

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 19, 2012**

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

**MEMBERS ABSENT:** Alex DiMenna

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

Paul Papay, Chairman, called the meeting to order at 7:30 p.m. Mr. Papay 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:**

**Treanor Plans**

Review of Structure/Site Plans  
69.09/5/25; R-15 zoning district

**Approved Subject  
to Conditions**

**ACABOR #12-21**

**Kopac Lane – Lot #15**

Review of Landscaping/Site Plans  
Palisades Historic District  
78.13/1/3.15; R-40 zoning district

**Approved Subject  
to Conditions**

**ACABOR #12-22**

**Zervoudis Plans**

Review of Site/Structure Plans  
78.13/1/3.6; R-40 zoning district

**Approved Subject  
to Conditions**

**ACABOR #12-23**

**Fedex Ground Sign Plan**

Review of Sign Plan  
65.14/1/11.1, LI zoning district

**Approved Subject  
to Conditions**

**ACABOR #12-24**

**Dunkin Donuts Plan**

Review of Sign Plan  
70.14/4/13, LO zoning district

**Approved Subject  
to Conditions**

**ACABOR #12-25**

A motion was made to adjourn the meeting by Thomas Warren and seconded by James Dodge 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 8:45 p.m. The next ACABOR Meeting is scheduled for May 3, 2012.

**Dated: April 19, 2012**

**ACABOR #12-21: Treanor Plans – Approved Subject to Conditions**

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TO: Michael and Eileen Treanor, 16 Meadows Street, Pearl River, NY  
FROM: Architecture and Community Appearance Board of Review

RE: Treanor Plans: The application of Michael and Eileen Treanor, owners, for review of Site/Structure plans at a site to be known as “**Treanor 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 16 Meadows Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 5, Lot 25 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, April 19, 2012**, at which time the Board made the following determinations:

Michael Treanor, William Helmke and George Alatsas appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Stephen Mitchell, R.A., dated

December 15, 2011:

A-1: Plans

A-2: Elevations

A-3: Section

2. Site Plan prepared by Robert Sorace, PLS, dated March 2, 2012.

3. Landscape Plan prepared by Edge Landscaping.

4. Copy of ZBA #11-102, Floor Area Ratio Variance Approved, dated December 7, 2011.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to demolish the existing house and build a new house within the building envelope. The new house would be 2,675 square feet. The proposed house would have four sides of Hardie Plank siding in Evening Blue color with White trim. The roof would have asphalt shingles manufactured by Timberline in Pewter Grey.
2. The Board found that the chimney would be changed from Hardie Plank siding to stonework in Montecito style stone manufactured by El Dorado. The Board and the applicant discussed changing the chimney cap, since the proposed cap appeared out of place. The Board gave the applicant the option of placing stonework under the porch roof by the front entry doorway.

## **ACABOR #12-21: Treanor Plans – Approved Subject to Conditions**

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3. The Board found that the garage doors would be White with glass inserts. The architectural plans should be revised to note the change in the garage doors. The columns on the porch would be fiberglass and the railings would be treks, both in white. All lighting on site is down lighting, located by the garage and front doorways.
4. The Board found that the air conditioning unit would be located in the Southeast corner of the residence, in the general location of the existing unit.
5. The Board found that the existing fence would be removed. The Board requested that the applicant consider planting a vegetative buffer of Manhattan Euonymus evergreen plantings to block the condenser on the street side and on the neighbor's side to screen the air conditioning unit. The Landscape plan should be revised to note the 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. The proposed house shall have four sides of Hardie Plank siding in Evening Blue color with White trim. The roof will have asphalt shingles manufactured by Timberline in Pewter Grey.
2. The architectural plans shall be revised to note the chimney to be stonework in Montecito style stone manufactured by El Dorado. The selection of the chimney cap shall be flagstone type and shall be noted on the plan. The Board gave the applicant the option of placing stonework under the porch roof by the front entry doorway.
3. The garage doors will be White with glass inserts. The architectural plans shall be revised to note the change in the garage doors. The columns on the porch will be fiberglass and the railings will be treks, both in white. All lighting on site is down lighting, located by the garage and front doorways. Lighting will be in accordance with Town of Orangetown Code.
4. The air conditioning unit will be located in the Southeast corner of the residence, in the general location of the existing unit. The existing fence shall be removed and a vegetative buffer of Manhattan Euonymus evergreen plantings shall be planted to block the condenser on the street side and on the neighbor's side to screen the air conditioning unit.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

