

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 8, 2016**

MEMBERS PRESENT: Blythe Yost, Chair
Brian Aitcheson Deborah Stuhlweissenburg
Brian Terry Bruce Jensen
Shirley Goebel Christie

MEMBERS ABSENT: Andrew Andrews

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.

New Items:

Brightview Senior Living Amendment	ACABOR #16-52
Amendment to ACABOR #16-03	Approved
Site/Structure Plans	as Presented
31 Hunt Road, Pearl River	
73.15/1/10; R-80 zoning district	

New Items:

The Saloon Roof Plan	ACABOR #16-53
Review of Building Expansion Plan	Approved
45-49 West Central Avenue, Pearl River	as Presented
68.16/1/9; CC zoning district	

Manhattan Woods Plan	ACABOR #16-54
Review of Storage Building Plan	Approved
1 Ahlmeyer Drive, West Nyack	as Presented
69.11/1/1; R-80 zoning district	

Hawks View Estates Subdivision Plan	ACABOR #16-55
Review of Subdivision Plan	Approved
290-298 South Boulevard, Upper Grandview	Subject to
Critical Environmental Area	Conditions
71.05/1/22 & 23; R-22 zoning district	

Orangetown Commerce Center Plans	ACABOR #16-56
Review of Site, Structure, Landscaping	Approved
Lighting and Signage Plans	Subject to
5 Greenbush Road, Orangeburg	Conditions
74.15/1/2; LI zoning district	

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Farmers Insurance Office Sign Plan

Review of Sign Plan
48 South Main Street, Pearl River
68.20/1/42; CS zoning district

ACABOR #16-57

**Approved
as Presented**

Contreras Plans

Review of Site/Structure Plans
13 N. Queens Court, Orangeburg
74.16/1/22; R-15 zoning district

ACABOR #16-58

**Approved
Subject to
Conditions**

A motion was made to adjourn the meeting by Brian Terry 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 9:25 p.m. The next ACABOR Meeting is scheduled for September 22, 2016.

Dated: September 8, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Cheryl Coopersmith

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**ACABOR #16-52: Brightview Senior Living
Amendment ACABOR #16-03:
Approved as Presented**

Permit #44366

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

RE: Brightview Senior Living Amendment: Application of Shelter Development LLC, applicant, for Hegarty Homes, owner, (Donald Brenner, attorney for the owner) for the review of an Amendment to ACABOR #16-03, at a site known as “**Brightview Senior Living Site/Structure 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 31 Hunt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 10; in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, July 21 and September 8, 2016**, at which time the Board made the following determinations:

July 21, 2016

Donald Brenner, Diego Villareale, and Marie Miller appeared and testified for the applicant. The Board received the following items:

A. Site Plans prepared by JMC Site Development Consultants dated June 8, 2015, last revision date of May 24, 2016:

- SP-6: Site Layout Plan

B. Architectural Plans prepared by JAL Architecture and Engineering P.C., dated June 24, 2016:

- Sheet 01: Exterior Elevation
- Sheet 02: Exterior Elevation
- Sheet 03: Exterior Elevation

C. Email from JSA Architects explaining the requested Plan Amendments, with color renderings of the structures.

D. Material Sheet dated December 16, 2015.

E. Copy of ACABOR #16-03, Approved with Conditions, dated January 7, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to amend the approved structure as follows:

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- a. Exterior Elevation North (1)
 - i. Porte Cochere design was revised to simplify the structure.
 - ii. The recessed balcony was removed.
 - iii. The front Juliette balcony was replaced with a roof overhang.
 - iv. The AZ covered porch was extended for resident's use.
 - v. The driveway entry elevation was flipped and the windows and roof line were revised in order to accommodate head heights within the resident's units.
 - b. Exterior Elevation North (2)
 - i. The corner cantilever bump out design was revised for constructability.
 - c. Exterior Elevation South (2)
 - i. The octagon shape porch shifted to function with the interior public space. Railings were revised to low walls and section of porch wall was replaced with railing. The screens and skylight were also removed.
 - d. Exterior Elevation West (2)
 - i. The overlooking third floor balcony was deleted and the footprint was also reduced to accommodate the Covered Porches in F.A.R.
2. The Board found in general that the amendments included reduction of trim and trim band sizes, shifting of windows and sizes, revision of roof pitch and shape to accommodate head heights within the resident's units. The roof heights do not exceed the maximum ridge height or average height of the sloped roof from the December 17, 2015 Elevations. In addition, the shake and clapboard mix was revised.
3. The Board found that the amendments to the building took away some of the original charm that the structure and requested the applicant revisit the design of the structure and return to the next Board meeting with revisions.

