

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 18, 2013**

Members Present: Paul Papay, Vice Chairman; Blythe Yost; Jill Fieldstein; Jack Messina; and Alex DiMenna

Members Absent: Thomas Warren, Chairman and James Dodge

Also Present: Rick Pakola, Deputy Town Attorney; Melissa Pezzullo, Stenographer, and Cheryl Coopersmith, Chief Clerk

Paul Papay, Vice Chairman, called the meeting to order at 7:30 p.m. Mr. Papay read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Puccio Plans	ACABOR #13-16
Review of Site/Structure Plans 77.20/2/43; R-15 zoning district	Approved Subject to Conditions

American Legion Re-Siding Plan	ACABOR #13-17
Review of New Siding on Existing Structure 77.16/1/5; LO zoning district	Approved Subject to Conditions

SMK – Erie Subdivision Plan	ACABOR #13-18
Review of Subdivision Plan 70.13/1/21; R-15 zoning district	Approved Subject to Conditions

At 8:55 p.m., a motion was made to move into Executive Session by Paul Papay and seconded by Alex DiMenna and carried as follows: Thomas Warren, absent; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, aye.

At 9:20 p.m. a motion was made to close the Executive Session by Blythe Yost and seconded by Jill Fieldstein and carried as follows: Thomas Warren, absent; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, aye.

A motion was made to adjourn the meeting by Blythe Yost and seconded by Alex DiMenna and agreed by all in attendance. The Decisions on the above hearings are made by the Board before the conclusion of the meeting and 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 9:20 p.m. The next ACABOR Meeting is scheduled for May 2, 2013.

Dated: April 18, 2013

Cheryl Coopersmith

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**ACABOR #13 – 16: Puccio Plans– Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

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TO: John Verdigi, 26 Paris Avenue, Rockliegh, New Jersey 07647
FROM: Architecture and Community Appearance Board of Review

RE: Puccio Plans: The application of John Verdigi, applicant for Jerry Puccio, owner, for review of Site/Structure Plans at a site to be known as “**Puccio 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 818 Route 340, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lot 43 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, April 18, 2013**, at which time the Board made the following determinations:

John Verdigi appeared and testified.

The Board received the following items:

- A.** Site Plans prepared by Costa Engineering Corporation, signed and sealed by John Costa, P.E., dated October 2, 2012:
 - a. 1 of 4: Site Grading Plan
 - b. 2 of 4: Landscape Plan
 - c. 3 of 4: Soil Erosion and Sediment Control Plan
 - d. 4 of 4: Construction Details
- B.** Architectural Plans prepared by Hanson & Johns, signed and sealed by George Johns, R.A., dated May 16, 2012:
 - a. A-100.00: Cover Sheet
 - b. A-200.00: Rear, Right, Front and Left Elevations
 - c. A-300.00: Building Section, Plumbing Diagram, Basement Floor Plan and Legend
 - d. A-400.00: First Floor Plan, Second Floor Plan and Legend

FINDINGS OF FACT:

1. The Board found that the existing house would be demolished and a new house constructed on the site. The proposed house would have four sides of vinyl siding, manufactured by Mastic in Wicker. The roof shingles would be manufactured by Pinnacle in Weathered Wood. The Trim, garage door and windows would be white. On the front elevation, vinyl siding would be placed under the porch roof, this should be noted on the drawing.
2. The Board found that the right and left elevations needed to be revised to include additional windows;
 - a. Left Elevation - Add 2 new windows on the second story, for a total of 3 windows,
 - b. Right Elevation - Add 2 windows on the second story.

