

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 7, 2015**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Andrew Andrews, Brian Terry,  
and Paul Papay, aye, Deborah Stuhlweissenburg

**MEMBERS ABSENT:** Blythe Yost

**ALSO PRESENT:** Robert Magrino, 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.

<b>Skae Training Center Fence/Wind Screen Plan</b>	<b>ACABOR #15-19</b>
Review of Fence with Wind Screen Plan	<b>Approved as</b>
76.08/1/3 & 4; LIO zoning district	<b>Presented</b>

<b>Skae Training Center Shed Plan</b>	<b>ACABOR #15-20</b>
Review of Storage Shed Plan	<b>Approved as</b>
76.08/1/3 & 4; LIO zoning district	<b>Presented</b>

<b>Greenstar Restaurant Outdoor Dining Plan</b>	<b>ACABOR #15-21</b>
Review of Outdoor Dining Plan	<b>Approved as</b>
68.12/5/27; CC zoning district	<b>Presented</b>

<b>88 Sparkill Avenue Plans</b>	<b>ACABOR #15-22</b>
Review of Site/Structure Plans	<b>Approved</b>
77.08/3/71.2; R-15 zoning district	<b>Subject to</b>
	<b>Conditions</b>

<b>SMK-Erie Subdivision</b>		
Review of Site/Structure Plans		
70.13/1/21.7 (Lot 5)	<b>Approved Subject to Conditions</b>	<b>ACABOR #15-23</b>
70.13/1/21.4 (Lot 3)	<b>Approved Subject to Conditions</b>	<b>ACABOR #15-24</b>
70.13/1/21.5 (Lot 1)	<b>Approved Subject to Conditions</b>	<b>ACABOR #15-25</b>
R-15 zoning district		

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by  
Andrew Andrews 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 9:45 p.m. The next ACABOR Meeting is scheduled  
for May 21, 2015.

**Dated: May 7, 2015**



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**ACABOR #15-19: Skae Training Center Fence/Wind Screen Plan: Approved  
As Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
May 7, 2015  
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TO: Donald Brenner, 4 Independence Avenue, Tappan,  
New York, 10994  
FROM: Architecture and Community Appearance Board of Review

RE: Skae / Columcille Properties Plans: Application of Peter Skae,  
owner, (Donald Brenner, attorney for the applicant) for the review of the  
installation of a fence/wind screen plan at a site known as "**Skae Training  
Center Fence/Wind Screen 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 337 – 339 Blaisdell Road, Orangeburg, Town  
of Orangetown, Rockland County, New York, and as shown on the Orangetown  
Tax Map as Section 76.08, Block 1, Lots 3 & 4 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, May 7, 2015**, at which time  
the Board made the following determinations:

Donald Brenner and Peter Skae appeared and testified. The Board received the  
following items:

**A.** Site Plans prepared by Sparaco & Youngblood, PLLC dated  
September 12, 2014, last revision date of March 2, 2015:

- Drawing 1 of 2: Final As Built
- Drawing 2 of 2: Overall As Built
- Photographs of fence with windscreen

**B.** Material Sheet, signed by Peter Skae.

**C.** Copy of the Building Permit Referral, dated January 26, 2015.

**FINDINGS OF FACT:**

1. The Board found that the fence and wind screen existed and appeared on  
site as presented in the photograph; black fence with black windscreen  
and red lettering.
2. The Board found that the Town of Orangetown Zoning Board of Appeals  
observed May 6, 2015 as ZBA #15-35, that the wind screen did not  
constitute a sign.

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 PRESENTED**.

The foregoing resolution was presented and moved by Brian Terry and  
seconded by Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson,  
aye; Blythe Yost, absent; 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: May 7, 2015**  
**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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**ACABOR #15-20: Skae Training Center Storage Shed Plan: Approved As Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
**May 7, 2015**  
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TO: Donald Brenner, 4 Independence Avenue, Tappan,  
New York, 10994  
FROM: Architecture and Community Appearance Board of Review

RE: Skae / Columcille Properties Plans: Application of Peter Skae, owner, (Donald Brenner, attorney for the applicant) for the review of the installation of a storage shed at a site known as “**Skae Training Center Shed 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 337 – 339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lots 3 & 4 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, May 7, 2015**, at which time the Board made the following determinations:

