

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF DECEMBER 4, 2014**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; James Dodge, Andrew Andrews, Paul Papay, Brian Terry, Blythe Yost and Deborah Stuhlweissenburg

**MEMBERS ABSENT:** None

**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 p.m.  
Ms Fieldstein read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

**Caminez Sign Plan**

Review of Sign Plan  
74.10/1/70; CO zoning district

**Approved  
as Presented**

**ACABOR #14-44**

**Deans Subdivision – Lot #1**

Review of Structure/Site Plans  
77.07/1/26.1; R-15 zoning district

**Approved Subject  
to Conditions**

**ACABOR #14-45**

**Deans Subdivision – Lot #2**

Review of Structure/Site Plans  
77.07/1/26.2; R-15 zoning district

**Approved Subject  
to Conditions**

**ACABOR #14-46**

**Deans Subdivision – Lot #3**

Review of Structure/Site Plans  
77.07/1/26.3; R-15 zoning district

**Approved Subject  
to Conditions**


**ACABOR #14-47**

**Deans Subdivision – Lot #4**

Review of Structure/Site Plans  
77.07/1/26.4; R-15 zoning district

**Approved Subject  
to Conditions**

**ACABOR #14-48**

 **Other Business:** The Board reviewed and approved the addition of windows and a changed roof line to Quinn Sparkill Plans, ACABOR #11-22, July 21, 2011. The Board held that while the proposed changes were minimal to the structure, they improved the overall appearance of the structure and added value to the community.

A motion was made to adjourn the meeting by Paul Papay and seconded by James Dodge 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 9:00 p.m. The next ACABOR Meeting is scheduled for January 8, 2015.

**Dated: December 4, 2014**

*Cheryl Coopersmith*

Approved plans at the December 4, 2014 ACABOR Meeting included the following:  
Plans prepared by George Hodosh Associates, dated July 23, 2014, last revision date of October 20, 2014:

Cover Sheet  
A1: Foundation Plan  
A2: First Floor Plan  
A3: Second Floor Plan  
A4: Mezzanine Storage Plan  
A5: First Elevation  
A6: Right Elevation  
A7: Rear Elevation  
A8: Left Elevation  
A9: Section A-A  
E1: First Floor Electrical Plan  
E2: Second Floor Electrical Plan  
P1: Plumbing Riser Diagram  
GN: General Notes

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TOWN OF ORANGETOWN

*C Coopersmith*  
*12/10/14*

**ACABOR #14-44: Caminez Sign Plan: Approved as Presented**

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

**December 4, 2014**

**Page 1 of 2**

**TO:** Danielle Hanken, 27 North Middletown Road, Nanuet, New York, 10954

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

**RE:** Caminez Sign Plan: The application of Danielle Hanken, Signarama, applicant, for Isaac Ulster Heights Properties, owner, for review of a Sign Plan at a site to be known as "Caminez 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 60 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 70 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 4, 2014**, at which time the Board made the following determinations:

Danielle Hanken and George Hanken appeared and testified for the applicant. The Board received the following items:

**A.** Photographs of proposed signage superimposed on the building, prepared by Sign-A-Rama dated June 27, 2014.

**B.** Material Sheet, signed by Danielle Hanken, dated October 27, 2014.

**C.** A copy of the Building Permit Referral, dated August 6, 2014.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared in front of the Town of Orangetown Zoning Board of Appeals (ZBA) on December 3, 2014 and was granted the needed zoning variances. As a condition of the variances, the ZBA required that the colors of the sign be reversed; white background/ orange letters.
2. The Board found that the sign would be placed on the second level of the Prel Plaza Building since the applicant's office is on the second level of the structure.
3. The Board found that the applicant proposed one sign, the sign plan presented to the Board appeared as originally proposed and must be revised in accordance with the ZBA requirement that the sign have a white background/ orange letters:
  - a. Sign on front of building will be a 30" x 19=80" .063 Aluminum UL rated light box with 5" returns. A 3/16<sup>th</sup> thick 30" x180" piece of acrylic sheeted over with White high performance translucent vinyl. The acrylic will be slid into the new light box and lit from behind with fluorescent tubing.

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.

