

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of November 7, 2013**

MEMBERS PRESENT: Thomas Warren, Chairman; Paul Papay, Vice Chairman; Jill Fieldstein; James Dodge and Jack Messina

MEMBERS ABSENT: Blyth Yost and Alex DiMenna

ALSO PRESENT: Ann Marie Ambrose, Stenographer, Richard Pakola, Deputy Town Attorney and Elizabeth Decort, Clerk/Typist

Mr. Warren, Chairman, called the meeting to order at 7:35 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.

Artist Studio Plans **ACABOR #13 - 55**
Review of Site/Structure Plans **Approved**
77.15/1/32; **as Presented**
LIO (CO, CS) zoning districts

Rockland Music Conservatory Plan **ACABOR #13 - 56**
Review of Banner/ Flag Plan **Approved**
68.20/1/45; CO zoning district **as Presented**

Hickory Hill Condominium Fence Plan **ACABOR #13 - 57**
Review of Fence Plan **Continued**
77.10/1/14; R-15 zoning district

Deans Subdivision Plan **ACABOR #13 - 58**
Review of Subdivision Plan **Approved**
77.07/2/26; R-15 zoning district **Subject to**
Conditions

A motion was made to adjourn the meeting by James Dodge and seconded by Jack Messina 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 8:30 p.m. The next ACABOR Meeting is scheduled for December 5, 2013.

Dated: November 7, 2013

ACABOR
TB
Highway
R&O
interoffice Mail (Town Clerk) Applicant

Asst. Ex Asst. Sup.
Supervisor
Town Attorneys Of
Stenog

Cheryl Coopersmith

OBZPAE
PRC
File
DEME
Rec & Park

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2013 NOV 25 PM 1 11
TOWN OF ORANGETOWN

ACABOR #13 - 55: Artist Studio Plans - Approved as Presented

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

**November 7, 2013
Page 1 of 2**

TO: Walter Aurell, R.A., 171 Kings Highway, Orangeburg, New York
FROM: Architecture and Community Appearance Board of Review

RE: Artist's Studio Site Plan: The application of Walter Aurell, applicant, for Sean Scully, owner, for the Review of Site/Structure Plans at a site to be known as "**Artist's Studio 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 183 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 32 in the LIO (CO, CS) zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 7, 2013**, at which time the Board made the following determinations:

Walter Aurell appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by John Lock, P.E., dated August 8, 2013.
- B.** Architectural Plans prepared by Colgan Perry Lawler Aurell Architects, signed and sealed by Walter C. Aurell, R.A., dated June 19, 2013, last revision date of August 30, 2013:
 - a. A101: First Floor Plan
 - b. A102: Second Floor Plan & Wall Types
 - c. A104: Existing Elevations
 - d. A105: Elevations
- C.** Copy of Building Permit Referral, dated September 10, 2013.
- D.** Planning Board Decision: Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec., dated October 16, 2013.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed to renovate an existing building into an artist studio and offices. The footprint of the building shall remain, although the paved parking will be reduced and replaced with topsoil and returned to lawn. Apple trees would be planted on the south lawn area.
- 2.** The Board found that the façade would be replaced with a new stucco surface in Burnt Ash and aluminum door canopies would be placed on the building.
- 3.** The Board found that the security fence in the rear of the site would be replaced and the existing lighting fixtures are to remain.

TOWN CLERKS OFFICE

2013 NOV 25 PM 1 11

TOWN OF ORANGETOWN

ACABOR #13 - 55: Artist Studio Plans - Approved as Presented

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

November 7, 2013
Page 2 of 2

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 Jack Messina and seconded by Jill Fieldstein and carried as follows: Thomas Warren, Chairman, aye; Paul Papay, aye; Jill Fieldstein, aye; Jack Messina, aye; James Dodge, aye, Alex DiMenna, absent 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: November 7, 2013

Town of Orangetown

Architecture and Community Appearance Board of Review



TOWN CLERKS OFFICE

2013 NOV 25 PM 1 11

TOWN OF ORANGETOWN

ACABOR #13 - 56 – Rockland Music Conservatory Plan - Approved Subject to Conditions

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

January 3, 2013
Page 1 of 2

TO: Marigene Kettler Behrens, Rockland Conservatory of Music,
45 South Main Street, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Rockland Conservatory of Music Plan: The application of Marigene Kettler Behrens, applicant, for Rockland Conservatory of Music, owner, for the Review of a Banner/ Flag Plan at a site known as “**Rockland Conservatory of Music 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 45 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 45 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, November 7, 2013**, at which time the Board made the following determinations:

Marigene Kettler Behrens appeared and testified.

