

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF FEBRUARY 16, 2017**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:** None

**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.

**Celona Plans**

Review of Site/Structure Plans  
4 Indian Hill Lane, Palisades  
80.05/1/4; R-40 zoning district

**ACABOR #17-05**

**Approved  
Subject to  
Conditions**

**38 N. Middletown Road Roof Top**

**Wireless Communication Facility Plan**  
Review of Co-location of Roof Top Wireless  
Communication Facility Plan  
38 N. Middletown Road, Pearl River  
69.13/1/8; CC zoning district

**ACABOR #17-04**

**Continued  
to March 2<sup>nd</sup>  
Meeting**

A motion was made to adjourn the meeting by Brian Terry and seconded by Andrew Andrews and agreed by all in attendance. The Decisions on the above hearings, which Decisions are made by the Board before the conclusion of the meeting, are mailed to the applicant. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:45 p.m.

**Dated: February 16, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** Adra Bubesi, Pilla Associates, 23 Depew Ave., Nyack  
New York 10960  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Celona Plans - The application of Dominick Pilla, applicant, for Michael & Omiira Celona, owners, for the review of Site and Structure Plans at a site to be known as “**Celona 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 4 Indian Hill Lane, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 80.05, Block 1, Lot 4; 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 **Thursday, February 16, 2017**, at which time the Board made the following determinations:

Adra Bibeso and Margaret Garcia appeared and testified.

The Board received the following items:

**A.** Architectural Plans prepared by Dominick Pilla, R.A., dated January 23, 2017:

- Page 1 of 7: T-001: Title Sheet
- Page 2 of 7: G-001: Site Survey
- Page 3 of 7: SP-001: Site Plan
- Page 4 of 7: L-100: Landscape Plan
- Page 5 of 7: A-101: First Floor Plan
- Page 6 of 7: A-200: Elevations
- Page 7 of 7: A-201: Elevations

**B.** Site Plan prepared by James Drumm, PLS, dated November 9, 2016, last revised January 3, 2017.

**C.** Landscaping Plan dated January 18, 2017.

**D.** Exterior Building Material Specifications, dated January 5, 2017, signed by T.J. Ryan.

**E.** A copy of the Building Permit Referral dated November 17, 2016 signed by Building Inspector Michael Manzare.

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**FINDINGS OF FACT:**

1. The Board found that the project site was heavily wooded. The existing house would be demolished and a new structure would be constructed in its place.
2. The Board found that the proposed materials to be used on the house exterior fit into the natural surroundings. The proposed house would have sides of Hardi Board and Hardi Plank siding, or equal, in Aged Pewter and Pearl grey colors with large glass windows, as noted on the submitted plans. The garage doors would be metal to match the roof or wood to match the siding. In either case, the color of the garage doors would be in the same color palette to match the house. The chimney cap would be styled to match the house and in a greyish metal color.
3. The Board found that the roof would be a standing seam metal roof in charcoal grey color, manufactured by Atlas, or equal. The chimney and a portion of the façade would be in natural tone stone. The elevations should be revised to note the placement of stone on the house facade.
4. The Board found the landscaping plan to be acceptable.
5. The Board found that the outdoor lighting at the site and on the house would be down lit and in accordance with Town Code.
6. The Board found that the decking around the outdoor pool would be Azek or equal.

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 materials to be used on the house exterior fit into the natural surroundings. The proposed house will have sides of Hardi Board and Hardi Plank siding, or equal, in Aged Pewter and Pearl grey colors with large glass windows, as noted on the submitted plans. The garage doors will be metal to match the roof or wood to match the siding. In either case, the color of the garage doors will be in the same color palette to match the house. The chimney cap will be styled to match the house and in a greyish metal color.
2. The roof will be a standing seam metal roof in charcoal grey color, manufactured by Atlas, or equal. The chimney and a portion of the façade will be in natural tone stone. The elevations shall be revised to note the placement of stone on the house facade.

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**ACABOR #17-05: Celona Plans  
Approved Subject to Conditions  
Site and Structure plans**

**Permit #45587**

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3. The outdoor lighting at the site and on the house will be down lit and in accordance with Town Code.
4. The decking around the outdoor pool will be Azek or equal.
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 Andrew Andrews and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Brian Aitcheson, 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: February 16, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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