

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 17, 2014**

MEMBERS PRESENT: Blythe Yost, Vice Chairwomen; Jill Fieldstein, James Dodge, Deborah Stuhlweissenburg, Stephen Swenney and Andrew Andrews

MEMBERS ABSENT: Jack Messina, Chairman

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

Blythe Yost called the meeting to order at 7:30 p.m. and read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Charles Subdivision – Lot #2

ACABOR #14 - 18

SMK Homes Plans

Approved

Lot 1.2 - Review of Site/Structure Plans **Subject to**
69.17 / 5 / 1.2; R-15 zoning district **Conditions**

Other Business: Murphy Addition Plans: The Board reviewed and approved the requested changes to approved plans, ACABOR #12-08, Murphy Addition. Changes involved the following: The siding remains the same color, Cape Cod Grey; however the material shall be changed from Texture 1-11 to Hardiplank. The back porch light shall be relocated to the right side, rather than the left side and the air conditioning unit shall be placed on the right side of the house instead of the back of the house.

A motion was made to adjourn the meeting by James Dodge 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 8:00 p.m. The next ACABOR Meeting is scheduled for September 4, 2014.

Dated: July 17, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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TOWN OF ORANGETOWN

**ACABOR #14 – 18: Charles Subdivision – Lot #2
SMK Homes Plans Snake Hill Homes: Approved Subject to the Following
Conditions**

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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern,
New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Charles Subdivision - Lot #2 / SMK Homes Plans:
The application of SMK Homes, owner, for review of Site/ Structure Plans at a site to be known as “**Charles Subdivision – Lot #2 / SMK 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 75 Mountain View Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.17, Block 5, Lot 1.2 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 17, 2014**, at which time the Board made the following determinations:

Robert Hoene appeared and testified.

The Board received the following items:

- A.** Plot Plan for Hiep prepared by Jay Greenwell, PLS, dated July 7, 2005, last revised June 5, 2014.
- B.** Landscape Plan prepared by Ronald Haelen, RLA, dated June 27, 2014.
- C.** Architectural Plans prepared by Robert Hoene, R.A. dated March 5, 2013, last revision dated June 9, 2014
 - a. A1.0: Elevations
 - b. A2.0: Floor Plans
 - c. A3.0: General Notes, Wall Section & Basement Floor Plan
- D.** Materials Sheet prepared by Sean Keenan dated July 1, 2014.
- E.** Copy of ZBA#14-53, Variances for Floor Area Ratio, Front Yard and Building Height Approved, dated July 2, 2014.

FINDINGS OF FACT:

1. The Board found that the project consisted of the completion of a house on an existing foundation. The site received variances for floor area ratio, front yard and building height from the Town of Orangetown Zoning Board of Appeals on July 2, 2014.
2. The Board found that the proposed house would have four sides of vinyl siding in Desert Tan, manufactured by Certainteed. The roof shingles would be Weathered Wood Architectural Shingle, manufactured by Timberline and the house trim, porch and railing would be white/cream color. The garage doors would be carriage style in white/cream color. The windows would have white/cream color frames with simulated grills.

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3. The Board found that the siding on the front elevation second floor gables would be changed to simulated cedar shakes. Revised plans should be submitted.
4. The Board found that a large ground depression appears in the rear of the site and would be filled in upon final grading.
5. The Board found that exposed concrete currently appears around the garage on the front elevation. The Board recommended that either the vinyl siding be brought down to 8 inches above grade or the area be parged.
6. The Board found that the landscaping plan was acceptable.

The hearing was then opened to the Public.

Public Comments:

Enda Charles, 70 Middletown Road, Pearl River: Raised concerns regarding the grading of the rear of the site.

There being no others 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 Desert Tan, manufactured by Certainteed. The roof shingles will be Weathered Wood Architectural Shingle, manufactured by Timberline and the house trim, porch and railing will be white/cream color. The garage doors will be carriage style in white/cream color. The windows will have white/cream color frames with simulated grills.
2. The siding on the front elevation second floor gables will be changed to simulated cedar shakes. Revised plans shall be submitted.
3. The ground depression in the rear of the site will be filled in upon final grading.
4. The exposed concrete around the garage on the front elevation shall be either vinyl siding brought down to 8 inches above grade or parged.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

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6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. If applicable, 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 James Dodge and seconded by Stephen Swenney and carried as follows; Jack Messina, Chairman, absent, Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, aye; Stephen Swenney aye; and Andrew Andrews 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 17, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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