

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF OCTOBER 16, 2014**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Blythe Yost, Stephen Sweeney, James Dodge, and Andrew Andrews

**MEMBERS ABSENT:** Deborah Stuhlweissenburg

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

Jill Fieldstein, Chairperson called the meeting to order at 7:30 PM 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.

<b>LSI Services, Inc., Site Plan</b> Review of Structure/Site Plans 76.08/1/1; LIO zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #14-28</b>
<b>MWD Star – Lot #16 Plans</b> Review of Landscaping/Site Plans Route 9W Golf Subdivision Palisades Historic District 78.13/1/3.16; R-40 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #14-29</b>
<b>O'Sullivan House Addition Plans</b> Review of Addition Plan 65.17/1/8; R-40 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #14-30</b>
<b>Grace Tabernacle Church Plans</b> Review of Structure/Site Plans 77.08/5/41; CS zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #14-31</b>
<b>Vesey House Plans</b> Review of Structure/Site Plans 69.18/3/11; R-15 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #14-32</b>

A motion was made to adjourn the meeting by Stephen Sweeney 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 8:45 PM. The next ACABOR Meeting is scheduled for November 6, 2014.

**Dated: October 16, 2014**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

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**ACABOR #14-28: LSI Services, Inc. Site Plan: Approved Subject to Conditions**

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

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

**RE:** LSI Services, Inc. Plans: The application of LSI Services, Inc., applicant, for VLJ Realty, LLC, owner, for the review of Structure/Site Plans at a site to be known as “**LSI Services, Inc. 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 on the west side of Blaisdell Road, approximately 600 feet south of Ramland Road, at 336 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 1 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 16, 2014**, at which time the Board made the following determinations:

Donald Brenner and Dardon Bilali appeared and testified.

The Board received the following items:

**A.** Site Development Plans prepared by Jay Greenwell, PLS, dated November 27, 2012, last revised August 22, 2014:

Sheet 1: Site Plan

Sheet 2: Grading, Drainage and Utility Plan with Erosion Control

Sheet 3: Detail Sheet

**B.** Planting & Lighting Plan prepared by Robert Torgersen ASLA, dated September 16, 2014.

**C.** Architectural Plans prepared by Pioneer Pole Buildings, Inc., dated June 26, 2014:

Sheet 1: Elevations

Sheet 2: Pole Plan

Sheet 3: Details

Sheet 4: General Notes

**D.** Roof Truss Design, prepared by John Presley, New York State Professional Engineer, dated July 25, 2013, revised June 25, 2014.

**E.** Material Sheet dated September 23, 2014.

**F.** Copies of the following Board Decisions: ZBA #13-80, Approval of Variances for Lot Area, Lot Width, Street Frontage, Side Yard, Total Side Yard, Rear Yard, Building Height, Development Coverage, Accessory Storage within Enclosed Buildings, Off Street Parking and Fence Height, dated June 4, 2014 and PB #13-12, Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec., dated July 10, 2013.

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**ACABOR #14-28: LSI Services, Inc. Site Plan: Approved Subject to Conditions**

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**G.** An email with attachments from Mike Policastro, abutting property owner, 4 Lone Cedar Way, Old Tappan, New Jersey.

**H.** An Interdepartmental Memorandum from Paul J. Witte, Town of Orangetown Code Enforcement Officer, dated October 16, 2014.

**FINDINGS OF FACT:**

1. The Board found that the site is partially developed and used for a landscaping business. The rear of the property is lightly wooded. The front of the site has a dirt area and used for a landscaping business.
2. The Board found that the applicant has obtained the needed approvals from the Planning Board; Preliminary Site Plan Approval with Conditions and from the Zoning Board of Appeals. As required by condition #1 of ZBA #13-80, the location of the building has been relocated to the north side of the property as per the request of the neighbor.
3. The Board found that all trucks and vehicles would be placed inside the new structure.
4. The Board found that the proposed building is a prefabricated steel structure with four sides of Clay color (tan), with a bottom border of Ivy color (green). The roof is Ivy color and the doors are white. The structure measures 72 feet deep by 32 feet wide. The height of the structure is approximately 20 feet tall. The applicant has the option of placing a cupola on top of the structure.
5. The Board found a 6 foot privacy fence shall be placed around the entire property.
6. The Board found that in order to provide adequate screening, the applicant proposed to plant Leyland trees along the back property line. The plan shall be revised to note the Leyland trees to be increased in size to a minimum height of 7 to 8 feet. In the event that a plant dies, the applicant shall replace it within a reasonable time.
7. The Board found that the site would have two (2) down lit lights mounted on posts; 1 in the front and 1 in the rear, both motion security lighting.
8. The Board found that concrete would be the most common material stored on site, which does not create an odor.
9. The Board found that photographs depicting an unkempt site had been submitted for review by an abutting property owner. An interdepartmental memorandum dated October 16, 2014, from Paul J. Witte, Town of Orangetown Code Enforcement Officer, noted that the conditions in the photographs did not exist as of the date of the meeting.