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3. The Board found that the round window on the second story front elevation would be a required design element, not optional.
4. The Board found that down lit carriage style lighting would be placed on the sides of the garage door. Lights would also be placed in the ceiling of the porch and one carriage style light over the rear sliding door.
5. The Board found that the vinyl siding should be brought down on the elevations to a maximum of 8 inches above grade, in accordance with Town of Orangetown Town Code.
6. The Board found that the air conditioning unit would be placed by the Southwest corner of the house and screened with Thuja and Taxus plantings.
7. The Board found that the plumbing vents for the bathrooms on the second floor and the first floor powder room, would be brought to the rear of the house. The plumbing vents would appear on the rear elevation and painted black.
8. The Board found that the stockade fence parallel to Route 340 and located on the North side of the house would be removed.
9. The Board found that the proposed Landscaping Plan included a variety of planting that were not deer resistant. The Board recommended that the applicant review the plant list and use other plants.

Public Comment:

Marie Guiney, 812 Route 340, Palisades: raised concerns regarding the present condition of the property.

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. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. The proposed house will have four sides of vinyl siding, manufactured by Mastic in Wicker. The roof shingles will be manufactured by Pinnacle in Weathered Wood. The Trim, garage door and windows will be white. The front elevation shall be revised to note vinyl siding under the porch roof.

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4. The right and left elevations shall be revised to include additional windows;
- a. Left Elevation - Add 2 new windows on the second story, for a total of 3 windows,
 - b. Right Elevation - Add 2 windows on the second story.
5. The front elevation and second floor plan and shall be revised to note that the second story round window is a required design element, not optional.
6. Down lit carriage style lighting will be placed on the sides of the garage door and one light over the rear sliding door. Lights will also be placed in the ceiling of the porch.
7. The vinyl siding on the façade shall not exceed 8 inches above grade. The architectural plans shall be revised.
8. The air conditioning unit will be placed by the Southwest corner of the house and screened with Thuja and Taxus plantings.
9. The plumbing vents for the bathrooms on the second floor and the first floor powder room, will be brought to the rear of the house, appear on the rear elevation and painted black.
10. The stockade fence shown on the Site Plan as located on the North side of the house and parallel to Route 340 will be removed. The Site Plan shall be revised.

The foregoing resolution was presented and moved by Jack Messina and seconded by Alex DiMenna and carried as follows: Thomas Warren, absent; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, 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: April 18, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**



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ACABOR #13 – 17: American Legion Re-Siding Plan - Approved Subject to
Conditions
Town of Orangetown Architecture and Community Appearance
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TO: Murray Cohen, 18 Sheridan Avenue, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: American Legion Re-Siding Plan: The application of Sparkill
American Legion Post, the John M. Perry Post, #1044, owner, for review of
Removal and Re-siding an Existing Structure at a site known as “**American
Legion Post, the John M. Perry Post, #1044**”, 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 691 Route 340, Sparkill, Town of
Orangetown, Rockland County, New York and as shown on the Orangetown Tax
Map as Section 77.16, Block 1, Lot 5 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, April 18, 2013**, at which time
the Board made the following determinations:

Robert Kolb and Murray Cohen appeared and testified.

The Board received the following items:

- A. Portion of a Site Plan noting the location of the building.
- B. Photographs of the existing structure.

FINDINGS OF FACT:

1. The Board found that the existing building needed to be re-sided. The applicant proposed to side the structure with 2 colors of vinyl siding, manufactured by Cedar Impressions; Buckskin on the front and driveway side and Savannah Wicker on the rear and other side of the building.
2. The Board found that the structure would appear more aesthetically pleasing if one of the following façade color schemes were selected:
 - a. One color for the entire structure,
 - b. Place main color on bottom two-thirds on all four sides and the remaining portion under the gable sections, with an accent color.
3. The Board found that either color could be the main or accent color on the building.
4. The Board found that the white aluminum awing and white doors noted in the submitted photograph would remain on the structure.
5. The Board found that the shutters on the front façade would be in the accent color.
6. The Board found that the existing plantings located adjacent to the structure would not be disturbed and will be protected during re-siding of the structure.

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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 structure shall be re-sided with vinyl siding, manufactured by Cedar Impressions. The selected colors shall be Buckskin and/or Savannah Wicker. The applicant was granted the option of one of the following color schemes:
 - a. One color for the entire structure.
 - b. On all four sides, place the main color on the bottom two-thirds and the remaining portion under the gable sections, with the accent color. The shutters on the front façade will be in the accent color.
2. The white aluminum awing and white doors noted in the submitted photograph will remain on the structure.
3. The existing plantings adjacent to the structure will not be disturbed and will be protected during re-siding of the structure.