Donald Brenner and Peter Skae appeared and testified. The Board received the following items:

**A.** Site Plans prepared by Sparaco & Youngblood, PLLC dated September 12, 2014, last revision date of March 2, 2015:

Drawing 1 of 2: Final As Built

Drawing 2 of 2: Overall As Built

**B.** Material Sheet, signed by Peter Skae.

**C.** Installation Instruction Sheet of Carport/Storage Shelters, Versatube Building System, Model # DW-201875.

**D.** Copy of the Building Permit Referral, dated January 26, 2015.

**FINDINGS OF FACT:**

1. The Board found that the Storage Shed had already been installed.
2. The Board found that the Storage Shed is located on the far side of the existing building on the site, noted on the site plan as “Storage Area.”
3. The Board found that the shed would be constructed of metal and match the colors of the existing building; grey and red.

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 PRESENTED**.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Deborah Stuhlweissenburg and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; 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: May 7, 2015**  
**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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**ACABOR #15-21: Greenstar Restaurant Outdoor Dining - Approved as Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
**May 7, 2015**  
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TO: Franquil Zotamba Molina, 163 North Middletown Road, Pearl River, New York 10965  
FROM: Architecture and Community Appearance Board of Review

RE: **Greenstar Restaurant Outdoor Dining Plan:** Application of The Greenstar Restaurant Corp., applicant for Kormusis Pappas Associates, owner, for the review of an Outdoor Dining Plan, at a site known as "**Greenstar Restaurant Outdoor Dining 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 163 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 5, Lot 27; in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 7, 2015**, at which time the Board made the following determinations:

Franquil Zotamba appeared and testified.

The Board received the following items:

**A.** Photographs of the railing, umbrellas, furniture, and paving used at the outdoor dining area.

**B.** Site Plan depicting location of outdoor dining area in relation to existing restaurant.

**FINDINGS OF FACT:**

1. The Board found that the yellow highlighted area on the Site Plan depicted the proposed location to be the outdoor dining area. This area had been used as outdoor dining for a previous tenant at the site
2. The Board found that the applicant proposed to place 6 tables with chairs and umbrellas at the outdoor dining area, with a festive decorative appeal. The chairs and umbrellas would be green.
3. The Board found that lighting at the site would be down lit.
4. The Board found that there were no residences abutting the outdoor dining area.
5. The Board found that the applicant received a Special Permit from the Zoning Board of Appeals on May 6, 2015 as ZBA #15-33.

**No Public Comments**

**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 Paul Papay and seconded by Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; 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: May 7, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN  
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**ACABOR #15-22: 88 Sparkill Avenue Plans - Approved Subject to  
Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
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May 7, 2015  
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**TO:** Marc Comito, P.E. Box 300, West Nyack, New York 10994  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **88 Sparkill Avenue Plans:** Application of Comito Construction Company, applicant, for Snedens Land Holding LLC, owner for the review of Site/Structure Plans, at a site to be known as “**88 Sparkill Avenue 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 88 Sparkill Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 3, Lot 71.2; 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, May 7, 2015**, at which time the Board made the following determinations:

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

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated September 10, 2014, revised on March 24, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised March 24, 2015:

A1.0: Elevations

A2.0: Foundation Plan & First Floor Plan

A3.0: General Notes, Second Floor & Roof Plans

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan prepared by Yost Design dated April 13, 2015.

**E.** Copy of Building Permit Referral dated March 30, 2015.

**FINDINGS OF FACT:**

1. The Board found that the site is vacant and was part of a subdivision in 2006, known as the “Mackinnon Subdivision – 94 Sparkill Avenue.” The Board noted the subdivision drawing SP-02, Note #3 “Five 6” caliper trees, White Pine, Pinus Strobus to be located by Architect on the West side of new driveway for screening purposes. (Trees to be 6’ to 8” high)”
2. The Board found that the proposed house would have four sides of horizontal vinyl siding in Savannah Wicker, manufactured by Certainteed with shake style siding on the front gables. The Board recommended that the shake style siding be added to all the gables on the house. After the Public Comment session, the Board gave the applicant the option of darker house colors; dark brown or olive green.
3. The Board found that the trim boards, soffits and fascia would be vinyl/aluminum/PVC in white, or a color to match the darker house color scheme. The roofing material would be Tamko Heritage architectural style shingles in black. The front porch and steps would be constructed of wood and the front walk would be concrete and the front door would be black.