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6. 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 Thomas Warren and seconded by Jill Fieldstein and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 19, 2012**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #12-22: Kopac Lane – Lot #15; Route 9W Golf Subdivision – Lot #3.15 Plans- Approved Subject to Conditions**

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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Kopac Lane – Lot 15: The application of Comito Construction, owner, for the review of site/landscaping plans at a site to known as “**Kopac Lane – Lot 15**”, located in the Palisades Historic District, 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 3 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.15 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, April 19, 2012**, at which time the Board made the following determinations:

Marc Comito and Jay Greenwell appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated February 29, 2012.
2. Architectural Plans by Robert Hoene, RA, dated February 1, 2012:
  - A-1: Front & Right Elevations
  - A-2: Rear & Left Elevations
  - A-3: Foundation Plan
  - A-4: First Floor Plan
  - A-5: Second Floor Plan
3. A photograph of a similar house to be constructed.
4. Landscaping Plan prepared by Bio\*Logic Landscape Architecture dated April 8, 2012.

**FINDINGS OF FACT:**

1. The Board found the applicant appeared in front of the Historic Areas Board of Review for the review of the House. ACABOR reviewed the Site and Landscaping Plans.
2. The Board found that the applicant did a commendable job on the Landscaping Plan.
3. The Board found that the driveway would be macadam and the curb would be belgium block.

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:**

**ACABOR #12-22: Kopac Lane – Lot #15; Route 9W Golf Subdivision – Lot #3.15 Plans- Approved Subject to Conditions**

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1. The driveway shall be macadam and the curb will be belgium block.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
4. 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 Jack Messina and seconded by Thomas Warren and carried as follows; Paul Papay, Chairman, recused; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 19, 2012**

**Architecture and Community Appearance Board of Review**

**ACABOR #12-23: Zervoudis Plans; Route 9W Golf Subdivision – Lot #3.6  
Plans- Approved Subject to Conditions**

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TO: Robert Hoene, 379 Piermont Avenue, Piermont, New York  
FROM: Architecture and Community Appearance Board of Review

RE: Zervoudis Plans: The application of Jimmy Zervoudis, owner, for the review of Site/Structure plans at a site to be known as “**Zervoudis 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 12 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.6 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, April 19, 2012**, at which time the Board made the following determinations:

Jimmy Zervoudis and Robert Hoene appeared and testified.

The Board received the following items:

1. Architectural Plans by Robert Hoene, RA, dated September 30, 2011:
  - A1.0: Front & Right Elevations
  - A2.0: Rear & Left Elevations
  - A3.0: New Foundation Plan
  - A4.0: New First Floor Plan
  - A5.0: Second Floor Plan
  - A6.0: Cross Sections
  - A7.0: General Notes & Typical Wall Section
2. Landscaping Plan prepared by Bio\*Logic Landscape Architecture dated April 3, 2012.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of brick veneer manufactured by Triangle Brick Company in Magnolia. The trim and windows would be in precast sandstone and the roof would be asphalt shingles manufactured by Timberline in Weathered Wood. The garage doors would be carriage style in sandstone color to match the trim.

**ACABOR #12-23: Zervoudis Plans; Route 9W Golf Subdivision – Lot #3.6  
Plans- Approved Subject to Conditions**

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2. The Board found that the applicant changed the plans to triple windows for the kitchen and bedroom, as noted on the plans. Revised plans need to be submitted.
3. The Board found that the air conditioning unit would be located in the rear of the site towards the wooded area.

