

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of March 21, 2013**

**Members Present:** Thomas Warren, Chairman, Paul Papay, Vice Chairman;  
James Dodge; Jill Fieldstein; Blythe Yost; and Jack Messina

**Members Absent:** Alex DiMenna

**Also Present:** Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,  
Stenographer and Elizabeth Decort, 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.

**Russell Cabana Plans** **ACABOR #13-08**  
Review of Structure Plans **Approved Subject**  
74.171/28; R-22 zoning district **to Conditions**

**Loccisano Garage Plan** **ACABOR #13-09**  
Review of Structure Plan **Continued: Revise Plans**  
73.05/1/62; R-40 zoning district

**Comito Construction Plans** **ACABOR #13-10**  
Route 9W Golf Subd. Lot #14 **Approved Subject**  
Palisades Historic District **to Conditions**  
Review of Site/Landscaping Plan  
78.13/1/3.14; R-40 zoning district

A motion was made to adjourn the meeting by Thomas Warren and seconded by  
Jill Fieldstein 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 8:45 p.m. The next ACABOR Meeting is scheduled for  
April 4, 2013.

**Dated: March 21, 2013**



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ACABOR #13-08 – Russell Cabana Plans – Approved Subject to Conditions

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TO: Jane Slavin, R.A., 200 Erie Street East, Blauvelt  
New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: Russell Cabana Plans: The application of Richard Russell, owner, for review of Structure Plans at a site to be known as “**Russell Cabana 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 134 Constitution Drive, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.17, Block 1, Lot 28 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, March 21, 2013**, at which time the Board made the following determinations:

Jane Slavin, Richard Russell and Steven Griggs appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Jane Slavin, R.A., JSA Architecture and Design Group, LLC, dated December 13, 2012, revised January 29, 2013:
  - A1 of 4: Notes
  - A2 of 4: Floor Plan
  - A3 of 4: Elevations
  - A4 of 4: Sections
2. Survey Plan prepared by Stephen Hoppe, PLS, dated November 15, 2012.
3. List of Proposed Building Materials, prepared by JSA Architecture and Design Group, LLC.
4. Presented at the meeting, a landscaping plan prepared by Steve Griggs, ASLA, dated 2013.

**FINDINGS OF FACT:**

1. The Board found that the proposed cabana consists of four sides of Hardi Plank siding in Mountain Sage green, a color that blends with the existing beige colored dwelling on the site.
2. The Board found that the proposed cabana would have exterior trim, molding, windows, gutters and leaders in white. The roof would be asphalt shingles in charcoal blend, manufactured by Timberline. Decorative stonework would be placed on the chimney in Mountain Ledge style, manufactured by Eldorado Stone.

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3. The Board found that the new cabana replaces an existing cabana. The existing vegetation will remain and new plantings of Boxwoods, Perennials, Hydrangea and Arborvitae trees would be added to the site. 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. 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 cabana consists of four sides of Hardi Plank siding in Mountain Sage green, a color that blends with the existing beige colored dwelling on the site.
4. The proposed cabana will have exterior trim, molding, windows, gutters and leaders in white. The roof will be asphalt shingles in charcoal blend, manufactured by Timberline. Decorative stonework shall be placed on the chimney in Mountain Ledge style, manufactured by Eldorado Stone.
5. The existing vegetation will remain and new plantings of Boxwoods, Perennials, Hydrangea and Arborvitae trees shall be added to the site.

The foregoing resolution was presented and moved by Jack Messina and seconded by Blyth Yost and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, absent, 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: March 21, 2013**

Town of Orangetown

Architecture and Community Appearance Board of Review



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**ACABOR #13-10:  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**Route 9W Golf Subdivision – Lot #14 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:** Comito Construction Plans (Route 9W Golf Subdivision —Lot #14): The application of Comito Construction Company, owner, for review of Site/Landscaping Plans at a site to be known as “**Comito Construction Plans – Lot #14**”, located in the Route 9W Golf Subdivision; Palisades Historic District, 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 14 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 3.14 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, **March 21, 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:

1. Site Plan prepared by Jay Greenwell, PLS, dated January 29, 20103
2. Architectural Plans prepared by Robert Hoene, RA, dated December 5, 2011, revised January 5, 2012:
  - A-1: Front & Right Elevations
  - A-2: Rear & Left Elevations
  - A-3: Foundation Plan
  - A-4: First Floor Plan
  - A-5: Second Floor Plan
3. A photograph of a similar house to be constructed.
4. Landscaping Plan prepared by Biologic Earthscapes, dated March 15, 2013.

**FINDINGS OF FACT:**

1. The Board found the application was reviewed and approved by the Historic Areas Board of Review (HABR) on March 12, 2013, since the lot was located in the Palisades Historic District. ACABOR reviewed the Site Plan and Landscaping Plans.

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ACABOR #13-10:  
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Route 9W Golf Subdivision – Lot #14 Plans- Approved  
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2. The Board found that Belgium Blocks would be used as curbing and the driveway would be macadam. The applicant noted that they may want to place Belgium blocks as an apron on the driveway to be consistent with the neighboring properties.
3. The Board found that the applicant may return to the Board to present a more comprehensive lighting and revised driveway plans.

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 and the driveway will be macadam. The applicant shall return for review and approval in the event they select to improve the driveway with a Belgium block apron.
2. The applicant shall return to the Board for review and approval in the event that a more comprehensive lighting plan is desired.
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 James Dodge and seconded by Jill Fieldstein and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, absent, 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: March 21, 2013  
Architecture and Community Appearance Board of Review  
Town of Orangetown



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