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The hearing was then opened to the Public.

**Public Comments:**

**Mike Policastro**, 4 Lone Cedar Way, Old Tappan, New Jersey; abutting property owner, submitted an email and photographs of the site. He raised concerns regarding odors coming from the property, that the site was an eyesore to the neighborhood and that it had a significant impact on the value of his property.

**John Polocastro**, 5 Lone Cedar Way, Old Tappan, New Jersey; expressed concerns regarding the reduction in value of the homes in the neighborhood. He noted that the abutting property to the project site reduced its selling price by \$300,000.00. He questioned the Board regarding the condition of the site when the applicant is completed with the Board process.

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 applicant shall maintain all landscaping on site and shall not store chemicals and mulch, as indicated at the October 16, 2014 ACABOR Meeting, and shall comply with conditions of ZBA #13-80, conditions #2 and #5:
  - #2: Any fertilizer, fuel or non-organic materials must be stored inside the building in accordance with all applicable codes.
  - #5: Any external storage of organic materials, that will (be) used in the short term for projects (such as soil, plants etc.,) must not stand taller or pile higher than 5' in height, to prevent viewing this from neighboring properties.
2. All trucks and vehicles will be placed inside the new structure.
3. The proposed building is a prefabricated steel structure and will have four sides of Clay color (tan) with a bottom border of Ivy color (green). The roof is Ivy color and the doors are white. The structure measures 72 feet deep by 32 feet wide. The height of the structure is approximately 20 feet tall. The applicant has the option of placing a cupola on top of the structure.
4. A 6 foot privacy fence shall be placed around the entire property.
5. Leyland trees shall be planted along the back property line in order to provide adequate screening. The plan shall be revised to note the Leyland trees to be increased in size to a minimum height of 7 to 8 feet. In the event that a plant dies, the applicant shall replace it within a reasonable time.

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**ACABOR #14-28: LSI Services, Inc. Site Plan: Approved Subject to Conditions**

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6. The site shall have two (2) down lit lights mounted on posts; 1 in the front and 1 in the rear, both motion security lighting.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.
8. 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 Jill Fieldstein and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, Chairperson, aye; James Dodge, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, absent; Stephen Sweeney 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: October 16, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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**ACABOR #14 - 29: MWD Star – Lot #16 Route 9W Golf Subdivision –  
Approved Subject to Condition**

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

**RE:** MWD Star – Lot #16 Plans: The application of HMK Contracting LLC, owner, for the review of the Landscaping/Site Plans at a site to be known as “**MWD Star – Lot #16 Plans**”, located in the Palisades Historic District, in the Route 9W Golf Subdivision, 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 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.16 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, October 16, 2014**, at which time the Board made the following determinations:

Robert Hoene appeared and testified for the applicant.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated July 22, 2014.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised July 17, 2014:

A1.0: Front & Right Elevations

A2.0: Rear & Left Elevations

A3.0: Foundation/First Floor Plan

A4.0: Second Floor Plan

**C.** Landscaping Plan prepared by Bio\*Logic Landscape Architecture dated September 16, 2014.

**D.** Exterior Building Material Specifications, dated August 25, 2014.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared in front of the Town of Orangetown Historic Areas Board of Review (HABR) on October 7, 2014, HABR #14-16 for review of the proposed dwelling. HABR reviewed and approved the structure as presented. ACABOR reviewed the Site Plan and Landscaping Plans.

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**ACABOR #14-29: MWD Star – Lot #16 Route 9W Golf Subdivision –  
Approved Subject to Conditions**

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2. The Board found that the applicant did a commendable job on the Landscaping Plan.
3. The Board found that the driveway, pavers and curbing designs should be consistent with other lots in the subdivision.
4. The Board found that the landscaping plan included plantings that were not deer resistant (i.e. Rose and Hydrangea) and suggested that the applicant discuss the selection of other plantings with their Landscape Architect.