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**ACABOR #15-22: 88 Sparkill Avenue Plans - Approved Subject to  
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4. The Board found that the front elevation would be revised from a two car garage to a single car garage. The garage door would be a carriage style with simulated divided light windows. Coach style lanterns would be placed on the sides of the front door and by the garage door.
5. The Board found that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the applicant had no special benefit employing Ms Yost. Blythe Yost was not in attendance for the proceedings of this meeting.
6. The Board found the project site was not located in an Historic District, however the neighbors felt the area had a historic flavor. After the Public Comment session, the Board recommended that the applicant meet with area residents to discuss the proposed color of the house and the placement of trees.
7. The Board found that in the event the placement of the trees differs from the Landscaping plan presented at the meeting, the Building Inspector would have the authority to determine the final placement of trees.

**Public Comment:**

Robert Dybec, 94 Sparkill Avenue, reviewed the history of the lot. He noted that Sparkill Avenue is a peaceful place and the streetscape has architecturally significant houses on it and not regular tract houses. Mr. Dybec raised concerns regarding the integration of the house into the neighborhood and wanted to keep the neighborhood peaceful and green.

Jordan Baker-Kilner, 80 Sparkill Avenue, raised concerns regarding the placement of trees on the site that would affect the views of the neighboring properties. She requested that the applicant plant the trees sometime in the future.

Margaret Dybec, 94 Sparkill Avenue, provided by the Board with examples of two houses from Kopak Lane in Palisades built by Marc Comito, the builder of this application, that used a different type of siding and coloring that appeared more historic than the proposed colors. She presented the Board with photographs of the two other color selections (dark brown and olive green) that she believed would look better than the color chosen by the homeowner. Ms Dybec discussed the strong community in the neighborhood and that she wanted the new people to be part of the neighborhood.

Dennis Lanni, 98 Sparkill Avenue, requested more trees to be planted on the site, possibly evergreen trees on the east side of the property.

There being no one other 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:**

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**ACABOR #15-22: 88 Sparkill Avenue Plans - Approved Subject to  
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1. The proposed house would have four sides of horizontal vinyl siding in Savannah Wicker, manufactured by Certainteed with shake style siding on the front gables. Shake style siding shall be added to all the gables on the house. The applicant has the option of darker house colors; dark brown or olive green. The house plan shall be revised to note the shakes on the gables.
2. The trim boards, soffits and fascia shall be vinyl/aluminum/PVC in white, or a color to match the darker house color scheme. The roofing material will be Tamko Heritage architectural style shingles in black. The front porch and steps will be constructed of wood and the front walk will be concrete and the front door will be black.
3. The front elevation shall be revised from a two car garage to a single car garage. The garage door will be a carriage style with simulated divided light windows. Coach style lanterns will be placed on the sides of the front door and by the garage door. Revised plans shall be submitted.
4. The project site is not located in a Historic District, however the neighbors felt the area had a historic flavor. After the Public Comment session, the Board recommends that the applicant meet with area residents to discuss the proposed color of the house and the placement of trees. In the event the proposed placement of the trees differs from the Landscaping plan presented at the meeting, the Building Inspector would have the authority to determine the final tree location.
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 Andrew Andrews and seconded Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, aye and Deborah Stuhlweissenburg, nay.

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: May 7, 2015  
Cheryl Coopersmith**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

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ACABOR #15-23: SMK – Erie Subdivision - Lot #5 - Approved Subject to  
Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
May 7, 2015  
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**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** SMK – Erie Subdivision – Lot #5 Plans: Application of SMK Home Builders Inc., owner for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie Subdivision – Lot #5**”, 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 Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.7; 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, May 7, 2015**, at which time the Board made the following determinations:

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

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated March 30, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised April 14, 2015:

A1.0: Elevations

A2.0: First Floor And Second Floor Plans

A3.0: General Notes, Sections, And Second Floor Plans

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan prepared by Yost Design dated April 14, 2015.

