan Palisades Historic District 55 Woods Road, Palisades 78.18/1/9; R-80 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #16-64</b>
---	---	----------------------

A motion was made to adjourn the meeting by Bruce Jensen, Vice-Chair 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 8:25 p.m.

**Dated: October 20, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



TOWN OF ORANGETOWN  
2016 OCT 31 AM 10 40  
TOWN CLERKS OFFICE

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

**October 20, 2016**  
**Page 1 of 3**

**TO:** Donald Brenner, 4 Independence Avenue, Tappan, New York  
10983

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

**RE:** South Corner Plaza Plans: The application of Hassan Samini, owner, (Donald Brenner, Attorney) for the review of Site/ Structure Plans at a site to be known as “**South Corner Plaza 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 the East side of Route 303, at the intersection of Route 340, at 2 Route 340, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 47 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, October 20, 2016**, at which time the Board made the following determinations:

Donald Brenner, Matthew Oscar and Diane Samini appeared and testified for the applicant. The Board received the following items:

**A.** Plans prepared by Matthew Oscar, R.A., dated September 14, 2016, unless noted:

- Sheet 1 of 5: Title Sheet for ACABOR
- Sheet A-001.00 Site Plan, dated August 19, 2016
- Sheet 2 of 5 (A-002.00) Landscaping & Lighting Plan
- Sheet 3 of 5 (A-003.) Clock Tower, North, Rear Elevations, undated
- Sheet 4 of 5 (A-004.) South, West, NW Elevations, undated
- Sheet 5 of 5 (A-005.) Adjacent Area Photos, dated August 19, 2016

**B.** Landscaping & Lighting Plan prepared by Leonard Jackson Associates, Drawing Number: 5, dated January 14, 2009, revised January 6, 2010.

**C.** Exterior Building Material Sheet Specification, undated.

**D.** Copy of PB#09-20, Preliminary Site Plan Approval Subject to Conditions, dated September 26, 2011 and ZBA #15-66, Variances for Rear Yard, Off-Street Parking, Parking, Screening and Buffer; Approved, dated July 15, 2015.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a small retail structure, with four sides of brick and Sto-Panels or equal. The brick would be Multi-Color Style (red/natural tones) manufactured by Gen Stone, or equal. The Sto-Panels, or equal, would be in tan and white. The building trim would be white and grey stucco. The windows and doors would have black aluminum frames.

TOWN CLERKS OFFICE  
2016 OCT 31 AM 10 40  
TOWN OF ORANGETOWN

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

**October 20, 2016**

**Page 2 of 3**

2. The Board found that the structure would have striped evergreen and white canvas canopies, placed as noted on the submitted building elevations. Lighting on the site consists of goose neck lighting on the façade with a sconce fixture on each column pier. The parking lot would have light poles, as noted in the submitted plans.
3. The Board found that for additional pedestrian safety, wall mounted lighting would be added along the side of the building that fronts Route 340.
4. The Board found that the applicant agreed to add trash receptacles to the project site that match the style of the structure.
5. The Board found that the proposed landscaping plan on the Route 340 side of the project did not specify the type of plantings to be used. The Board requested that low growing ornamental grasses and decorative shrubs be used, in accordance with New York State Department of Transportation standards.

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 structure will have four sides of brick and Sto-Panels or equal. The brick will be Multi-Color Style (red/natural tones) manufactured by Gen Stone, or equal. The Sto-Panels, or equal, will be in tan and white. The building trim will be white and off-grey stucco. The windows and doors would have black aluminum frames.
2. The structure will have striped evergreen and white canvas canopies, placed as noted on the submitted building elevations. Lighting on the site consists of goose neck lighting on the façade with a sconce fixture on each column pier. The parking lot will have light poles, as noted in the submitted plans. Wall mounted lighting will be added along the side of the building that fronts Route 340 for additional pedestrian safety.
3. Trash receptacles shall be placed at the project site that matches the style of the structure. The Site Plan shall be revised to note the placement of the receptacles.

