

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 7, 2013**

MEMBERS PRESENT: Thomas Warren, Chairman; Paul Papay, Jill Fieldstein; James Dodge; Blythe Yost and Alex DiMenna

MEMBERS ABSENT: Jack Messina

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief 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.

New Items:

The Saloon Plans

Review of Façade and Roof Plans
68.16/1/9; CC zoning district

ACABOR #13-02

**Approved Subject
to Conditions**

Columille Plans

Review of Site/Structure Plans
78.09/1/26 & 27; LO zoning district

ACABOR #13-03

**Approved Subject
to Conditions**

Other Business:

1. A motion was made by Thomas Warren and second by Blythe Yost and agreed by all in attendance to appoint Paul Papay to Vice Chairman of the Architecture and Community Appearance Board of Review.

A motion was made to adjourn the meeting by James Dodge and seconded by Alex DiMenna, 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 and 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 7:50 p.m. The next ACABOR Meeting is scheduled for February 21, 2013.

Dated: February 7, 2013

Cheryl Coopersmith

TOWN CLERKS OFFICE

2013 FEB 26 PM 12:48

TOWN OF ORANGETOWN

ACABOR #13-02

**Town of Orangetown – Architecture and Community Appearance
Board of Review Decision
February 7, 2013**

**The Saloon Façade and Roof Plan- Approved with Conditions
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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: The Saloon Façade and Roof Plan: The application of Bridget Killen, owner, for the review of Façade and Roof Plans, at a site known as "The Saloon Façade and Roof 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 45 - 49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 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, February 7, 2013**, at which time the Board made the following determinations:

Donald Brenner and Barbara Marks appeared and testified for the applicant.

The Board received the following items:

A. Architectural Plans prepared by Barbara Marks, R.A., dated

December 27, 2012:

BDO: Notes, Zoning and Plot Plan

BD1: Exit/Demo Basement, 1st, 2nd & Roof Plans

BD2: Proposed 1st, 2nd & Roof Plans

BD3: Existing and Proposed Sections

BD4: Proposed Exterior Elevations

BD5: Proposed Exterior Elevations

B. A copy of ZBA #12-76, Side Yard and Building Height Zoning Variances

Approved with Specific Conditions, dated November 7, 2012.

FINDINGS OF FACT:

1. The Board found that the project consisted of new framing and rebuilding of the second floor and roof of the existing structure. The roof needed to be raised to accommodate the air conditioning units and generator.
2. The Board found that the side walls would be constructed of concrete block. The applicant stated that the walls would be covered in stucco if the Board made the request. The proposed stucco would be a comparable color to the existing stucco on the structure.

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.

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ACABOR #13-02

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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The new building walls shall be covered in stucco in a comparable color to the existing stucco on the structure.
2. 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 Alex DiMenna and seconded by Blythe Yost and carried as follows; Thomas Warren, Chairman, aye; Paul Papay, aye; Jack Messina, absent; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; and Alex DiMenna, 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: February 7, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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TOWN OF ORANGETOWN

**ACABOR #13-03: Columille Plans – Approved Subject to
Conditions**

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

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TO: Donald Brenner, 4 Independence Avenue, Tappan, NY 10983
FROM: Architecture and Community Appearance Board of Review

RE: Columille Plans: The application of Columille Properties, owner, (Donald Brenner, attorney for the applicant), for the review of Site/Structure Plans, at a site known as "Columille 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 348 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lots 26 & 27 in the LO zoning district.

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

Donald Brenner and Peter Skae appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Kier B. Levesque, R.A., dated

October 25, 2012, revised January 18, 2013:

A-2: New Ground Floor Plan

A-3: East Elevation

A-4: South Elevation

A-5: West Elevation

B. Site Plan prepared by Anthony Russo, P.E., dated January 3, 2013.

C. Board Decision PB#12-53: Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated December 12, 2012.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to enclose the bottom part of a building to create usable space.
2. The Board found that the façade of the newly enclosed area would match in color and material to the existing structure. The material used on the façade would be stucco in a French Vanilla color.
3. The Board found that additional landscaping should be placed along the building elevation, adjacent to parking spaces #22 to #51. The Board recommended planting something tall to bring down the scale of the building. In addition, the Board recommended placing planters adjacent to the walkways that surround the structure.

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4. The Board found that lighting would be in accordance with Town of Orangetown Code safety lighting.

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:**

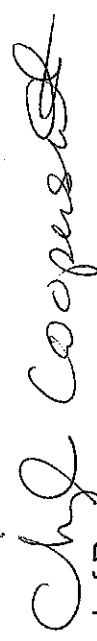
1. The façade of the newly enclosed area shall match in color and material to the existing structure. The material used on the façade will be stucco in a French Vanilla color.
2. Landscaping shall be placed along the building elevation, adjacent to parking spaces #22 to #51. The Board recommended planting something tall to bring down the scale of the building.
3. Planters shall be placed adjacent to the walkways that surround the structure.
3. 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 Jill Fieldstein and seconded by James Dodge and carried as follows; Thomas Warren, Chairman, aye; Paul Papay, aye; Jack Messina, absent; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye; and Alex DiMenna, 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: February 7, 2013

Architecture and Community Appearance Board of Review
Town of Orangetown



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