**E.** Copy of Building Permit Referral dated March 31, 2015.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Pacific Blue, manufactured Market Square and the decorative cultured stone would be manufactured by Eldorado Stone Company in Clearview Rustic Ledge. Matching stonework would be placed on the chimney and the house trim would be white. The roof shingles would be Pewter Grey, manufactured by Timberline. Crown moldings would be placed over the front windows with keystones in the center of the crown. The house plans would be revised to note grills on the upper and lower windows.
2. The Board found that the house would have white trim and coach style lighting would be placed by the exterior doorway, in accordance with Town Code.
3. The Board found that the air conditioning unit would be as noted on the submitted Landscaping plan.

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**ACABOR #15-23: SMK – Erie Subdivision - Lot #5 - Approved Subject to Conditions**  
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There being no one other 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 with decorative stonework on the front façade. The siding will be Pacific Blue color, manufactured Market Square and the decorative cultured stone will be manufactured by Eldorado Stone Company in Clearview Rustic Ledge. Matching stonework will be placed on the chimney and the house trim will be white. The roof shingles will be Pewter Grey, manufactured by Timberline. Crown moldings will be placed over the front windows with keystones in the center of the crown. The house plans will be revised to note grills on the upper and lower windows.
2. The house will have white trim and coach style exterior lights by the exterior doorways, in accordance with Town Code.
3. The air conditioning unit shall be located as noted on the submitted Landscaping Plan.
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.
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 Jill Fieldstein and seconded Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; 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: May 7, 2015**

**Cheryl Coopsmith, Chief Clerk Boards and Commissions**

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**AMENDMENT TO ACABOR #15-23: SMK – Erie Subdivision - Lot #5 -  
Approved Subject to Conditions Town of Orangetown – Architecture and  
Community Appearance Board of Review Decision**

**June 5, 2015**

**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Amendment to SMK – Erie Subdivision – Lot #5 Plans: The applicant appeared at the May 7, 2015 meeting and presented plans for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie Subdivision – Lot #5**”, 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 Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.7; in the R-15 zoning district.

The Decision, ACABOR #15-23 shall be Amended as follows:

**Delete the Bold and Underlined sentence in Findings of Fact #1**

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Pacific Blue, manufactured Market Square and the decorative cultured stone would be manufactured by Eldorado Stone Company in Clearview Rustic Ledge. Matching stonework would be placed on the chimney and the house trim would be white. The roof shingles would be Pewter Grey, manufactured by Timberline. Crown moldings would be placed over the front windows with keystones in the center of the crown. The house plans would be revised to note grills on the upper and lower windows.

***Replace the deleted sentence with the sentence in Bold:***

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Pacific Blue, manufactured Market Square and the decorative cultured stone would be manufactured by Eldorado Stone Company in Clearview Rustic Ledge. **The house trim would be white.** The roof shingles would be Pewter Grey, manufactured by Timberline. Crown moldings would be placed over the front windows with keystones in the center of the crown. The house plans would be revised to note grills on the upper and lower windows.

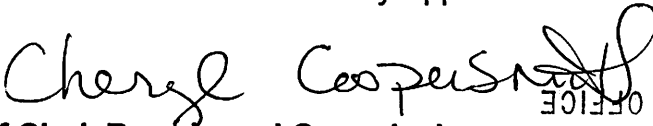
**Delete the Bold and Underlined sentence in DECISION, Condition #1**

1. The proposed house will have four sides of vinyl siding with decorative stonework on the front façade. The siding will be Pacific Blue color, manufactured Market Square and the decorative cultured stone will be manufactured by Eldorado Stone Company in Clearview Rustic Ledge. Matching stonework will be placed on the chimney and The house trim will be white. The roof shingles will be Pewter Grey, manufactured by Timberline. Crown moldings will be placed over the front windows with keystones in the center of the crown. The house plans will be revised to note grills on the upper and lower windows.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Amendment to the 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 5, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**



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**ACABOR #15-24: SMK – Erie Subdivision - Lot #3 - Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
**May 7, 2015**  
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**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** SMK – Erie Subdivision – Lot #3 Plans: Application of SMK Home Builders Inc., owner for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie Subdivision – Lot #3**”, 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 Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.4; 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, May 7, 2015**, at which time the Board made the following determinations:

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

The Board received the following items:

- A.** Site Plan prepared by Jay Greenwell, PLS, dated March 18, 2015.
- B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised April 14, 2015:
  - A1.0: Elevations
  - A2.0: Foundation and First Floor Plan
  - A3.0: General Notes, Second Floor Plan, Typ. Wall Section
- C.** Exterior Building Material Specifications.
- D.** Landscaping Plan prepared by Yost Design dated April 14, 2015.
- E.** Copy of Building Permit Referral dated March 31, 2015.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of Slate color vinyl siding manufactured by Market Square with 3.5 inch white trim around the windows, no shutters. The roof shingles would be Pewter Grey, manufactured by Timberline.
2. The Board found that the garage doors would be white and in the carriage style with glass inserts. Coach style lighting fixtures would be placed by the exterior doorways, in accordance with Town Code.
3. The Board found that the air conditioning unit would be as noted on the submitted Landscaping Plan.

There being no one other 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:**

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**ACABOR #15-24: SMK – Erie Subdivision - Lot #3 - Approved Subject to  
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1. The proposed house will have four sides of Slate color vinyl siding manufactured by Market Square with 3.5 inch white trim around the windows, no shutters. The roof shingles will be Pewter Grey, manufactured by Timberline.
2. The garage doors will be white and in the carriage style with glass inserts. Coach style lighting fixtures will be placed by the exterior doorways, in accordance with Town Code.
3. The air conditioning unit shall be located as noted on the submitted Landscaping Plan.
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.
6. 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 Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; 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: May 7, 2015**

**Cheryl Coopersmith, Chief Clerk Boards and Commissions**

TOWN CLERKS OFFICE  
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TOWN OF ORANGETOWN



**ACABOR #15-25: SMK – Erie Subdivision - Lot #1 - Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**  
**May 7, 2015**  
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**TO:** Sean Keenan, 24 Waters Edge, Congers, New York 10920  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** SMK – Erie Subdivision – Lot #1 Plans: Application of SMK Home Builders Inc., owner for the review of Site/Structure Plans, at a site to be known as “**SMK-Erie Subdivision – Lot #1**”, 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 Private Del Regno Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21.5; 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, May 7, 2015**, at which time the Board made the following determinations:

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

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated March 30, 2015.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised April 14, 2015:

A1.0: Front and Rear Elevations

A2.0: Right & Left Side Elevations with Foundation Plan

A3.0: First Floor Plan

A4.0: General Notes, Wall Section & Second Floor Plan

**C.** Exterior Building Material Specifications.

**D.** Landscaping Plan prepared by Yost Design dated April 14, 2015.

**E.** Copy of Building Permit Referral dated March 31, 2015.

**FINDINGS OF FACT:**

1. The Board found that the proposed house had four sides of mocha colored vinyl siding manufactured by Market Square. Decorative cultured stone would be placed under the porch on the front façade, manufactured by Eldorado Stone Company in Bluff Olive Grove and County Mill Stream. Dark Brown shutters would be placed on either side of the windows on the front elevation. The porch would have white railing manufactured by Trek. The roof would have Weatherwood shingles, manufactured by Timberline.
2. The Board found that the house lighting would be coach lighting by the front door as well as all exterior doorways. Recessed lights would be placed in the soffits in the front porch.
3. The Board found that the air conditioning unit would be as noted on the submitted Landscaping Plan.

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There being no one other 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 shall have four sides of mocha colored vinyl siding manufactured by Market Square. Decorative cultured stone will be placed under the porch on the front façade, manufactured by Eldorado Stone Company in Bluff Olive Grove and County Mill Stream. Dark Brown shutters will be placed on either side of the windows on the front elevation. The porch will have white railing manufactured by Trek. The roof will have Weatherwood shingles, manufactured by Timberline.
2. The house lighting will be coach lighting by the front door as well as all exterior doorways. Recessed lights will be placed in the soffits in the front porch.
3. The air conditioning unit will be located as noted on the submitted Landscaping Plan.
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.
6. 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 Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, absent; 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: May 7, 2015

Cheryl Coopersmith, Chief Clerk Boards and Commissions

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