

**Town of Orangetown  
Architecture and Community Appearance Board of Review  
Meeting of December 5, 2013**

**MEMBERS PRESENT:** Thomas Warren, Chairman; Paul Papay, Vice Chairman; Jill Fieldstein; Blyth Yost and Jack Messina

**MEMBERS ABSENT:** James Dodge

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

Mr. Warren, Chairman, called the meeting to order at 7:30 p.m. Mr. Warren 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>Snake Hill Homes Plans</b><br>Review of Site/Structure Plans<br>77.08/3/26; RG zoning district | <b>Approved<br/>Subject to<br/>Conditions</b> | <b>ACABOR #13 - 59</b> |
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| <b>Dexter Condominium Association Plan</b><br>Review of Landscaping & Lighting Plan<br>68.20/1/1/.60; CS zoning district | <b>Approved<br/>as Presented</b> | <b>ACABOR #13 - 60</b> |
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A motion was made to adjourn the meeting by Thomas Warren and seconded by Jack Messina 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. The next ACABOR Meeting is scheduled for January 9, 2014.

**Dated: December 5, 2013**



TOWN CLERKS OFFICE

2013 DEC 13 PM 10:37

TOWN OF ORANGETOWN

**ACABOR #13 – 59: Snake Hill Homes - Approved Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision**

**December 5, 2013  
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**TO:** Robert Hoene, 379 Piermont Avenue, Piermont, New York 10913  
**FROM:** Architecture and Community Appearance Board of Review  
**RE:** Snake Hill Homes Plans: The application of Kenneth Hiep, applicant, for Snake Hill Road Homes, owner, for the Review of Site/Structure Plans at a site to be known as “**Snake Hill Homes 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 79 Virginia Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 3, Lot 26 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 5, 2013**, at which time the Board made the following determinations:

Kenneth Hiep, Robert Hiep and Robert Hoene appeared and testified.

The Board received the following items:

- A.** Plot Plan for Hiep prepared by Jay Greenwell, PLS, dated September 9, 2013, last revised November 1, 2013.
- B.** Landscape Plan prepared by Ronald Haelen, RLA, dated November 20, 2013.
- C.** Types of Materials Sheet, prepared by Robert Hoene, R.A., dated November 18, 2013.
- D.** Copy of Building Permit Referral and Application pages 1-3.
- E.** Architectural Plans prepared by Robert Hoene, R.A. dated March 5, 2013, revised October 31, 2013:
  - a. A1.0: Elevations
  - b. A2.0: Basement and First Floor Plans
  - c. A3.0: General Notes & Second Floor Plan

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding in Natural Clay. The roof shingles would be manufactured by Timberline GAF in Brown Wood. The trim, garage doors, railing and windows would be white. The shutters would be black or dark brown. The applicant presented revised elevations noting Carriage Style garage doors with carriage style lights mounted above each garage door. Revised plans would be provided.
2. The Board found that the house would have a rear patio in brown colored pavers, rather than a rear deck.
3. The Board found that the porch on the front of the house would be constructed of Trex Decking in a grey/brown color. White lattice would be placed under the porch. The Board requested that the lattice work wrap around the corners of the house to extend onto the sides.
4. The Board found that the pavement of the proposed driveway appeared close to the property line shared with Tax Lot 77.08-3-27. A discussion was had regarding the planting of vegetation to eliminate vehicular headlights shining on the adjacent property. It was determined that no vegetation was needed on the part of the applicant, since the driveway was designed for ease of getting out of the driveway, rather than front entry onto the property.
5. The Board found that the siding beneath the chimney on the left elevation appears awkward. The applicant noted that the siding would be brought down another foot, the grading stepped up and the remainder would be foundation.
6. The Board found that there may be three existing old trees which may need to be removed. The trees are located near the property line shared with Tax Lot 77.08-3-27. The Board requested the applicant to review the condition of these trees and remove any tree that is in poor health.

The hearing was then opened to the Public.

**Public Comment:**

Henry Berry, 87 Virginia Avenue, Tappan: raised concerns regarding the proposed driveway pavement since it appears to abut the property line. Mr. Berry noted that there are three existing old trees on the site that are dangerous and need to be removed. He stated that a limb from one tree fell down and damaged his car.

