

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MAY 5, 2016**

MEMBERS PRESENT: Blythe Yost, Chair
Brian Aitcheson Andrew Andrews
Brian Terry Bruce Jensen
Shirley Goebel Christie Deborah Stuhlweissenburg

MEMBERS ABSENT: None

ALSO PRESENT: Robert Magrino, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Chair, called the meeting to order at 7:30 p.m.
Ms Yost read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Creaney Plans		ACABOR #16-34
Review of Structure/Site Plans	Approved	
10 Marycrest Road, West Nyack	with Conditions	
69.07/1/31; R-40 zoning district		

Sullivan Solar Panels Plans		ACABOR #16-35
Review of Solar Panels Plans	Approved	
203 Oak Tree Road, Tappan	as Presented	
77.15/1/30; CO zoning district		

Other Business: St. Catharine's Church and School: 523 Western Highway, Blauvelt. Section 70.18, Block 2, Lot 7.1. The Board reviewed and approved a request to add two propane storage tanks at a site with existing outside storage tanks. The applicant proposes to fence in the area, as noted on the submitted sketch and as brochure Freedom Outdoor Living Vinyl Fencing

A motion was made to adjourn the meeting by Blythe Yost 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 8:15 p.m. The next ACABOR Meeting is scheduled for May 19, 2016.

Dated: May 5, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TOWN OF ORANGETOWN

ACABOR #16-34: Creaney Plans: Approved Subject to Conditions

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TO: Shane Creaney, 55 Old Jerome Avenue, Yonkers, New York 10704

FROM: Architecture and Community Appearance Board of Review

RE: Creaney Plans: Application of Shane Creaney, owner, for the review of Structure/Site Plans at a site to be known as “**Creaney 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 10 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 31; 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, May 5, 2016**, at which time the Board made the following determinations:

Shane Creaney and Frank Petruso appeared and testified.

The Board received the following items:

A. Plans, unsigned and unsealed, prepared by Frank Petruso Architect dated January 11, 2013:

Sheet No. A-1: Cellar/Foundation Plan

Sheet No. A-2: First Floor Plan

Sheet No. A-3: Second Floor Plan

Sheet No. A-4: Elevations

Sheet No. A-5: Elevations

B. Site Plan prepared by Robert Sorace, PLS, dated February 9, 2016.

C. Landscaping Plan prepared by Robert Torgersen, Landscape Architect, dated March 14, 2016.

D. Exterior Building Material Specifications, dated April 11, 2016.

E. A copy of the Building Permit Referral dated December 29, 2015 signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the architectural plans were not consistent with the presentation of the applicant; the plans noted vinyl siding to be placed on the house, while the applicant noted that brick would be used. The plans should be revised to note brick to be used on all four sides of the house

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2. The Board found that the proposed house would have four sides of brick with decorative stone work along the foundation of the front elevation. The brick would be Old New England Heritage Redland, or equal. The roof would be Da Vinci Slate European or equal, in Slate. The house trim would be precast cement, the shutters would be Greenwich Green and the gable rakes would be wood.
3. The Board found the planting plan acceptable.
4. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code. Lighting would also be placed flanking the garage doors. The air conditioning unit would be placed on the side yard and screened with vegetation.

The hearing was then opened to the Public.

Public Comment:

Fred Sanchez, 12 Marycrest Road, West Nyack, raised concern regarding the proposed height of the house. He also questioned if the existing sheds on the site would remain.

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 architectural plans were not consistent with the presentation of the applicant; the plans noted vinyl siding to be placed on the house, while the applicant noted that brick would be used. **The plans shall be revised to note brick to be used on all four sides of the house.**
2. The proposed house shall have four sides of brick with decorative stone work along the foundation of the front elevation. The brick shall be Old New England Heritage Redland, or equal. The roof shall be Da Vinci Slate European or equal, in Slate. The house trim shall be precast cement, the shutters would be Greenwich Green and the gable rakes shall be wood.
3. Lighting shall be placed by the exterior doorways, in accordance with Town Code. Lighting shall also be placed flanking the garage doors. The air conditioning unit shall be placed on the side yard and screened with vegetation.

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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.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Bruce Jensen, aye; Brian Aitcheson, 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 5, 2016
Cheryl Coopersmith

Chief Clerk Boards and Commissions



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ACABOR #16-35: Sullivan Solar Panels Plans: Approved as Presented

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TO: Brad Pfeifer, NRG Home Solar, 614 Corporate Way, Suite 4, Valley Cottage, New York 10989
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #16-35: Sullivan Solar Panels Plans: Application of Brad Pfeifer, of NRG Home Solar, applicant for Patrick Sullivan, owner, for the review of Review of Roof Mounted Solar Panels Plans at a site known as “**Sullivan Solar Panels 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 203 Oak Tree Road, Tappan Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 30.2 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, May 5, 2016**, at which time the Board made the following determinations:

Brad Pfeifer appeared and testified.

The Board received the following items:

A. Copy of Plans entitled Sullivan Residence, Roof Diagnostics, Home Solar, dated March 14, 2016.

B. A copy of the Building Permit Referral dated March 15, 2016 signed by Building Inspector Glen Maier.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a 3.775 kW photo voltaic roof mounted system with bidirectional meter solar panel on the roof of a residential structure.

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 Andrew Andrews and seconded Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye and Brian Aitcheson, 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 5, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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