The foregoing resolution was presented and moved by Jack Messina and seconded by Alex DiMenna and carried as follows: Thomas Warren, absent; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, 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: April 18, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review

Cheryl Cooper

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**ACABOR #13-18: SMK – Erie Subdivision Plans: Approved Subject to
Conditions
Town of Orangetown Architecture and Community Appearance
Board of Review Decision**

**April 18, 2013
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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York
FROM: Architecture and Community Appearance Board of Review

RE: SMK-Erie Subdivision Plan: The application Sean Keenan, applicant for SMK Home Builders, Inc., owner, (Robert Knoebel, attorney for the applicant), for Review of a Subdivision Plan, at a site to be known as "SMK-Erie Subdivision 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 86 West Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21 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, April 18, 2013**, at which time the Board made the following determinations.

Jay Greenwell appeared and testified. The Board received the following items:

- A.** SMK-Erie Subdivision Plans prepared by Jay Greenwell, PLS, LLC, dated December 12, 2012, revised April 2, 2013, unless noted:
- a. Drawing 1: Subdivision of Property for SMK-Erie
 - b. Drawing 2: Grading Drainage & Utility Plan
 - c. Drawing 3: Road Plan/ Profile & Details
 - d. Drawing 4: Details – Subdivision
 - e. Drawing 5: Erosion and Sediment Control Plan, revised March 12, 2013

- B.** A copy of PB #13-05, dated February 13, 2013, Preliminary Approval Approved Subject to Conditions, Neg. Dec.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

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3. The Board found that the quantities and size of the plantings in the detention pond needed to be increased. The Board suggested the applicant select one of the following landscape options:
 - a. Double the number of plant containers to be planted,
 - b. Increase the size of each plant container to a minimum size of 5 gallons.
4. The Board found that the vegetation in the Detention Pond should be supplemented with the planting of additional "No Mow" grass seed mix.
5. The Board found that the subdivision roadway would have Belgium Block curbing, similar to the curbing on Private Del Regno Court. The existing rolled macadam curb would be removed and replaced with Belgium Block curbs.
6. The Board found that the Fence Detail on Drawing 5 needs to be revised to be consistent with other Drawings.
7. The Board found that the easement road leading to the Detention Pond had an industrial appearance and suggested that this road be constructed out of stamped concrete.

Public Comment:

Erie Miller, 103 West Erie Street, requested information regarding the plantings materials and type of fencing to be used to enclose the Detention Pond.

Joanne Ziegler, 77 West Erie Street, raised concerns regarding a proposed driveway directly across from her existing driveway.

Eleanor Massa, 19 Colony Drive, expressed concerns regarding overdevelopment of the site and displacement of existing wild life.

Brain McKeirman, 95 West Erie Street, raised questions regarding the appearance of the easement road leading to the Detention Pond.

The Public Hearing portion of the meeting was closed.

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ACABOR #13-18: SMK – Erie Subdivision Plans: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

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

1. The quantities and size of the plantings in the detention pond shall be increased. The Board required the applicant to select one of the following landscape options:
 - a. Double the number of plant containers to be planted,
 - b. Increase size of each plant container to a minimum size of 5 gallons.
2. The vegetation in the Detention Pond shall be supplemented with the planting of additional "No Mow" grass seed mix.
3. The subdivision roadway shall have Belgium Block curbing, similar to the curbing on Private Del Regno Court. The existing rolled macadam curb will be removed and replaced with Belgium Block curbs.
4. The Fence Detail shown on Drawing 5 shall be revised to be consistent with other Drawings.
5. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
6. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
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.
9. 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 Jack Messina and seconded by Paul Papay and carried as follows: Thomas Warren, absent; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, 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: April 18, 2013
Cheryl Capersmith
Architecture and Community Appearance Board of Review
Town of Orangetown

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