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 driveway, pavers and curbing designs shall be consistent with other lots in the subdivision.
2. The landscaping plan included plantings that were not deer resistant (i.e. Rose and Hydrangea). The applicant shall discuss the selection of other plantings with their Landscape Architect.
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 Stephen Sweeney and seconded by Jill Fieldstein and carried as follows; Jill Fieldstein, Chairperson, aye; James Dodge, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, absent; Stephen Sweeney 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: October 16, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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**ACABOR #14-30: O'Sullivan House Addition Plans- Approved Subject to Conditions**

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

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TO: Jane Slavin, 200 Erie Street East, Blauvelt, New York 10913  
FROM: Architecture and Community Appearance Board of Review

RE: O'Sullivan House Addition Plans: The application of James O'Sullivan, owner, for the review of Addition/Site Plans at a site known as "**O'Sullivan House Addition 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 865 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.17, Block 1, Lot 8 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, October 16, 2014**, at which time the Board made the following determinations:

Jane Slavin and James O'Sullivan appeared and testified.

The Board received the following items:

**A.** Site Plan by Jane Slavin, R.A., dated May 21, 2014.

**B.** Architectural Plans prepared by Jane Slavin, RA, dated February 6, 2014, revised September 5, 2014:

A4 of 5: Second Floor Plan, Front and Side Elevations

A5 of 5: Typical, Rear and Side Elevations

**C.** Material Sheet, prepared by JSA Architecture and Design Group.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed a second story addition to an existing dwelling. The entire structure would be resided in vinyl siding in Autumn Red, manufactured by Certainteed. Decorative Mountain Ledge style stonework, manufactured by Eldorado Stone would be placed on the reverse gable on the front façade and on the fireplace and chimney.
2. The Board found that the trim, railings, windows and garage doors would be white. The roof shingles would be Charcoal Blend, manufactured by Timberline. Site and house lighting would be in accordance with Town Code. Motion detection lighting would be placed by the driveway.
3. The Board found that the air conditioning unit would be placed on the north side of the existing structure.

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**ACABOR #14-30: O'Sullivan House Addition Plans- Approved Subject to Conditions**

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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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed applicant proposed a second story addition to an existing dwelling. The entire structure will be resided in vinyl siding in Autumn Red, manufactured by Certainteed. Decorative Mountain Ledge style stonework, manufactured by Eldorado Stone will be placed on the reverse gable on the front façade and on the chimney and fireplace.
2. The trim, railings, windows and garage doors will be white. The roof shingles will be Charcoal Blend, manufactured by Timberline. Site and house lighting will be in accordance with Town Code. Motion detection lighting will be placed by the driveway.
3. The air conditioning unit will be placed on the north side of the existing structure.
4. The siding on the house elevation shall be brought down to a minimum of 8 inches above grade, in accordance with Town of Orangetown Town Code.
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 Jill Fieldstein and seconded by James Dodge and carried as follows; Jill Fieldstein, Chairperson, aye; James Dodge, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, absent; Stephen Sweeney 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: October 16, 2014**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

*Cheryl Coopersmith*

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**ACABOR #14-31: Grace Tabernacle Church Site Plan – Approved Subject to Conditions**

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

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**TO:** John Atzl, Atzl, Scatassa & Zigler, 234 North Main Street, New City, New York 10956

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

**RE:** Grace Tabernacle Church Plans: The application of John Mathew, Grace Tabernacle, Inc., applicant, for Khaneghah of Maktab Maleknia Naseral Ishah, owner, for review of an Addition/Site Plans at a site known as “**Grace Tabernacle Church 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 617 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 41 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, October 16, 2014**, at which time the Board made the following determinations:

John Atzl and Todd Phillippi, appeared and testified for the applicant.

The Board received the following items:

**A. Plans prepared by Atzl, Nasher & Zigler P.C.:**

Sheet 1 of 3: Site Plan dated January 29, 2014, revised September 17, 2014

Sheet 2 of 3: Grading & Detail Plan, dated January 29, 2014, revised September 17, 2014

Sheet 3 of 3: Landscape, Lighting & Erosion Control Plan, dated September 17, 2014

**B. Material Sheet dated September 22, 2014 and a copy of PB#14-16, Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec., dated March 26, 2014.**

