

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of June 6, 2013**

MEMBERS PRESENT: Thomas Warren, Chairman; Paul Papay, Vice Chairperson;
Jill Fieldstein, James Dodge and Alex DiMenna

MEMBERS ABSENT: Jack Messina and Blyth Yost

ALSO PRESENT: Ann Marie Ambrose, Stenographer and Cheryl Coopersmith,
Chief Clerk

Thomas 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.

Grape D'Vine Solar Panel Plans **Approved as** **ACABOR #13-24**
Review of Solar Panel Plans **Presented**
77.08/4/26; CS zoning district

7 Wells Lane Plans **Approved** **ACABOR #13-25**
Critical Environmental Area **Subject to**
28 South Boulevard Subd. Lot #25.2 **Conditions**
Review of Site/Structure Plans
66.17/1/25.2; R-22 zoning district

Beital's Aquarium Sign Plans **Approved** **ACABOR #13-26**
Review of Sign Plans **as Modified**
68.19/4/16; CO zoning district

SMK-Erie Subdivision Plan **Approved as** **ACABOR #13-27**
Review of Subdivision Detention **Presented**
Pond Planting Plan
Amendment to ACABOR #13-18
70.13/1/21; R-15 zoning district

MWD Star – Comito Plans **Approved** **ACABOR #13-28**
Palisades Historic Area **Subject to**
Route 9W Golf Subd. Lot #3.2 **Conditions**
Review of Site/Landscaping Plans
78.13/1/3.2; R-40 zoning district

A motion was made to adjourn the meeting by Thomas Warren 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 8:45 p.m. The next ACABOR Meeting is scheduled
for June 20, 2013.

Dated: June 6, 2013

Cheryl Coopersmith

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**ACABOR #13-24: Grape D'Vine Solar Panel Plans - Approved as Presented
Town of Orangetown – Architecture and Community Appearance
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TO: Doug Hertz, Sunrise Solar Solutions, LLC, 510 North State Street,
Briarcliff Manor, New York 10510
FROM: Architecture and Community Appearance Board of Review
RE: Grape D'Vine Solar Panels Plan: The application of Sunrise Solar
Solutions, LLC, applicant, for Joseph Printz, owner, for review of the installation
of solar panels at a site known as "**Grape D'Vine Solar Panels 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 6 Depot
Square, Sparkill, Town of Orangetown, Rockland County, New York, and as
shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 26 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, June 6, 2013**, at which time
the Board made the following determinations:

Doug Hertz appeared and testified for the applicant.
The Board received the following items:

A. Plans prepared by Sunrise Solar Solutions, LLC, dated March 15, 2013,
unless noted;

- a. S1: Site Plan
- b. S2: Elevations, dated May 20, 2013
- c. S3: Roof elevation
- d. S4: Equipment installation

B. Photographs of Solar Panels installed on similar structures.

C. Letter from Sunrise Solar Solutions, signed by Doug Hertz, dated
May 20, 2013.

FINDINGS OF FACT:

1. The Board found that the solar panels would be flush mounted on the south
side of the building roof. The solar panels would be black framed, black
backsheet monocrystalline module panels for the best possible look. The
applicant stated that this type of panel would absorb the sunlight and not be
reflective or have an objectionable glare.

2. The Board found that Grape D'Vine is a house like structure and that
residential type solar panels would be installed rather than commercial panels.
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.

DESICION: 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 James Dodge and
seconded by Jill Fieldstein and carried as follows: Paul Papay, aye; Jack
Messina, absent; James Dodge, aye, Alex DiMenna, aye; Blyth Yost, absent;
Thomas Warren, aye; and Jill Fieldstein, 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: June 6, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review

Chad Coopersmith

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TOWN CLERK'S OFFICE

ACABOR #13-25: 7 Wells Lane Plans – (258 South Boulevard Subdivision– Lot 25.2) - Approved Subject to Conditions

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TO: Josko Lucin, 37-19 56th Street, Woodside, New York 11377
FROM: Architecture and Community Appearance Board of Review

RE: 7 Wells Lane Plans: The application of Josko Lucin, owner, for review of Site/Structure Plans at a site in the Critical Environmental Area, to be known as “**7 Wells Lane Plans**”, and as lot 25.2 in the 258 South Boulevard 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 7 Wells Lane, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 66.17, Block 1, Lot 25.2 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 6, 2013**, at which time the Board made the following determinations:

Josko Lucin appeared and testified.