The Board received the following items:

- A.** Flag/ Banner Plan prepared by Gettysburg Flag Work, Custom Item Proof, dated September 5, 2013.
- B.** Front Elevation of Building with Flag/ Banner noted, attached to photographs of existing building.
- C.** Property Survey of Site, “Rockland Conservatory of Music, Inc.”, dated August 26, 2010, last revised November 9, 2010.
- D.** A copy of the Town of Orangetown Application for Building Permit, dated September 26, 2013, referred to ACABOR.
- E.** Sample of Canvas with logo.

FINDINGS OF FACT:

- 1.** The Board found that the applicant was referred to the Architecture and Community Appearance Board for review of the Flag/ Banner.
- 2.** The Board found that the applicant proposed to hang a two sided canvas banner, supported by stationed metal poles/ brackets from the front of the building. The banner will be positioned to be perpendicular to the structure. The Board was presented with a model noting the positioning of the banner.
- 3.** The Board found that the banner would have black and blue lettering on a white background. The logo “musical notes” would be blue and orange. The banner would not be illuminated.

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2013 NOV 25 PM 1 12
TOWN OF ORANGETOWN

ACABOR #13-56 – Rockland Music Conservatory Plan - Approved Subject to Conditions

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

January 3, 2013
Page 2 of 2

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 Jack Messina and seconded by James Dodge and carried as follows: Thomas Warren, Chairman, aye; Jack Messina, aye; James Dodge, aye, Alex DiMenna, absent; Blyth Yost, absent; Paul Papay, 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: November 7, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



TOWN CLERKS OFFICE

2013 NOV 25 PM 1 12

TOWN OF ORANGETOWN

ACABOR #13-58: Deans Subdivision Plans: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

November 7, 2014
Page 1 of 2

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Deans Subdivision Plan: The application of Jennifer and Allison Deans, owners, for the Review of a 4 lot Subdivision Plan at a site to be known as “**Deans Subdivision 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 30 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 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, November 7, 2013**, at which time the Board made the following determinations.

Jay Greenwell, Donald Brenner and Allison Deans appeared and testified. The Board received the following items:

A. Deans Subdivision Plans prepared by Jay Greenwell, PLS:

- a. Sheet 1 of 3: Subdivision for Deans, dated August 13, 2012, revised August 1, 2013
- b. Sheet 2 of 3: Grading, Drainage & Utility Plan with Erosion Control, dated February 21, 2013, revised June 5, 2013
- c. Sheet 3 of 3: Details for Deans, dated February 7, 2013, revised June 5, 2013

B. Copies of ZBA #13-69, Variances for Lot Width for Lots #3 and #4, Street Frontage for Lot #1, and Total Side Yard for Lots #1, #2, #3 and #4; Approved, dated September 25, 2013 and PB #13-14, Preliminary Subdivision Plan Approval, Approved Subject to Conditions, Neg. Dec., dated July 10, 2013.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

Public Comment:

Mary Cardenas, 66 Pine Tree Lane, Tappan; requested information on the removal of the retaining wall in the project site. She raised concerns regarding the impact of drainage on the area properties.

TOWN CLERKS OFFICE

2013 NOV 25 PM 1 12

TOWN OF ORANGETOWN

ACABOR #13-58: Deans Subdivision Plans: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

November 7, 2014
Page 2 of 2

Margaret Giulano, 283 Kings Highway, Tappan; expressed concerns regarding the appearance of the neighborhood after the retaining wall is removed.

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 WITH THE FOLLOWING CONDITIONS:**

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
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 Jack Messina 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, 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: November 7, 2013
Architecture and Community Appearance Board of Review
Town of Orangetown



TOWN CLERKS OFFICE

2013 NOV 25 PM 1 12

TOWN OF ORANGETOWN