

**ACABOR #13 - 53: The Hollows at Blue Hill Senior Housing Plan –
Approved Subject to Conditions**

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

**October 17, 2013
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: The Hollows at Blue Hill Senior Housing Plan Amendment: The application of the Hollows at Blue Hill, LLC, owner, (Donald Brenner, Attorney for the owner) for an Amendment to ACABOR #05-65, for the Review of a Zero Clearance Fireplace Plan at a site known as “**The Hollows at Blue Hill Senior Housing Plan Amendment**”, 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 Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 53 in the PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 17, 2013**, at which time the Board made the following determinations:

Donald Brenner and Edmund Lane appeared and testified.

The Board received the following items:

- A.** Architectural Plan prepared by James Tanner, R.A., dated June 30, 2005, last revision date of September 18, 2013, attachment of photographs of the proposed fireplace design.
- B.** Copy of ACABOR #05-65, Approved Subject to Conditions, dated September 20, 2005.

FINDINGS OF FACT:

- 1.** The Board found that the revision consisted of a Zero Clearance Fireplace design instead of the approved stacked fireplace design. The applicant stated the following:
 - a. the stacked fireplace design had leakage problems,
 - b. the proposed fireplace design would perform better,
 - c. the new fireplaces would be gas fireplaces,
 - d. the exterior façade would use materials that were previously approved in ACABOR #05-65, with the addition of a folded seam copper hipped roof.
 - e. the new fireplace design affects the following townhouse Units: #53 - #72 and Units #61 - # 70.
- 2.** The Board found that the outside exhaust vent should be 8 feet above grade. The applicant stated that the new fireplace design has been used on some of the newly constructed townhouses.

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Public Comments:

James Water, 71 Michael Roberts Court, Pearl River: raised concerns that the contract he closed on to purchase the townhouse unit is being changed.

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 new fireplaces will be gas fireplaces and the exterior façade shall use the same materials that were previously approved in ACABOR #05-65, with the addition of a folded seam copper hipped roof. The new fireplace design affects the following townhouse Units: #53 - #72 and Units #61 - # 70.
2. The outside exhaust vent shall be 8 feet above grade.

The foregoing resolution was presented and moved by James Dodge and seconded by Blythe Yost and carried as follows: Thomas Warren, Chairman, aye; Paul Papay, aye; Jill Fieldstein, nay; Jack Messina, aye; James Dodge, 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: October 17, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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**ACABOR #13- 54: Puccio Plans– Amendment to ACABOR #13-16 -
Approved Subject to Conditions**

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TO: John Verdigi, 26 Paris Avenue, Rockliegh, New Jersey 07647
FROM: Architecture and Community Appearance Board of Review

RE: Puccio Plan Amendment: The application of John Verdigi, applicant for Jerry Puccio, owner, for an Amendment to ACABOR #13-16, for the Review of a Façade Revision Plan at a site known as “**Puccio Plan Amendment**”, 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 818 Route 340, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lot 43 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, October 17, 2013**, at which time the Board made the following determinations:

John Verdigi appeared and testified.

The Board received the following items:

- A.** Architectural Plans prepared by Hansen & Johns Architects, signed and sealed by George Johns, R.A., dated May 16, 2012, approved by the Building Department on June 3, 2013, noting revisions prepared by John Verdigi, and approved by George Johns, R.A., AIA, as noted in an attached October 8, 2013 letter from Hansen & Johns Architects:
 - a. A-200.00: Rear, Right, Front and Left Elevations
 - b. A-300.00: Building Section, Plumbing Diagram, Basement Floor Plan and Legend
 - c. A-400.00: First Floor Plan, Second Floor Plan and Legend

FINDINGS OF FACT:

1. The Board found that there were a number of requested revisions to the Building Permit Application, however, the Board reviewed only those relating to ACABOR:
 - a. Placement of stonework under the front porch on the front façade and wrapping around on the right side elevation. The Stonework would be in Golden Buckeye Limestone, manufactured by Boral Stone Product,
 - b. Two basement windows in the rear have been added.
2. The Board found that the vinyl siding should be brought down on the elevations to a maximum of 8 inches above grade, in accordance with Town of Orangetown Town Code.

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3. The Board found that the wood deck would be replaced with concrete flooring.
4. The Board found that the Right Side Elevation should be changed to have the lower right side window moved to the lower left side of the elevation.
5. The Board found that the exposed concrete under the porch would be covered with plantings.

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. Stonework shall be placed under the front porch on the front façade and shall wrap around on the right side elevation. The Stonework will be in Golden Buckeye Limestone, manufactured by Boral Stone Product.
2. The exposed concrete under the porch shall be covered with plantings.
3. Vinyl siding shall be brought down on the elevations to a maximum of 8 inches above grade, in accordance with Town of Orangetown Town Code.
4. The applicant shall comply with all previous conditions of ACABOR #13-16, dated April 18, 2013.
5. Revised plans shall be submitted for the Right Side Elevation, noting the lower right side window moved to the left side of the house elevation.

The foregoing resolution was presented and moved by Jack Messina 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: October 17, 2013
Town of Orangetown

Cheryl Cooper
Architecture and Community Appearance Board of Review

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