The Board received the following items:

A. Plans prepared by Highland Associates, signed and sealed by Glenn Leitch, R.A., last revision date of April 10, 2013:

A-100: Cover Sheet, dated October 24, 2012

A-200: General Notes & Fastener Schedule, dated November 7, 2012

A-300: Foundation Plan & Details, dated November 7, 2012

A-400: Framing Plans, dated November 7, 2012

A-500: Framing Plans, dated November 7, 2012

A-600: Stair Details & Window Types, dated November 7, 2012

A-700: Elevations & Details, dated November 7, 2012

CV-1: Site Work Plan, signed and sealed by Paul Gdanski, P.E.

FINDINGS OF FACT:

1. The Board found that the house would have a façade of metal paneling, wood, stone, steel, glass and concrete. The color scheme would be browns, greys, beige and rustic earth tones. The wood siding would be Horizontal Cumaru Rain Screen Panels, manufactured by General Woodcraft. The color of the wood siding would be yellowish brown to reddish brown. The stonework would be in natural tones.

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ACABOR #13-25: 7 Wells Lane Plans – (258 South Boulevard Subdivision– Lot 25.2) - Approved Subject to Conditions

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2. The Board found that the chimney would be the same stonework as used on the house façade. Stonework and metal panel may also be used to extend around the base of the house, specifically, to cover the “jagged” appearance of the foundation on the south elevation. The stonework and metal panel would match in material and colors with the house facade. In addition, the Board suggested placing landscaping to cover the foundation on the south elevation.
3. The Board found that the house would have a flat roof, consisting of Felt Membrane with a gravel finish.
4. The Board found that the air conditioning unit was proposed to be placed on the roof. Alternative ground level locations were discussed. The Board selected the new air conditioning location to be on the south side of the house in a small recessed area, behind the garage.
5. The Board found that the lighting would be LED lighting energy efficient. Scone type lighting would be mounted to the left and right of the front door entrance, and along the balconies and garage doors.
6. The Board found that the site is wooded and no new landscaping is proposed.

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 a façade of metal paneling, wood, stone, steel, glass and concrete. The color scheme will be browns, greys, beige and rustic earth tones. The wood siding will be Horizontal Cumaru Rain Screen Panels, manufactured by General Woodcraft, in yellowish brown to reddish brown color. The roof will be flat Felt Membrane with a gravel finish.
2. The chimney will be the same stonework as used on the house façade. The Board gave the applicant the **option** of using stonework and metal panel to extend around the base of the house, specifically, to cover the “jagged” appearance of the south elevation foundation. The metal panel and stonework will match in material and colors with the house facade. In addition, landscaping may be used to cover the foundation on the south elevation.

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**ACABOR #13-25: 7 Wells Lane Plans – (258 South Boulevard Subdivision–
Lot 25.2) - Approved Subject to Conditions**

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3. The air conditioning unit shall be placed on ground level at the south side of the house in a small recessed area, behind the garage.
4. Lighting will be LED lighting energy efficient. Soone type lighting will be mounted to the left and right of the front door entrance, and along the balconies and garage doors.
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
6. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
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 James Dodge and seconded by Alex DiMenna and carried as follows; Paul Papay, aye; Jack Messina, absent; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, absent; and Alex DiMenna, 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: June 6, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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TOWN OF ORANGETOWN

**ACABOR #13-26 – Beital's Aquarium Sign Plans - Approved as Modified
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**June 6, 2013
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TO: George Hanken, 73 Pearl Street, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Beital's Aquarium Sign Plans: The application of George Hanken of Sign-a-rama, applicant, for Pearl River Properties, owner, for the Review of Sign Plans at a site to be known as **"Beital's Aquarium Sign 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 73 Pearl Street (Route 304), Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown. Tax Map as Section 68.19, Block 4, Lot 16 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, June 6, 2013**, at which time the Board made the following determinations:

George Hanken appeared and testified.