Jeffrey Szmulewicz, 143 Austin Avenue, Tappan: requested information regarding the construction schedule of the project. Mr. Szmulewicz noted that construction during the warmer months when windows are open would be annoying.

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TOWN OF ORANGETOWN

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Henry Rubano, 71 Virginia Street, Tappan: expressed concerns regarding noise from the construction. Mr. Rubano wanted to know the square footage of the proposed house.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

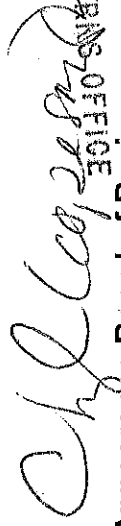
**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
2. The proposed house will have four sides of vinyl siding in Natural Clay. The roof shingles will be manufactured by Timberline GAF in Brown Wood. The trim, garage doors, railing and windows will be white. The shutters will be black or dark brown. The applicant presented revised elevations noting carriage style garage doors with carriage style lights mounted above each garage door. Revised plans shall be provided.
3. The house will have a rear patio in brown colored pavers.
4. The porch on the front of the house will be constructed of Trek Decking in a grey/brown color. White lattice will be placed under the porch and wrapped around the corners of the house to extend onto the sides.
5. The siding beneath the chimney on the left elevation will be brought down another foot, the grading stepped up and the remainder will be foundation.
6. The condition of three existing old trees located near the property line shared with Tax Lot 77.08-3-27 shall be reviewed and may be removed if a tree is in poor health.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.

The foregoing resolution was presented and moved by Jack Messina and seconded by Blyth Yost and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye and Blyth Yost, 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: December 5, 2013  
Town of Orangetown  
Architecture and Community Appearance Board of Review**

  
TOWN CLERKS OFFICE  
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TOWN OF ORANGETOWN

**ACABOR #13 - 60: Dexter Condominium Association Plan - Landscaping & Lighting Plan - Approved as Presented**

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

**December 5, 2013**  
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**TO:** Thomas Bertussi, 60-70 Dexter Plaza, Pearl River,  
New York 10965

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

**RE:** Dexter Plaza Parking Facility Plan: The application of Thomas Bertussi, applicant, for Dexter Condominium Association, owner, for the Review of a Landscaping and Lighting Plan at a site known as “**Dexter Plaza Parking Facility 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 12 East Dexter Plaza, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 1/.60 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, December 5, 2013**, at which time the Board made the following determinations:

Thomas Bertussi appeared and testified.

The Board received the following items:

- A.** As Built Parking Layout of Lot 6 and portion of Lot 5, prepared by Jay Greenwell, PLS, dated July 30, 2013, last revised August 6, 2013.
- B.** Parking Area Planting and Lighting Plan, Lot 6 and Portion of Lot 5, prepared by Robert G. Torgersen, ASLA, dated September 3, 2013.
- C.** A copy of the Building Permit Referral and application pages 1-3.

**FINDINGS OF FACT:**

- 1.** The Board found that the area proposed for planting and lighting improvements is an existing parking area for the Dexter Condominium Association.
- 2.** The Board found that existing wall mounted lighting in the complex did not match in light color (yellow lighting) to the proposed new lighting (white lighting). The applicant stated that a request would be made to the Condo Association to remove the wall mounted lighting and replace them with lighting that matched the parking area.
- 3.** The Board found that some of the trees on site would be removed since they are in poor health. The landscaping plan provided for substantial plantings to replace the removed trees.

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**ACABOR #13 - 60: Dexter Condominium Association Plan - Landscaping & Lighting Plan - Approved as Presented**

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

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4. The Board found that the selected Callery Pear trees should be replaced with a tree more suited for a parking area. The Board recommended planting Okame Cherry trees, since these plants are more upright and can withstand the activity in a parking area.

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 Jill Fieldstien and seconded by Jack Messina and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye and Blyth Yost, 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: December 5, 2013**  
**Town of Orangetown**



**Architecture and Community Appearance Board of Review**

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