

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW**

Meeting of April 15, 2008

MEMBERS PRESENT:

Jack Messina, Chairperson
James Dodge, Vice Chairperson
John Keahon
Thomas Miggie
Jill Fieldstein
Paul Papay

MEMBERS ABSENT: Larry Vail

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk.

James Dodge, called the meeting to order at 7:30 PM. Mr. Dodge read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

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| Key Bank Sign Plan Review of Sign Plan (Orangeburg) 74.10/1/71; CO zone | Approved with Conditions | ACABOR #08-12 |
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| Voutsas Plans Review of Amendment to To ACABOR #05-09 Color of Facade (Orangeburg) 74.07/1/4 & 5; CC zone | Approved with Conditions | ACABOR #08-13 |
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| Failing Plans Review of Site/Structure Plans (Pearl River) 69.19/1/31; R-15 zone | Approved with Conditions | ACABOR #08-14 |
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A motion was made to adjourn the meeting by James Dodge and seconded by Jill Fieldstein 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 8:10 p.m. The next ACABOR Meeting is scheduled for **May 6, 2008**.

Dated: April 15, 2008
Cheryl Coopersmith, Chief Clerk

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW DECISION**

**Key Bank Sign Plan
Approved Subject to Conditions**

**ACABOR #08-12
April 15, 2008**

TO: Alberto Gaitan
Midtown Neon Sign Corporation
10-40 45th Avenue
Long Island City, New York 11101

FROM: Architecture and Community Appearance Board of Review

RE: The application of Alberto Gaitan, applicant for Key Bank, owner, for the review of a Sign Plan for a site known as "**Key Bank Sign 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 100 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 71, in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, **April 15, 2008**, at which time the Board made the following determinations:

Alberto Gaitan appeared and testified.

The Board received the following items:

1. Plans prepared by Midtown Neon Sign Corporation and Brilliant Electric Sign Co., Ltd., dated September 10, 2007. Submitted at the meeting, revised plans.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install the following in accordance with the revised plans: One (1) set – individual channel logo and letters with plastic faces and jewelite trim. The logo face to be white Plexiglas with first surface applied red. Trim and returns to be Black. Mounting raceway to be painted to match brick fascia.
2. The Board found that the application has been reviewed by the Building Inspector prior to appearing in front of ACABOR and determined that only this Board would review the application.

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 CONDITION:**

1. The applicant shall install the following in accordance with the revised plans: One (1) set – individual channel logo and letters with plastic faces and jewelite trim. The logo face to be white Plexiglas with first surface applied red. Trim and returns to be Black. Mounting raceway to be painted to match brick fascia.

The foregoing resolution was presented and moved by James Dodge and seconded by John Keahon and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye; Jack Messina, aye; Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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: April 15, 2008,
Architecture and Community Appearance Board of Review.**

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Voutsas Plans
Approved Subject to Conditions**

**ACABOR #08-13
April 15, 2008**

TO: Donald Brenner
4 Independence Avenue
Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Donald Brenner, applicant for Tom Voutsas, owner for an amendment to ACABOR #05-09, regarding a color change to the facade of a structure previously reviewed by the Board, at a site known as "**Voutsas 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 512-514 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 4 & 5, in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, **April 15, 2008**, at which time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following items:

1. Architectural Plan prepared by Louis Salamone and Buron Landau Auspicated Architects, dated August 20, 2006, last revised February 1, 2007.
2. A copy of ACABOR #05-09, February 15, 2005, Approved with Conditions.

FINDINGS OF FACT:

1. The Board found that the original manufacture of the facade went out of business and the applicant needed to find a new manufacture of the material. The original color scheme was blue and silver/white and the proposed change adds red; for a final facade color scheme of red, white/silver and blue. The remaining facade design is the same as approved in ACABOR #05-09.

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

1. The original color scheme was blue and silver/white and the proposed change adds red; for a final facade color scheme of red, white/silver and blue. The remaining facade design is the same as approved in ACABOR #05-09.

The foregoing resolution was presented and moved by Jack Messina and seconded by John Keahon and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye; Jack Messina, aye; Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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: April 15, 2008,
Architecture and Community Appearance Board of Review.**

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Failing Plans
Approved Subject to Conditions**

**ACABOR #08- 14
April 15, 2008
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TO: Marc Comito
87 Sixth Avenue
Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: The application of Jamie and Christopher Failing, owners, for the review of a Site and Structure at a site to be known as "**Failing 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 48 Kinsley Grove, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 31 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 Tuesday, **April 15, 2008**, at which time the Board made the following determinations:

George Morales appeared and testified.

The Board received the following items:

1. Survey and Tree Removal Plan prepared by Daniel Sherman, Landscape Architect, dated October 30, 2007.
2. Site Plan prepared by Robert Rahnefeld, PLS, dated February 14, 2008.
3. Architectural Plans prepared by Robert Hoene, RA, dated February 2008, revised February 28, 2008:
 - A-1: Elevations
 - A-2: Foundation Plan and Wall Sections
 - A-3: First Floor Plan
 - A-4: Second Floor Plan

FINDINGS OF FACT:

1. The Board found the applicant needed to have the variance approved by the Zoning Board of appeals, scheduled to appear in front of the ZBA on April 16, 2008. In the event the applicant does not obtain all needed variances and the house and site plan changes the approved plans as reviewed by this Board, the applicant must reappear in front of this Board for reapproval.
2. The Board found that the applicant's original house on this lot was victim to a fire and rebuilding must occur in a timely fashion.

3. The Board found that the proposed house would have four sides of vinyl double woodgrain clapboard and cedar style shakes in Cypress color. The Window trim would be white and the louvers should be white in color. Decorative stone work would be on the front facade in Country Ledge stone, Chardonnay. The Garage Door would be Clopay multi panel with windows. The shutters would be raised panel in Bordeaux/Plum color.
4. The Board found additional stonework would be placed around the risers on the front façade as well on the chimney, the stone would be Country Ledge stone in the tone to match the stone on the front façade.
5. The Board found that the applicant has no intention of disturbing the existing trees on site.

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 applicant shall have the variances approved by the Zoning Board of appeals, scheduled to appear in front of the ZBA on April 16, 2008. In the event the applicant does not obtain all needed variances and the house and site plan changes the approved plans as reviewed by this Board, the applicant must reappear in front of this Board for reapproval.
2. The proposed house shall have four sides of vinyl double woodgrain clapboard and cedar style shakes in Cypress color. The Window trim will be white and the louvers shall be white in color. Decorative stone work will be on the front facade in Country Ledge stone, Chardonnay. The Garage Door will be Clopay multi panel with windows. The shutters will be raised panel in Bordeaux/Plum color.
3. Additional stonework will be placed around the risers on the front façade as well on the chimney, the stone will be Country Ledge stone in the tone to match the stone on the front façade. The Plans shall be revised.
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 James Dodge and seconded by Thomas Miggie and carried as follows; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye; Paul Papay, aye; Jill Fielstein, aye and Larry Vail, 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: April 15, 2008;
Architecture and Community Appearance Board of Review