The Board received the following items:

- A.** Sign Plans prepared by Sign-A-Rama, dated May 2, 2012.
- B.** Submitted at the meeting, modified Sign Plans prepared by Sign-A-Rama, undated. Modification satisfied Town of Orangetown Zoning Board of Appeals condition, established under ZBA #13-39, dated June 5, 2013.
- C.** Photographs of the façade with imaging of the Sign on the building.
- D.** A Vicinity Map and a copied Site Plan noting the proposed location for the signs, dated February 14, 2013, last revised February 27, 2013, prepared by Jay Greenwell, PLS.
- E.** Copy of Building Permit Referral, dated February 6, 2013.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed signage on the front and side of the building façade. Both signs would read the same, "Beital's Ponds Aquariums". The applicant presented the following scenarios for placement of the signs:
 - a) Sign #1: located on the front of building Pearl Street (Route 304)
 - b) Sign #2: placed on the side of building, abutting parking area
- 2.** The Board found that the signage consisted of individual letters to be mounted into the face of the building or raceway mounted to the face of the existing structure.

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3. The Board found that the lettering of the signs consist of front illuminated LED Channel letter UL rated. “Beital’s” and “Ponds” would be made with Aqua acrylic faces with color matching 5” aluminum returns and 1” trim caps. “Aquariums” will be made with Blue acrylic faces with matching 5” aluminum returns and 1” trim cap. The sign will be lite with 1 Stroke LED 120 volt transformer.
4. The Board found that the square footage of the sign required a variance from the Town of Orangetown Zoning Board of Appeals, which was granted at the June 5, 2013 meeting, ZBA #13-39. The Zoning Board modified the original square footage request, and new plans were submitted at the ACABOR Meeting.
5. The Board found that there will be no additional lighting on the building.
6. The Board found that lettering on the sign would consist of the following dimensions:

a. Sign #1 (Front)

<u>Word</u>	<u>Height</u>	<u>Width</u>
Beital’s	7.75”	40”
Ponds	7.75”	36.5”
Aquariums	20.25”	162”

Total sign height: 56”

b. Sign #2 (Side) – as modified by ZBA #13-39:

<u>Word</u>	<u>Height</u>	<u>Width</u>
Beital’s	6.75”	34.25”
Ponds	6.75”	31.25”
Aquariums	15”	120”

Total sign height: 41.5”

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 MODIFIED.**

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Jill Fieldstein and carried as follows: Paul Papay, aye; Jack Messina, absent; James Dodge, aye, Alex DiMenna, aye; Blyth Yost, absent; Thomas Warren, aye; and Jill Fieldstein, 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: June 6, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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**ACABOR #13-27: SMK – Erie Subdivision Detention Pond Planting
Plan: Approved as Presented**

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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 Detention Pond Planting Plan: The application of Sean Keenan, applicant for SMK Home Builders, Inc., owner, (Robert Knoebel, attorney for the applicant), for the review of a Subdivision Detention Pond Planting Plan, Amendment to ACABOR #13-18, at a site to be known as **"SMK-Erie Subdivision Detention Pond Planting 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, June 6, 2013**, at which time the Board made the following determinations.

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

- A.** A copy of PB #13-05, dated February 13, 2013, Preliminary Approval Approved Subject to Conditions, Neg. Dec.
- B.** A letter signed by Jay Greenwell, PLS, dated May 16, 2013.
- C.** A copy of ACABOR #13-18, SMK-Erie Subdivision Plan, Approved subject to Conditions, dated April 18, 2013.
- D.** An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated June 6, 2013.
- E.** SMK-Erie Subdivision Plan - Drawing 3: Road Plan/ Profile & Details, dated December 12, 2012, last revision date of May 13, 2013.