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. The proposed house will have four sides of brick veneer manufactured by Triangle Brick Company in Magnolia. The trim and windows will be in precast sandstone and the roof would be asphalt shingles manufactured by Timberline in Weathered wood. The garage doors will be carriage style in sandstone color to match the trim.
2. Revised plans shall be submitted noting the triple windows for the kitchen and the bedroom.
3. The air conditioning unit will be located in the rear of the site towards the wooded area and as noted on the site plan.
4. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Blythe Yost and carried as follows; Paul Papay, Chairman, recused; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 19, 2012**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**



## ACABOR #12-24: Fedex Ground Sign Plans - Approved with Conditions

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TO: Randy Bonnell, 180 Raritan Center Parkway, Suite 103, Edison  
New Jersey 08837

FROM: Architecture and Community Appearance Board of Review

RE: Fedex Ground Sign Plans: The application of Randy Bonnell, applicant, for SunCap Property Group, owner, for the review of a Sign Design Plan at a site to be known as “**Fedex Ground Sign 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 9 Al Foxie Way, a private roadway adjacent to 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.1 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 19, 2012**, at which time the Board made the following determinations:

Randy Bonnell appeared and testified.

The Board received the following items:

1. Sign Plans Velocity, Inc., dated October 25, 2011:

Page 1 of 1: Front Elevation and Side View

2. Copy of Site Plan depicting location of Sign.

#### **FINDINGS OF FACT:**

1. The Board found the sign would be a monument sign that would be located 56’ from the edge of the curb on Al Foxie Way. The sign would be a non-illuminated sign cabinet, 3 feet off the ground and measuring 5’-6” by 3’-0”.
2. The Board found that the colors of the logo lettering would be purple for the word “Fed” and green for the words “Ground” and “ex.” The background would be white. The bottom of the sign would be purple with white lettering.
3. The Board found that the colors and size of the sign are the standard Fedex logo. The sizing of the lettering is approved as shown on the submitted plans.
4. The Board found that lights from Al Foxie Way would splash light on the sign.

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

1. The sign will be a monument sign that will be located 56’ from the edge of the curb. The sign will be a non-illuminated sign cabinet. The sign will measure 5’-6” by 3’-0”, 3 feet off the ground.
2. The colors of the logo lettering will be purple for the word “Fed” and green for the words “Ground” and “ex.” The background will be white. The bottom of the sign will be purple with white lettering. The sizing of the lettering is approved as shown on the submitted plans.

**ACABOR #12-24: Fedex Ground Sign Plans - Approved with Conditions**

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

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The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 19, 2012**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #12-24: Dunkin Donuts Sign Plan - Approved with Conditions**

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TO: Brian O'Connor, Frohling Sign Company, 419 East Route 50, Nanuet, New York 10954

FROM: Architecture and Community Appearance Board of Review

RE: Dunkin Donuts Sign Plans: The application of Dunkin Donuts, applicant, for Westshore Plaza, Inc., owner, for the review of a Sign Design Plan at a site known as “**Dunkin Donuts Sign 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 Westshore Plaza, 580 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 13 in the LO zoning

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 19, 2012**, at which time the Board made the following determinations:

Brian O'Connor appeared and testified.

The Board received the following items:

1. Sign Plans prepared by Everbrite Identity Systems Division, dated March 1, 2012, and photographs of the site.

**FINDINGS OF FACT:**

1. The Board found the applicant proposed to remove the existing sign on the East elevation and install a new sign on the South elevation. The existing pylon sign along Route 303 is to remain.
2. The Board found that the new sign measures 11' 2" in length by 15'  $\frac{3}{4}$ " in height. Each letter is 12" in height. The word "Dunkin" is in the color orange and the word "Donuts" is pink. The logo is orange, pink, white and brown.
3. The Board found that an existing light fixture on the South elevation would need to be removed prior to installation of the new sign.

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

1. The new sign measures 11' – 2" in length by 15' –  $\frac{3}{4}$ " in height. Each letter is 12" in height. The word "Dunkin" is in the color orange and the word "Donuts" is pink. The logo is orange, pink, white and brown.
2. The existing light fixture on the South elevation shall be removed prior to installation of the new sign.

The foregoing resolution was presented and moved by Thomas Warren and seconded by James Dodge and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 19, 2012**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