TOWN CLERKS OFFICE  
2016 OCT 31 AM 10 40  
TOWN OF ORANGETOWN

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

October 20, 2016

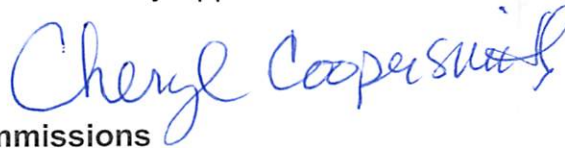
Page 3 of 3

4. The proposed landscaping plan on the Route 340 side of the project did not specify the type of plantings to be used. A note shall be added to the Site Plan, noting that the applicant shall plant low growing ornamental grasses and decorative shrubs on the Route 340 side of the project in accordance with New York State Department of Transportation standards.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Brian Aitcheson and seconded by Andrew Andrews carried as follows; Blythe Yost, Chair, absent; Bruce Jensen, Vice-Chair, aye; Shirley Goebel Christie, aye; Brian Terry, absent; 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: October 20, 2016  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2016 OCT 31 AM 10 40  
TOWN CLERKS OFFICE

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

**October 20, 2016**  
**Page 1 of 3**

**TO:** Timothy Harris, 34 Hoover Street, Pearl River,  
New York 10965  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Casazza Place Plans: The application of Timothy Harris, owner, for the review of Site/Structure Plans at a site to be known as “**15 Casazza Place 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 15 Casazza Place, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.10, Block 1, Lot 26; 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, October 20, 2016**, 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 September 16, 2016:
- Page 1 of 3: Elevations
  - Page 2 of 3: Basement/ Foundation Plan and Typical Wall Section
  - Page 3 of 3: First and Second Floor Plans
- B.** Site Plan prepared by Robert Sorace, PLS, dated September 1, 2016.
- C.** Exterior Building Material Specifications, dated September 22, 2016, signed by Timothy Harris.
- D.** A copy of the Building Permit Referral dated September 14, 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. The applicant obtained the needed zoning variances from the Town of Orangetown Zoning Board of Appeals on October 19, 2016 as ZBA #16-91: Floor Area Ratio, Side Yard, Total side Yard and Building Height.
2. The Board found that the applicant did not bring sample materials to the meeting, however described the proposed house materials. The house would have four sides of vinyl siding in Natural tone with decorative stonework on the front and right side elevations. The roof would be brown in color, trim would be white.

TOWN OF ORANGETOWN  
2016 OCT 31 AM 10 40  
TOWN CLERKS OFFICE

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

**October 20, 2016  
Page 2 of 3**

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.

**The hearing was reopened to the Public.**

**FINDINGS OF FACT - Continued:**

3. The Board found that the applicant had obtained the sample materials to be used for the proposed house and presented it to the Board. The house would have four sides of vinyl siding in Country Beige manufactured by Market Square, or equal. The decorative stonework would be in a stacked stone style in earth tone colors, manufactured by El Dorado, or equal. The roof shingles would be manufactured by GAF in Weathered Wood and the shutters would be brown. Two carriage style lights fixtures would be mounted on the house on either side of the garage doors and the house trim and columns would be white.

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 in Country Beige manufactured by Market Square, or equal. The decorative stonework will be in a stacked stone style in earth tone colors, manufactured by El Dorado. The roof shingles will be manufactured by GAF, or equal, in Weathered Wood and the shutters will be brown. Two carriage style lights fixtures will be mounted on the house on either side of the garage doors and the house trim and columns will be white.
2. The house siding shall be brought down to 8 inches above grade on all four sides of the house.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.

TOWN OF ORANGETOWN  
2016 OCT 31 AM 10 40  
TOWN CLERKS OFFICE



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

October 20, 2016

Page 3 of 3

4. 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 Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, absent; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Brian Terry, absent; 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: October 20, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2016 OCT 31 AM 10 40  
TOWN CLERKS OFFICE

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

**October 20, 2016**

**Page 1 of 2**

**TO:** Bart Rodi, 234 Grant Avenue, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE** Coffey Plans: The application of Gerard Coffey, owner, for the review of Site/Structure Plans at a site known as “**Coffey Plans**”, for a new garage and patio Site 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 west side of Middletown Road, approximately 900 feet north of the intersection of Townline Road, 363 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.20, Block 1, Lot 1 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 20, 2016**, at which time the Board made the following determinations:

Bart Rodi and Gerard Coffey appeared and testified.

The Board received the following items:

**A. Site Plan prepared by Bart Rodi, P.E.:**

SP-1: Site Plan dated June 8, 2016, revised September 28, 2016

**B. Proposed Garage Architectural Plans prepared by Bart Rodi, P.E., dated May 3, 2016, last revision date of June 13, 2016:**

- A-1: Elevations
- A-2: Floor Plan/ Foundation Plan
- A-3: Building Section, Rear Porch Renovation Plan and Rear Porch Renovation

**C. Exterior Building Material Specifications signed by Bart Rodi, undated.**

**D. Copy of Building Permit Referral, dated June 14, 2016, signed by Glenn Maier, Building Inspector.**

**E. Board Decisions: ZBA #16-82, dated September 21, 2016; Lot Area, Lot Width, Street Frontage, Front Yard, Side Yard, Total Side Yard, Rear Yard and Building Height Variances Approved, and PB #16-50, Preliminary Site Plan Approval Subject to Conditions and Neg. Dec., dated July 27, 2016.**