FINDINGS OF FACT:

- 1. The Board found that this application returned to the Board for review of the Detention Pond planting. The June 6, 2013 memorandum from DEME stated that placement/ planting of trees and shrubs, inside the proposed detention basin is not acceptable. The drawings have been revised in accordance with the requirements of DEME.
- 2. The Board found that the revised detention basin plans provide for denser planting around the pond, specifically along the street side and the West side of the access road leading to the pond. All trees and vegetation, with the exception of pond grasses, have been removed from the detention pond.
- 3. The Board found that the roadway leading to the Pond would be a 10 foot wide stamped grey asphalt driveway, in accordance with Town of Orangetown requirements.

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ACABOR #13-27: SMK – Erie Subdivision Detention Pond Planting
Plan: Approved as Presented

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Public Comment:

Erie Miller, 103 West Erie Street, requested information regarding the necessity of the paved roadway leading to the Detention Pond.

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 James Dodge and seconded by Alex DiMenna and carried as follows: Thomas Warren, aye; Jack Messina, absent; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: June 6, 2013


Architecture and Community Appearance Board of Review
Town of Orangetown

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ACABOR #13-28: MWD Star – Comito Plans; Route 9W Golf Subdivision – Lot #3.2 Plans- Approved Subject to Conditions

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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: MWD Star – Comito Plans: The application of Comito Construction Company, owner, for review of Site/Landscaping Plans at a site located in the Palisades Historic District, to be known as “**MWD Star – Comito Plans**”, and as lot 3.2 in the Route 9W Golf Course 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 4 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 3.2 in the R-40 zoning.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 6, 2013**, at which time the Board made the following determinations:

Marc Comito, Robert Hoene and Jay Greenwell appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Jay Greenwell, PLS, dated April 19, 20103
- B.** Architectural Plans prepared by Robert Hoene, RA, dated June 20, 2012:
 - A-1: Front & Right Elevations, revised dated August 17, 2012
 - A-2: Rear & Left Elevations, revised April 16, 2013
 - A-3: First Floor Plan, revised April 16, 2013
 - A-4: Second Floor Plan, revised April 16, 2013
- C.** A photograph of a similar house to be constructed.
- D.** Landscaping Plan.

FINDINGS OF FACT:

1. The Board found that the site was located in the Palisades Historic District and that the application had been reviewed and approved by the Historic Areas Board of Review #13-05, May 14, 2013. ACABOR reviewed the Site Plan and Landscaping Plans.
2. The Board found that Belgium Blocks would be used as curbing along the driveway to be consistent with the neighboring properties.

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ACABOR #13-28: MWD Star – Comito Plans; Route 9W Golf Subdivision –
Lot #3.2 Plans- Approved Subject to Conditions

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3. The Board found that the house as proposed would have a front façade in cultured stone in Grey Cobblefield with Hardi Shingle, straight edge in Boothbay Blue. The remaining sides would be Hardi Shingle, straight edge in Boothbay Blue with 3' Cultured stone grey Cobblefield knee wall. The trim boards, soffit and fascia would be vinyl/aluminum in white. The shutters and front railing would be black and the garage doors in carriage style in white. The front porch would be bluestone with steps in bluestone treads and matching stone rises. The lighting would be Coach Style lantern, placed above the front door and garage doors.
4. The Board found the landscaping plan as presented acceptable.

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.

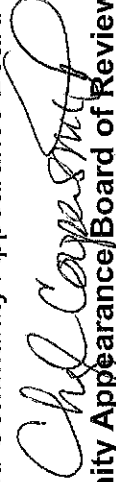
DESICION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS**

1. Belgium Blocks will be used as curbing along the driveway to be consistent with the neighboring properties. The sidewalk would be blue stone.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
4. 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 Alex DiMenna and seconded by Paul Papay and carried as follows: Thomas Warren, aye; Jack Messina, absent; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: June 6, 2013
Architecture and Community Appearance/Board of Review
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