The applicant requested a **CONTINUATION**.

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Donald Brenner, Christine Castaldo, and Marie Miller appeared and testified for the applicant. The Board received the following items:

A. Architectural Plans prepared by JAL Architecture and Engineering P.C.:

- Exterior North Elevations, dated July 7, 2016
- Exterior East and West Elevations, dated August 23, 2016
- Exterior South Elevations, dated August 23, 2016

B. Submitted at the meeting, computer generated color depiction of the proposed structure.

FINDINGS OF FACT:

1. The Board found the applicant presented the three versions of the proposed building, side by side:
 - a. Approved building plans from ACABOR#16-03,
 - b. Proposed building plans from July 21, 2016 ACABOR Meeting, and
 - c. Current building plans presented for this meeting.
2. The Board found the current plans acceptable and more in line with the design originally proposed under ACABOR #16-03. Concerns voiced at the July meeting regarding window size, building trim, siding, siding colors, and public vs private balcony space were resolved. The Board agreed with the applicant that the design presented at the July meeting had lost some character, however the design changes presented at this time added back character to the façade.
3. The Board found that due to a computer error in printing the handout that the applicant presented at the meeting, the pillar structure on right hand side of the building appeared not as it will be constructed. The pillar will have decorative stone placed on the bottom two thirds and siding on the top third. The correct drawing will be submitted.

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 Bruce Jensen carried as follows; Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Andrew Andrews, 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: September 8, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Cheryl Coopersmith

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ACABOR #16-53: The Saloon Roof Plan
Approved As Presented - Building Expansion Plan

Permit # 45024

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: The Saloon Roof Plans: The application of Bridget Killen, owner, for the review of building expansion plans at a site known as “**The Saloon Roof 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 45-49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2016**, at which time the Board made the following determinations:

Donald Brenner, Barbara Marks and Bridget Killen appeared and testified.

The Board received the following items:

- A.** Plans prepared by Barbara Marks, Architect, dated March 26, 2014,
Drawing BDO: Notes, Zoning and Plot Plan; revised May 6, 2016
Drawing BD1: Exit/ Demo Basement, 1st, 2nd & Roof Plans, December 6, 2015
Drawing BD2: Proposed 1st, 2nd Floor Plans, revised January 13, 2015
Drawing BD3: Proposed Roof Plans & Details, revised March 8, 2016
Drawing BD4: Proposed Exterior Elevations, revised April 21, 2016
- B.** Copy of Building Permit Referral, dated January 5, 2016, signed by Rick Oliver, Building Inspector.
- C.** Exterior Building Material Specifications signed by Barbara Marks, R.A.
- D.** Submitted at the meeting copies of product specifications for: Tempest Torch and Englert Architectural System for Commercial and Residential Seamed Panel Systems.
- E.** Board Decisions: ZBA #16-57; Floor Area Ratio and Building Height Variances Approved, dated July 6, 2016 and PB #16-17, Preliminary Site Plan Approval Subject to Conditions and Neg. Dec., dated April 13, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to create an outdoor seating area on the rooftop of the structure. The seating area will be protected from sun glare by an 18 inch solar screen grill, manufactured by Tiger, ARI 8003, or equal. The roof top will be lit with gas lanterns, manufactured by Tempest Torch, or equal. The roof over the outdoor seating area would be a turne metal roof manufactured by Englert in a pre-weathered color of Galvalume, or equal.