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**ACABOR #14-44: Caminez Sign Plan: Approved as Presented**

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

**December 4, 2014**

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**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED (REVERSE COLORS AS REQUIRED BY ZBA #14-87)**.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by James Dodge and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Brian Terry, aye, Paul Papay, 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: December 4, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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TOWN OF ORANGETOWN

**ACABOR #14-45: Deans Subdivision – Lot #1- Approved Subject to Conditions**

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

**December 4, 2014**

**Page 1 of 3**

TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Deans Subdivision – Lot #1 Plan: The application of HMK Contracting LLC, owner, for review of a Structure/Site Plans at a site to be known as **“Deans Subdivision Lot #1 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 Pine Tree Lane, 250 feet south of the intersection of Kings Highway and Pine Tree Lane, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, Lot 26.1 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, December 4, 2014**, at which time the Board made the following determinations:

Jay Greenwell, Robert Hoene and Sean Keenan appeared and testified.

The Board received the following items:

**A.** Plot Plan for Building Permit Lot #1 Deans Subdivision prepared by Jay A. Greenwell, PLS, dated November 7, 2014, last revised November 19, 2014.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated September 25, 2012, revised November 18, 2014:

A1.0: Elevations

A2.0: Basement/Foundation Plan & First Floor Plans

A3.0: General Notes, Second Floor Plan

**C.** Landscape Plan for Lot 1 Deans Subdivision prepared by Ronald Haelen, RLA, dated November 23, 2014.

**D.** Prior Board Decisions: PB #14-09, Final Subdivision Planning Board Decision, dated January 29, 2014 and ZBA #13-69, Approved Lot Width Variances for Lots #3, #4, Street Frontage Variances for Lot #1 and Total Side Yard Variances for Lots #1, #2, #3 and #4, dated September 25, 2013.

**E.** Material Sheet prepared by Sean Keenan, dated November 19, 2014.

**FINDINGS OF FACT:**

1. The Board found that the Deans Subdivision appeared at the Planning Board and Zoning Board of Appeals for Subdivision Approval. The application had extensive review by the Land Use Boards regarding drainage and the removal of the roadway retaining wall.
2. The Board found that all four proposed houses will be constructed at the same time. The designs of the houses were driven by the grade of the land.

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**ACABOR #14-45: Deans Subdivision – Lot #1- Approved Subject to Conditions**

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

**December 4, 2014**

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3. The Board found that the proposed house would have four sides of vinyl siding in Clay color, manufactured by Royal Market Square. Decorative stonework, manufactured by Cultured Stone, in Dressed Fieldstone Chardonnay will be placed on the exposed front foundation. The shutters will be Black and the shakes on the gables will match the vinyl siding. The porch will be pressure treated wood.
4. The Board found that the trim, porch railing, windows and garage doors would be White. The garage doors will be in the carriage style. The roof shingles would be Weathered Wood, manufactured by Timberline. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
5. The Board found that the left side of the house had a large expansion of horizontal siding and suggested breaking up the design with placing shakes on the upper gable.
6. The Board found that the air conditioning unit would be placed by the right elevation of the house.
7. The Board found that the house, landscaping and site plans must agree, noting the deck on all of the plans shall be in the same location (rear left). The landscaping plans shall be revised.
8. The Board found that the Landscaping Plan to be acceptable, however the applicant has the option of adding landscaping along the northwest corner of the house foundation. Since this corner of the foundation is visible along the curve of the street line, landscaping would soften the appearance of the house.
9. The Board found that the proposed plantings were acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.

The hearing was then opened to the Public.

**Public Comment:**

Matthew Guiliano, 283 Kings Highway, Tappan; raised concerns regarding the shape of lot #1 and access to Kings Highway.

Mary Danner, 39 Pine Tree Lane, Tappan; questioned the Board regarding which trees were to remain on the site.

Mary Leggett, 14 Pine Tree Lane, Tappan; expressed concerns regarding the condition of the property and access to Kings Highway for lot #1.

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

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**ACABOR #14-45: Deans Subdivision – Lot #1- Approved Subject to Conditions**

