

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JULY 21, 2016**

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

**MEMBERS ABSENT:** Brian Terry

**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.

<b>319 Blauvelt Road Subdivision Plan – Lot #1</b>	<b>ACABOR #16-50</b>
Review of Structure/Site Plans	<b>Approved</b>
319 Blauvelt Road, Pearl River	<b>Subject to</b>
69.09/5/74.1; R-15 zoning district	<b>Conditions</b>

<b>Tiffany Cleaners Sign Plan</b>	<b>ACABOR #16-51</b>
Review of Sign Plans	<b>Approved</b>
110 North Middletown Road, Pearl River	<b>as Presented</b>
69.13/1/3; CC zoning district	

<b>Brightview Senior Living Amendment</b>	<b>ACABOR #16-52</b>
Amendment to ACABOR #16-03	<b>Continued to</b>
Site/ Structure Plans	<b>September 8th</b>
31 Hunt Road, Pearl River	<b>Meeting</b>
73.15/1/10; R-80 zoning district	

A motion was made to adjourn the meeting by Blythe Yost and seconded by  
Deborah Stuhlweissenburg and agreed by all in attendance. The Decisions on  
the above hearings, which Decisions are made by the Board before the  
conclusion of the meeting, are mailed to the applicant. The verbatim minutes are  
not transcribed, but are available. As there was no further business before the  
Board, the meeting was adjourned at 8:40 p.m. The next ACABOR Meeting is  
scheduled for September 8, 2016.

**Dated: July 21, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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TOWN OF ORANGETOWN

**ACABOR #16-50: 319 Blauvelt Road Subdivision Plan – Lot #1  
Rooney Residence - Approved Subject to Conditions**

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**TO:** George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** 319 Blauvelt Road Subdivision Plan – Lot #1: The application of George Alatsas, applicant, for Joseph Rooney, owner, for Site/Structure Plans at a site to be known as “**319 Blauvelt Road Subdivision Plan – Lot #1**”, 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 319 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.05, Block 5, Lot 74.1 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 **Thursday, July 21, 2016**, at which time the Board made the following determinations:

George Alatsas and Joseph Rooney appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Sparaco & Youngblood, PLLC, dated February 19, 2016.

**B.** Architectural Plans prepared by Barbara Hess, RA, dated January 15, 2016:

Sheet 1: Basement & First Floor Plan, revised May 23, 2016

Sheet 2: Elevations & Roof Diagram, revised May 23, 2016

Sheet 3: Elevations, revised May 23, 2016

Sheet 4: Details

Sheet 5: Notes

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan and Tree Removal Plan prepared by Edge Landscaping Design, undated.

**E.** Building Permit Referral signed by Mike Manzare, Building Inspector, dated June 3, 2016.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding. The color of the siding would be White, manufactured by Main Street Certainteed, or equal. The applicant requested the use of Hardi plank as an alternative siding material and the Board agreed. The roof shingles would be charcoal gray, manufactured by Timberline, or equal. The shutters would be black and brick veneer would be placed along the front foundation in a natural tone color, Nob Hill, or equal. The windows would have black trim. There would be a standing seam roof above the garage door and front entry doorway in mansard brown or copper.

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**ACABOR #16-51: 319 Blauvelt Road Subdivision Plan – Lot #1  
Rooney Residence - Approved Subject to Conditions**

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2. The Board found that the air conditioning unit would be located in the northwest corner of the lot.
3. The Board found the Landscaping Plan to be acceptable. A row of dense evergreen screening along the common driveway would be planted, as noted on the submitted plan.

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. The color of the siding will be White, manufactured Main Street Certaineed, or equal. The applicant requested the use of Hardi plank as an alternative siding material and the Board agreed. The roof shingles will be charcoal gray, manufactured by Timberline, or equal. The shutters will be black and brick veneer will be placed along the front foundation in a natural tone color, Nob Hill, or equal. The windows will have black trim. There will be a standing seam roof above the garage door and front entry doorway in mansard brown or copper.
2. The air conditioning unit will be located at the northwest corner of the lot.
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 Deborah Stuhlweissenburg and seconded Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, absent; Bruce Jensen, aye; Brian Aitcheson, abstain; 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: July 21, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

TOWN CLERKS OFFICE  
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**ACABOR #16-51: Tiffany Cleaners Sign Plan: Approved as Presented**

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TO: Sup Chung Lee, 10 Babbling Brook Lane, Montebello,  
New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Tiffany Cleaners Sign Plan: Application of Sup Change Lee, applicant, for Pearl River Center Associates, owner, for the review of Signage Plans at a site known as “**Tiffany Cleaners 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 110 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 3; 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, July 21, 2016**, at which time the Board made the following determinations:

Sup Chung Lee appeared and testified. The Board received the following items:

- A. Drawings of the proposed sign, prepared by All Type Signs, Nanuet, New York.
- B. Material Sheet, signed by Sup Chung Lee.
- C. A copy of the Building Permit Referral, dated June 10, 2016, signed by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install channel letters mounted on the building. The sign would read “Tiffany Cleaners”. The word “Tiffany” would have black returns, with green faces for the word “Tiffany” with black trim, white LED Lights for lighting. The word “Cleaners” would have red faces with black returns. The signs would be mounted on the building front and would be connected to the existing power supply.
2. The lettering would all be in capitals and measure 18 inches in height. The word “Tiffany” measures 96.95 inches in length and “Cleaners” measures 124.83 inches in length, and as noted on the submitted plan.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

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

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: July 21, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Board and Commissions**

*Cheryl Coopersmith*

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