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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 Shirley Goebel Christie and seconded Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Andrew Andrews, 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: September 8, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Jesse Shannon, 1 Ahlmeyer Drive, West Nyack, New York 10994
FROM: Architecture and Community Appearance Board of Review

RE: Manhattan Woods Golf Course Storage Plans: The application of Jesse Shannon, applicant, for Manhattan Woods Enterprises, LLC, owner, for Site/Structure Plans at a site known as “**Manhattan Woods Golf Course Storage 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 1 Ahlmeyer Drive, West Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.11, Block 1, Lot 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, September 8, 2016**, at which time the Board made the following determinations:

Jay Greenwell and Jesse Shannon appeared and testified.

The Board received the following items:

- A.** Architectural Plans prepared by PPB, Pioneer Pole Buildings, Inc., dated February 2, 2016.
- B.** Site Plan prepared by Jay Greenwell, PLS, dated December 15, 2016, revised June 9, 2016.
- C.** Exterior Building Material Specifications.
- D.** A copy of the Building Permit Referral dated March 3, 2016, signed by Glenn Maier, Building Inspector.
- E.** A copy of PB #16-54, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated July 13, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a maintenance shed located on a remote part of the golf course. The submitted site plan notes the existence of nearby rows of trees that act as a vegetative buffer for the proposed shed and a golf cart pathway. The area surrounding the site currently has a significant amount of trees and shields the nearest property owner.
2. The Board found that the applicant appeared at the September 7, 2016 Town of Orangetown Zoning Board of Appeals and was granted a Side Yard Variance as ZBA #16-76 and obtained Preliminary Site Plan Approval from the Planning Board as PB #16-41, on July 13, 2016.

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ACABOR #16-54: Manhattan Woods Plan
Storage Building Plan
Approved as Presented

Permit # 45143

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3. The Board found that the shed would be constructed to have four sides of corrugated metal in green with a green roof.

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 Aitcheson and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Bruce Jensen, aye; 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: September 8, 2016
Cheryl Coopersmith
Chief Clerk Board and Commissions

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**ACABOR #16-55: Hawks View Estates Subdivision Plan
Approved Subject to Conditions**

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern,
New York, 10901
FROM: Architecture and Community Appearance Board of Review

RE: Hawks View Estates Subdivision Plan: The application of SMK Home Builders, Inc., owner, for the review of a Subdivision Plan at a site to be known as “**Hawks View Estates Subdivision 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 at 290 & 298 South Boulevard, Upper Grandview, in the Critical Environmental Area, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.05, Block 1, Lots 22 & 23, in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2016**, at which time the Board made the following determinations:

Jay Greenwell appeared and testified. The Board received the following items:

A. Subdivision Plans prepared by Jay Greenwell PLS dated March 15, 2016:

- Drawing 1 of 2: Subdivision of Property
- Drawing 2 of 2: Grading, Drainage & Utility Plan with Erosion Control, revised July 18, 2016

B. Planning Board Decision #16-48, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated July 27, 2016.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.
3. The Board found that the applicant appeared at the Town of Orangetown Planning Board Decision #16-48, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated July 27, 2016.

The hearing was then opened to the Public.

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**ACABOR #16-55: Hawks View Estates Subdivision Plan
Approved Subject to Conditions**

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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. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
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.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Brian Terry and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Bruce Jensen, aye; 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: September 8, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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TO: Nathaniel Burns, 2700 Kelly Road, Suite 200, Warrington
Pennsylvania, 18976
FROM: Architecture and Community Appearance Board of Review

RE: Orangetown Commerce Center Plans: The application of BF Orangetown LLC, owner, for the review of Site, Structure, Landscaping, Lighting and Signage Plans at a site to be known as “**Orangetown Commerce 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 at 5 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.15, Block 1, Lot 2 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2016**, at which time the Board made the following determinations:

Geraldine Tortorella, Nate Burns, William Dahn and Alfred Rossi appeared and testified. The Board received the following items:

A. Plans prepared by Leonard Jackson Associates and Langan:

- Drawing 2 – Layout Plan dated January 15, 2016, last revision dated of June 28, 2016
- Drawing 3 – Grading, Drainage, and Utility Plan dated January 15, 2016 last revision date of June 28, 2016
- Drawing 5A- Landscape Plan dated March 4, 2016, last revision date of May 23, 2016
- Drawing 5B – Landscape & Lighting Notes & Details Plan dated March 4, 2016
- Drawing 5C – Landscape Sections Plan dated May 23, 2016
- Drawing 6 – Site Lighting Plan dated March 4, 2016, last revision date of March 8, 2016

B. Architectural Elevation Plan; Color Elevation Rendering, A.04 prepared by Dahn & Krieger Architects Planners dated June 25, 2015.

C. Signage Plan prepared by Allied Signage dated March 1, 2016, last revision date of May 25, 2016.

D. Material Sheet dated July 26, 2016.

E. Photographs with corresponding photo location map of existing conditions and neighboring properties.

F. Board Decisions: Planning Board Decision PB #16-39, Amendment to Final Site Plan Approval Subject to Conditions, dated July 13, 2016 and PB #15-02; Final Site Plan Approval Subject to Conditions, dated January 14, 2015; ZBA #16-63, Approved July 6, 2016; Building Height Variance and ACABOR #14-43, Approved Subject to Conditions, dated November 20, 2014.

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G. Copies of the Building Permit Referrals signed by the Building Inspectors; Site Plan Referral: Rick Oliver dated February 26, 2016 and the Signage Referral: Glenn Maier dated March 29, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 68,000 square foot flex industrial warehouse building. The building would have 14 tenant spaces for warehouse purposes only. The applicant obtained Preliminary Site Plan Approval from the Planning Board as PB #16-26, dated May 11, 2016 and Preliminary Internal Commercial Subdivision of Space as PB #16-27, dated May 11, 2016. Zoning variances were also granted from the Zoning Board of Appeals for signage; ZBA #16-62, dated July 6, 2016, and building height; ZBA #16-63, dated July 6, 2016.
2. The Board found that the applicant proposed two monument signs on the site; (1) one-sided sign and (1) two-sided sign. The signs would be placed on the site as noted on the submitted plans. The colors and materials of the signage are noted on the submitted and approved plan.
3. The Board found that the applicant proposed to replace the existing sidewalk along Highview Avenue.
4. The Board found that the structure would have four side of masonry in smooth block in beige/natural tones. The main field would be Westbrook Block GF365 and the accent color would be GF355, or equal. Split face would be placed at the entrance to the building in SF320, or equal. The windows would be light grey insulated glass.
5. The Board found the landscaping plan needed to be revised to include the following:
 - Place additional street trees in front of the structure between the building and the Stop and Shop site; possibly find some places to drop some trees that would not interfere with lighting of the site.
 - Thuja Occidentalis plantings should be changed to Thuja Plicata.
 - Douglas fir should be changed to any type of Spruce tree.

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.

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

1. Two monument signs will be placed on the site as noted on the approved Plans; (1) one-sided sign and (1) two-sided sign. The colors and materials of the signage are noted on the submitted and approved plan.
2. The structure will have four side of masonry in smooth block in beige/natural tones. The main field will be Westbrook Block GF365 and the accent color will be GF355, or equal. Split face will be placed at the entrance to the building in SF320, or equal. The windows will be light grey insulated glass.
3. The landscaping plan shall be revised to include the following:
 - Place additional street trees in front of the structure between the building and the Stop and Shop site; possibly find some places to drop some trees that would not interfere with lighting of the site.
 - Thuja Occidentalis plantings shall be changed to Thuja Plicata.
 - Douglas fir shall be changed to any type of Spruce tree

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, absent.