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

**December 4, 2014**

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**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 shall have four sides of vinyl siding in Clay color, manufactured by Royal Market Square. Decorative stonework, manufactured by Cultured Stone, in Dressed Fieldstone Chardonnay will be placed on the exposed front foundation. The shutters will be Black and the shakes on the gables will match the vinyl siding. The porch will be pressure treated wood.
2. The house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Weathered Wood, manufactured by Timberline. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
3. The air conditioning unit would be placed by the right elevation of the house.
4. The house, landscaping and site plans must agree, noting the deck to be in the same location on all of the plans (rear left). The landscaping plans shall be revised.
5. The applicant has the option of adding landscaping along the northwest corner of the house foundation. Since this corner of the foundation is visible along the curve of the street line, landscaping would soften the appearance of the house.
6. The applicant has the option of alternative site plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.
7. The applicant has the option of adding shakes to the upper gables of the left elevation of the house to break up the large expansion of horizontal siding. If this option is elected, revised elevations shall be submitted.
8. Trees to be saved shall be protected with snow fencing to the drip line during construction.
9. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
10. 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 Jill Fieldstein and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Paul Papay, aye, Brian Terry, 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: December 4, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*James Dodge*  
TOWN OF ORANGETOWN

**ACABOR #14-46: Deans Subdivision – Lot #2- Approved Subject to Conditions**

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

**December 4, 2014**

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Deans Subdivision – Lot #2 Plan: The application of HMK Contracting LLC, owner, for review of a Structure/Site Plans at a site to be known as **“Deans Subdivision Lot #2 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 Pine Tree Lane, 350 feet south of the intersection of Kings Highway and Pine Tree Lane, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, Lot 26.2 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, December 4, 2014**, at which time the Board made the following determinations:

Jay Greenwell, Robert Hoene and Sean Keenan appeared and testified.

The Board received the following items:

**A.** Plot Plan for Building Permit Lot #2 Deans Subdivision prepared by Jay A. Greenwell, PLS, dated November 7, 2014, last revised November 19, 2014.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated September 25, 2012, revised November 18, 2014:

A1.0: Elevations

A2.0: Basement/Foundation Plan & First Floor Plans

A3.0: General Notes, Second Floor Plan

**C.** Landscape Plan for Lot 2 Deans Subdivision prepared by Ronald Haelen, RLA, dated November 23, 2014.

**D.** Prior Board Decisions: PB #14-09, Final Subdivision Planning Board Decision, dated January 29, 2014 and ZBA #13-69, Approved Lot Width Variances for Lots #3, #4, Street Frontage Variances for Lot #1 and Total Side Yard Variances for Lots #1, #2, #3 and #4, dated September 25, 2013.

**E.** Material Sheet prepared by Sean Keenan, dated November 19, 2014.

**FINDINGS OF FACT:**

1. The Board found that the Deans Subdivision appeared at the Planning Board and Zoning Board of Appeals for Subdivision Approval. The application had extensive review by the Land Use Boards regarding drainage and the removal of the roadway retaining wall.
2. The Board found that all four proposed houses will be constructed at the same time. The designs of the houses were driven by the grade of the land.
3. The Board found that proposed house would have four sides of vinyl siding in Pearl with Country Beige Shakes, manufactured by Royal Market Square. Decorative stonework, manufactured by Cultured Stone, in Buck County Stone (grey/brown tone) will be placed on the exposed front foundation.

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**ACABOR #14-46: Deans Subdivision – Lot #2- Approved Subject to Conditions**

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

**December 4, 2014**

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4. The Board found that the house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Weathered Wood, manufactured by Timberline and the shutters will be Burgundy. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
5. The Board found that the left side of house had a large expansion of horizontal siding and suggested breaking up the design with placing shakes on the upper gable.
6. The Board found that the air conditioning unit would be placed by the right elevation of the house.
7. The Board found that the house, landscaping and site plans must agree, noting the patio on all of the plans shall be in the same location (rear left). The landscaping plans shall be revised.
8. The Board found that the Landscaping Plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.

The hearing was then opened to the Public.

**Public Comment:**

Matthew Guiliano, 283 Kings Highway, Tappan; raised concerns regarding the shape of lot #1 and access to Kings Highway.

Mary Danner, 39 Pine Tree Lane, Tappan; questioned the Board regarding which trees were to remain on the site.

Mary Leggett, 14 Pine Tree Lane, Tappan; expressed concerns regarding the condition of the property and access to Kings Highway for lot #1.

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. The proposed house will have four sides of vinyl siding in Pearl with Country Beige Shakes, manufactured by Royal Market Square. Decorative stonework, manufactured by Cultured Stone, in Buck County Stone (grey/brown tone) will be placed on the exposed front foundation.

