

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF APRIL 5, 2012**

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

MEMBERS ABSENT: None

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:

49 Reld Drive Plans

Review of House Addition
69.10/1/60; R-15 zoning district

ACABOR #12-19

**Approved Subject
to Conditions**

Orangeburg Commons Mixed Use

with Food Market Site Plan
Structure and Landscaping Plans
74.15/1/ 21; LI zoning district

ACABOR #12-20

**Continued: Submit
Additional Information**

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 10:00 p.m. The next ACABOR Meeting is scheduled for April 19, 2012.

Dated: April 5, 2012

ACABOR #12-19: 49 Reld Drive Plans – Approved Subject to Conditions

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TO: Patrick Hannan, 49 Reld Drive, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: 49 Reld Drive Plans: The application of Patrick Hannan, owner, for review of Site/Structure Plans at a site to be known as “49 Reld Drive 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 the north side of Reld Drive, at the intersection of Reld and Villa Drives, at 49 Reld Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.10, Block 1, Lot 60 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 5, 2012**, at which time the Board made the following determinations:

Patrick and Elizabeth Hannan appeared and testified.

The Board received the following items:

1. House Elevations prepared by Westchester Modular Homes, dated October 13, 2011.
2. Site Plan, prepared by Arden Consulting Engineers, dated October 26, 2011.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to build a new modular house over an existing footprint of an older house. The façade siding would be manufactured by Certainteed Main Street in Natural Clay with white trim. The roof would be manufactured by Owens Corning in Teak color, and the garage door would be white with glass inserts. The deck would be trek decking in woodland brown.
2. The Board found that there would be two light fixtures by the front door and two light fixtures by the garage door, one light fixture at each rear door and one light fixture at the side door, for a total of seven fixtures. All fixtures are to be down lighting type. The applicant proposed to place landscape lighting by the driveway sometime in the future.
3. The Board found that the site has sufficient existing landscaping. The applicant noted that one new flowering tree has been planted along Reld Drive. Two new flowering trees will be planted along Villa Drive.
4. The Board found that the left elevation facing Villa Road needed something to breakup the surface of the façade. The Board recommended placing a decorative element or a window on each gable. The Board granted the selection of the architectural feature up the applicant.

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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 proposed house shall have four sides of vinyl siding manufactured by Certainteed Main Street in Natural Clay with white trim. The roof will be manufactured by Owens Corning in Teak color, and the garage door will be white with glass inserts. The deck will be trek decking in woodland brown.
2. There will be two light fixtures by the front door and two light fixtures by the garage door, one light fixture at each rear door and one light fixture at the side door, for a total of seven fixtures. All fixtures are to be down lighting type. Lighting will be in accordance with Town of Orangetown Code.
3. On the left elevation facing Reld Drive, the Board recommended placing a decorative element or a window on each gable. The Board granted the selection of the architectural feature up the applicant. The plans shall be revised to note the selected architectural feature.
4. 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 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, 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: April 5, 2012
Town of Orangetown
Architecture and Community Appearance Board of Review**