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 8, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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ACABOR #16-57: Farmers Insurance Office Sign Plan Permit #45556
Approved as Presented

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TO: Juan Santos, 48 South Main Street, Pearl River, New York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Farmers Insurance Office Sign Plan: The application of Juan Santos, applicant, for Rosalind Hackett, owner, for the review of a Sign Plan at a site to be known as "**Farmers Insurance Office 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 at 48 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20; Block 1, Lot 42 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2016**, at which time the Board made the following determinations:

Juan Santos appeared and testified. The Board received the following items:

- A.** Drawing of the proposed sign, prepared by Sign a Rama, dated July 26, 2016.
- B.** Material Sheet prepared by Juan Santos.
- C.** A copy of the Building Permit Referral, dated July 18, 2016, signed by Glenn Maier, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install one 5' by 5' light box, 3/16" white acrylic face with translucent vinyl applied. Lighting will be LED and UL rated. The light box will be affixed to the façade using angle irons, 3 L-brackets and Lag bolts. Vinyl to be used will be #M translucent vinyl in the colors of European Blue Evening, Red and Dard Red. The return of the box will be silver, as noted on the submitted plan.
2. The Board found that the sign would be lit from dusk to dawn.

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 and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Andrew Andrews, 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: September 8, 2016
Cheryl Coopersmith

Cheryl Coopersmith

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**ACABOR #16-58: Contreras Plans
Approved Subject to Conditions**

Permit #45517

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TO: Patrick Hatcher, Westchester Modular Homes, 642
International Boulevard, Rock Tavern, New York 12575
FROM: Architecture and Community Appearance Board of Review

RE: Contreras Plans: The application of Westchester Modular, applicant for Mary Contreras, owner, for the review of Site and Structure Plans at a site to be known as “**Contreras 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 13 North Queens Court, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 22 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, September 8, 2016**, at which time the Board made the following determinations:

Patrick Hatcher, Uzziah Cooper, Jr., Michell Dennis and Luis Contreras appeared and testified.

The Board received the following items:

A. Plans prepared by Westchester Modular Homes, Inc. signed by Anthony Pisarri, P.E., dated May 16, 2016, last revision date of June 15, 2016:

Page 0: Cover Sheet

Page 1: Elevations

Page 2: Foundation Plan

Page 3A: First Floor Plan

Page 3B: Second Floor Plan

Page 4: Cross Section Plan

Page 5A: First Floor Plumbing Plan

Page 5B: Second Floor Plumbing Plan

Page 6A: First Floor Electrical Plan

Page 6B: Second Floor Electrical Plan

Page 7C: First Floor FHW Heating Plan

Page 7D: Second Floor FHW Heating Plan

Page 8: Standard Notes & Details

B. Site Plan prepared by Uzziah Cooper, R.A., dated July 7, 2016.

C. Landscaping Plan prepared by Uzziah Cooper, R.A., dated July 7, 2016.

D. Exterior Building Material Specifications, dated August 23, 2016, signed by Patrick Hatcher.

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E. A copy of the Building Permit Referral dated June 30, 2016 signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding in Pacific Blue color, manufactured by Certainteed, or equal. The roof would be Estate Gray color, manufactured by Owens Corning or equal. The house trim would be white and the shutters would be black, manufactured by Mid-America, or equal.
2. The Board found that the siding should be brought down to 8 inches above grade on all four sides of the house.
3. The Board found the planting plan acceptable.
4. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.
5. The Board found that the location of the air conditioning unit was not determined at the time and offered the applicant two alternative locations:
 - a. Rear left side of house, or
 - b. Right side yard, this location requires a plant screening of 5 evergreen trees, as noted on the marked Landscaping 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 Subject to the Following Conditions:**

1. The proposed house will have four sides of vinyl siding in Pacific Blue color, manufactured by Certainteed, or equal. The roof will be Estate Gray color, manufactured by Owens Corning or equal. The house trim will be white and the shutters will be black, manufactured by Mid-America, or equal.
2. The house siding shall be brought down to 8 inches above grade on all four sides of the house.

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3. The location of the air conditioning unit was not determined at the time and the Board offered the applicant two alternative locations:
 - a. Rear left side of house, or
 - b. Right side yard, this location requires a plant screening of 5 evergreen trees, as noted on the marked Landscaping Plan.
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 Bruce Jensen and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, absent; Brian Terry, aye; Shirley Goebel Christie, aye; Bruce Jensen, 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: September 8, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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