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**ACABOR #14-46: Deans Subdivision – Lot #2- Approved Subject to Conditions**

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

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2. The house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Weathered Wood, manufactured by Timberline and the shutters will be Burgundy. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
3. The air conditioning unit would be placed by the right elevation of the house.
4. The house, landscaping and site plans must agree, noting the patio on all of the plans shall be in the same location (rear left). The landscaping plans shall be revised.
5. The applicant has the option of adding shakes to the upper gable of the left elevation of the house to break up the large expansion of horizontal siding. If this option is elected, revised elevations shall be submitted.
6. The Landscaping Plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.
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. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

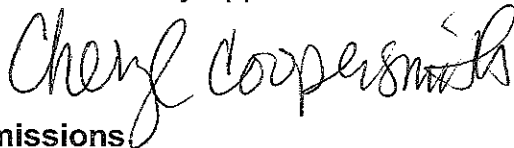
The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Paul Papay and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Brian Terry, aye and Deborah Stuhlweissenburg, aye.

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: December 4, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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**ACABOR #14-47: Deans Subdivision – Lot #3- Approved Subject to Conditions**

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

**December 4, 2014**

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Deans Subdivision – Lot #3 Plan: The application of HMK Contracting LLC, owner, for review of a Structure/Site Plans at a site to be known as “**Deans Subdivision Lot #3 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 Pine Tree Lane, 450 feet south of the intersection of Kings Highway and Pine Tree Lane, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, Lot 26.3 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, December 4, 2014**, at which time the Board made the following determinations:

Jay Greenwell, Robert Hoene and Sean Keenan appeared and testified.

The Board received the following items:

**A.** Plot Plan for Building Permit Lot #3 Deans Subdivision prepared by Jay A. Greenwell, PLS, dated November 7, 2014, last revised November 19, 2014.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised November 18, 2014:

A1.0: Elevations

A2.0: Basement/Foundation Plan & First Floor Plans

A3.0: General Notes, Second Floor Plan

**C.** Landscape Plan for Lot 3 Deans Subdivision prepared by Ronald Haelen, RLA, dated November 25, 2014.

**D.** Prior Board Decisions: PB #14-09, Final Subdivision Planning Board Decision, dated January 29, 2014 and ZBA #13-69, Approved Lot Width Variances for Lots #3, #4, Street Frontage Variances for Lot #1 and Total Side Yard Variances for Lots #1, #2, #3 and #4, dated September 25, 2013.

**E.** Material Sheet prepared by Sean Keenan, dated November 19, 2014.

**FINDINGS OF FACT:**

1. The Board found that the Deans Subdivision appeared at the Planning Board and Zoning Board of Appeals for Subdivision Approval. The application had extensive review by the Land Use Boards regarding drainage and the removal of the roadway retaining wall.
2. The Board found that all four proposed houses will be constructed at the same time. The designs of the houses were driven by the grade of the land.

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**ACABOR #14-47: Deans Subdivision – Lot #3- Approved Subject to Conditions**

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

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3. The Board found that the proposed house would have four sides of vinyl siding in Greystone color, manufactured by Royal Market Square. Decorative stonework, manufactured by Eldorado, in Lime Stone (brown tone) will be placed on the exposed front foundation.
4. The Board found that the house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Pewter Grey, manufactured by Timberline and the shutters will be Dark Blue. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
5. The Board found that the left side of the house had a large expansion of horizontal siding and suggested breaking up the design with placing shakes on the upper gable.
6. The Board found that the air conditioning unit would be placed by the right elevation of the house.
7. The Board found that the Landscaping Plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.

The hearing was then opened to the Public.

**Public Comment:**

Matthew Guiliano, 283 Kings Highway, Tappan; raised concerns regarding the shape of lot #1 and access to Kings Highway.

Mary Danner, 39 Pine Tree Lane, Tappan; questioned the Board regarding which trees were to remain on the site.

Mary Leggett, 14 Pine Tree Lane, Tappan; expressed concerns regarding the condition of the property and access to Kings Highway for lot #1.

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. The proposed house will have four sides of vinyl siding in Greystone color, manufactured by Royal Market Square. Decorative stonework, manufactured by Eldorado, in Lime Stone style will be placed on the exposed front foundation.