TOWN OF ORANGETOWN  
2016 OCT 31 PM 10 40  
TOWN CLERKS OFFICE



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

October 20, 2016

Page 2 of 2

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a new garage that would match in materials and colors to the existing house on site. Stone that is currently being used on site will be reused on the lower portion of the garage. On the upper portion of the garage, grey colored vinyl siding would be used that matches the vinyl siding on the existing house. The trim would be white and the door to the garage structure would be a half glass door. The structure would have outdoor down lighting.
2. The Board found that some type of vinyl louvre or ornamentation should be included on the gable portion of the front and rear elevations. The plans should be revised.

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 new garage will match in materials and colors to the existing house on site, the trim will be white. The structure will have outdoor down lighting.
2. The plans shall be revised to include some type of vinyl louvre or ornamentation on the gable portion of the front and rear elevations.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. 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 Bruce Jensen, Vice-Chair and seconded by Brian Aitcheson and carried as follows: Blythe Yost, Chair, absent; Bruce Jensen, Vice-Chair, aye; Shirley Goebel Christie, aye; Brian Terry, absent; 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: October 20, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE

2016 OCT 31 AM 10 40

TOWN OF ORANGETOWN

**ACABOR #16-63: 55 Woods Road Site Plan  
Palisades Historic Area  
Approved Subject to Conditions**

**Permit # 45845**

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

**October 20, 2016**

**Page 1 of 3**

**TO:** William Bosley, 12 Sugarhill Road, Nyack, New York 10960  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** 55 Woods Road Plans: The application of William Bosley, applicant, for Garry Trudeau, owner, for the review of Site/Landscaping Plans at a site known as “**55 Woods Road Plans**”, for Site/Landscaping Plans located in the Palisades Historic District, 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 55 Woods Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 9 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, October 20, 2016**, at which time the Board made the following determinations:

William Bosley and Logan Leachman appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Collazuol Engineering & Surveying Associates, dated September 12, 2016:

- Sheet 1 of 2: Site Plan
- Sheet 2 of 2: Grading & Utilities Plan

**B.** Architectural Plans prepared by JLF & Associates, Inc. undated:

- A001: Index
- A002: Building System Diagrams
- A100: Existing Site Plan
- A101: Overall Site Plan
- A210: Upper & Lower Level ¼” Plan
- A211: Main Level North ¼” Plan
- A212: Main Level South ¼” Plan
- A301: ¼” Elevations
- A302: ¼” Elevations
- A303: ¼” Elevations
- A304: ¼” Elevations

TOWN CLERKS OFFICE  
OCT 31 AM 10 40  
TOWN OF ORANGETOWN

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

**October 20, 2016**

**Page 2 of 3**

**Continuation of “B”**

- A400: ¼” Sections
- A401: ¼” Sections
- A402: ¼” Sections

**C.** Exterior Building Material Specifications, signed by William Bosley.

**D.** A letter from Jim Verdone, FASLA, Principal, Verdone Landscape Architects, dated October 3, 2016.

**E.** A copy of the Building Permit Referral dated September 22, 2016, signed by Glenn Maier, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared at the Town of Orangetown Historic Areas Board of Review for review of the house on October 18, 2016 and was granted Approval. The façade material would be reclaimed barn wood in a grey tone with an aged metal roof.
2. The Board found that there would be minimal landscaping on the site since the site had substantial natural setting. The Board received a letter from the Landscape Architect stating that the applicant plans on respecting the existing wooded character of the property and preserving as many of the existing trees as practicable.
3. The Board found that the applicant has made application to the Town of Orangetown Zoning Board of Appeals to request a variance to keep the existing gravel driveway.
4. The Board found that lighting would be as required by Town Code.

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.

TOWN CLERKS OFFICE  
2016 OCT 31 AM 10 40  
TOWN OF ORANGETOWN

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

October 20, 2016  
Page 3 of 3

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the Following Conditions:**

1. The applicant shall preserve as many of the existing trees as practicable.
2. The applicant shall make application to the Town of Orangetown Zoning Board of Appeals to request a variance to keep the existing gravel driveway.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. 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 Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, absent; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Brian Terry, absent; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, 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: October 20, 2016  
Cheryl Coopersmith  
Chief Clerk Board and Commissions



TOWN CLERKS OFFICE

2016 OCT 31 PM 10 40

TOWN OF ORANGETOWN