**C. Architectural Plans prepared by Todd Phillippi, R.A., dated September 22, 2014, with architectural renderings:**

A1: Proposed First Floor Plan

A2: First Floor Plan – Existing

A3: Second Floor Plan – Proposed

A4: Exterior Elevations

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**ACABOR #14-31: Grace Tabernacle Church Site Plan - Plan – Approved  
Subject to Conditions**

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**FINDINGS OF FACT:**

1. The Board found that the project consisted of a 16.5' x 26.5' (438 square feet) two story addition to an existing building. The addition and the original structure will be resided with Hardiplank siding in Light Mist (grey color) with brick in Old Liberty (dark red) manufactured by Glen Gary. The roof color would be Timberline Pewter Grey and the stairway would be concrete. The Board discussed possibly using a more decorative material or coloring for the stairway.
2. The Board found that the existing pad mounted air conditioning units would remain in the rear of the building as well as the through the wall units on the sides of the building.
3. The Board found that the lighting would be LED down lighting (recessed fixtures) under the porch and entryway canopy. Pole mounted LED lighting on 16 foot candles would be located in the rear parking area.
4. The Board found that the 2 Llex Meservaea China Boy Plants should be exchanged for China Girl Plants, for a total planting of 5 China Girl Holly plants on the site.
5. The Board found that the applicant obtained the needed Zoning Variances, appearing at the ZBA Meeting of October 1, 2014, ZBA #14-77.

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 two story addition and the original structure will sided in Hardiplank siding in Light Mist (grey color) and the brick will be Old Liberty (dark red) manufactured by Glen Gary. The roof color will be Timberline Pewter Grey and the stairway will be concrete. The applicant may select to use a more decorative material or coloring for the stairway.
2. The lighting will be LED down lighting (recessed fixtures) under the porch and entryway canopy

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**ACABOR #14-31: Grace Tabernacle Church Site Plan - Plan – Approved  
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3. The 2 Llex Meservaea China Boy Plants shall be exchanged for China Girl Plants, for a total planting of 5 China Girl Holly plants on the site
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 James Dodge and seconded by Stephen Sweeney and carried as follows; Jill Fieldstein, Chairperson, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Stephen Sweeney, aye and Deborah Stuhlweissenburg, 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: October 16, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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**ACABOR #14 – 32: Vesey House Plans – Approved Subject to Conditions**

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

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**TO:** Jonathan Hodosh, 60 South Main Street, New City,  
New York 10956  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Vesey House Plans: The application of Jonathan Hodosh, applicant, for Thomas Vesey, owner, for review of Structure/Site Plans at a site to be known as “**Vesey House 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 25 Garrecht Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 11 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, October 16, 2014**, at which time the Board made the following determinations:

Jonathan Hodosh and Thomas Vesey appeared and testified.

The Board received the following items:

**A.** Plans prepared by Jonathan Hodosh, dated April 22, 2014, last revised October 1, 2014:

Cover Sheet

A1: Basement Plan

A2: First Floor Plan

A3: Second Floor Plan

A4: Front Elevation

A5: Right Elevation

A6: Rear Elevation

A7: Left Elevation

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding in Savannah Wicker, manufactured by Certainteed, with decorative stonework on the front elevation. The stonework would be El Dorado Stone in Hillstone – Lucera (earth tones). The roof shingles would be Weathered Wood, manufactured by Timberline and the house trim and railing would be white. The shutters would be Federal Brown color manufactured by Mid-America.

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**ACABOR #14 – 32: Vesey House Plans – Approved Subject to Conditions**

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2. The Board found that the site would have ceiling lights under the porch and wall mounted fixtures at the exterior doors of the house.
3. The Board found that the air conditioning unit would be located on the left side of the house to the rear of the fireplace bump out.
4. The Board found that the lot is already developed with lawn and the existing trees or landscaping would not be affected. No new landscaping is planned. The site would be cleaned, the driveway re-asphalted and the walkway repaved with pavers.

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 Savannah Wicker, manufactured by Certainteed, with decorative stone on the front elevation. The stone will be El Dorado Stone in Hillstone – Lucera (earth tones). The roof shingles will be Weathered Wood, manufactured by Timberline and the house trim and railing will be white. The shutters will be Federal Brown color manufactured by Mid-America.
2. The site will have ceiling lights under the porch and wall mounted fixtures at the exterior doors of the house.
3. The air conditioning unit will be located on the left side of the house to the rear of the fireplace bump out.
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 James Dodge and seconded by Blythe Yost and carried as follows; Jill Fieldstein, Chairperson, aye; James Dodge, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, absent; Stephen Sweeney 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: October 16, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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