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2. The house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Pewter Grey, manufactured by Timberline and the shutters will be Dark Blue. Coach lights will be placed by the front and rear doorways and in accordance with Town Code.
3. The air conditioning unit would be placed by the right elevation of the house.
4. The applicant has the option of adding shakes to the upper gable of the left elevation of the house to break up the large expansion of horizontal siding. If this option is elected, revised elevations shall be submitted.
5. The Landscaping Plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. 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 Blythe Yost and seconded by Bruce Terry and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Brian Terry, aye, Paul Papay, 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: December 4, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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**ACABOR #14-48: Deans Subdivision – Lot #4- Approved Subject to Conditions**

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

**December 4, 2014**

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Deans Subdivision – Lot #4 Plan: The application of HMK Contracting LLC, owner, for review of a Structure/Site Plans at a site to be known as “**Deans Subdivision Lot #4 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 Pine Tree Lane, 500 feet south of the intersection of Kings Highway and Pine Tree Lane, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, Lot 26.5 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, December 4, 2014**, at which time the Board made the following determinations:

Jay Greenwell, Robert Hoene and Sean Keenan appeared and testified.

The Board received the following items:

**A.** Plot Plan for Building Permit Lot #4 Deans Subdivision prepared by Jay A. Greenwell, PLS, dated November 7, 2014.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised November 18, 2014:

A1.0: Elevations

A2.0: Basement/Foundation Plan & First Floor Plans

A3.0: General Notes, Second Floor Plan

**C.** Landscape Plan for Lot 3 Deans Subdivision prepared by Ronald Haelen, RLA, dated November 23, 2014.

**D.** Prior Board Decisions: PB #14-09, Final Subdivision Planning Board Decision, dated January 29, 2014 and ZBA #13-69, Approved Lot Width Variances for Lots #3, #4, Street Frontage Variances for Lot #1 and Total Side Yard Variances for Lots #1, #2, #3 and #4, dated September 25, 2013.

**E.** Material Sheet prepared by Sean Keenan, dated November 19, 2014.

**FINDINGS OF FACT:**

1. The Board found that the Deans Subdivision appeared at the Planning Board and Zoning Board of Appeals for Subdivision Approval. The application had extensive review by the Land Use Boards regarding drainage and the removal of the roadway retaining wall.
2. The Board found that all four proposed houses will be constructed at the same time. The designs of the houses were driven by the grade of the land.

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**ACABOR #14-48: Deans Subdivision – Lot #4- Approved Subject to Conditions**

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

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3. The Board found that the proposed house would have four sides of vinyl siding in Country Beige color, manufactured by Royal Market Square. Shakes will be placed on the front gable to match the siding. The house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Weathered Wood, manufactured by Timberline and the shutters will be Dark Brown. The deck will be pressure treated wood. Coach lights will be placed by the front and rear doorways and in accordance with Town Code. The applicant has the option of adding decorative stone work manufactured by Cultured Stone in a natural tone to be placed under the porch.
4. The Board found that the air conditioning unit would be placed by the right elevation of the house.
5. The Board found that the left side of the house had a large expansion of horizontal siding and suggested breaking up the design with placing shakes on the upper gable.
6. The Board found that the Landscaping Plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.

**Public Comment:**

Matthew Guiliano, 283 Kings Highway, Tappan; raised concerns regarding the shape of lot #1 and access to Kings Highway.

Mary Danner, 39 Pine Tree Lane, Tappan; questioned the Board regarding which trees were to remain on the site.

Mary Leggett, 14 Pine Tree Lane, Tappan; expressed concerns regarding the concern regarding the condition of the property and access to Kings Highway for lot #1.

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. The proposed house will have four sides of vinyl siding in Country Beige color, manufactured by Royal Market Square. Shakes will be placed on the front gable to match the siding. The house trim, porch railing, windows and garage doors will be White. The garage doors will be in the carriage style. The roof shingles will be Weathered Wood, manufactured by Timberline and the shutters will be Dark Brown. The deck will be pressure treated wood. Coach lights will be placed by the front and rear doorways and in accordance with Town Code. The applicant has the option of adding decorative stone work manufactured by Cultured Stone in a natural tone to be placed under the porch.

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2. The air conditioning unit would be placed by the right elevation of the house.
3. The applicant has the option of adding shakes to the upper gable of the left elevation of the house to break up the large expansion of horizontal siding. If this option is elected, revised elevations shall be submitted.
4. The landscaping plan was acceptable, however gave the applicant the option of alternative plantings. The Board suggested planting an alternative flowering tree to the Purple Flower Plum since this tree is short lived and subject to insect blight. In addition, it was suggested that Ink Berry shrubs be planted over Hicks Yews.
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.
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 Paul Papay and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; Andrew Andrews, aye, Brian Terry, aye; Paul Papay, 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: December 4, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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