

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY
APPEARANCE BOARD OF REVIEW - MEETING OF DECEMBER 2, 2008**

MEMBERS PRESENT: Jack Messina, Chairperson; Larry Vail; John Keahon; Jill Fieldstein and Paul Papay

MEMBER ABSENT: James Dodge and Thomas Miggie

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

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

303 Plaza Plans Review of Sign/Elevation Plans 74.11/2/50; CC zoning district	Approved with Conditions	ACABOR #08-53
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Center Street Subdivision Plan Review of Subdivision Plan Critical Environmental Area 75.05/1/10; R-22 zoning district	Approved with Conditions	ACABOR #08-54
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Chestnut Petroleum Plans Consultation Site/Structure Plans 74.10/1/68; CS zoning district	Consultation	ACABOR #08-55
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Tobin/D'Loughey Plans Review of Site/Structure Plans 69.19/1/25.1; R-40 zoning district	Approved with Conditions	ACABOR #08-56
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A motion was made to adjourn the meeting by Jack Messina 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 8:30 p.m. The next ACABOR Meeting is scheduled for January 20, 2009.

Dated: December 2, 2008
Cheryl Coopersmith, Chief Clerk

ACABOR #08-53

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
December 2, 2008**

**303 Plaza Sign/Elevation Plans - Approved Subject to Conditions
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TO: Vincenzo Galvano, P.O. Box 588, Orangeburg, New York, 10962
FROM: Architecture and Community Appearance Board of Review
RE: The application of 303 Plaza, Inc., applicant, for Vincenzo Galvano, owner, for the review of Sign and Elevation Plans for a site known as “**303 Plaza Plans**”, in accordance with Article 16 the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located 315-331 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 50, 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, December 2, 2008**, at which time the Board made the following determinations:

Vincenzo Galvano appeared and testified.

The Board received the following items:

1. Sign Plans prepared by New York Sign City, Flushing, New York, dated September 4, 2008, illustrated by Eric. Drawings for the following signs were presented to the Board:
 - a. GINO'S BAGELS
 - b. EASTERN
 - c. ICE CREAM
 - d. IOU PLUS DELI
 - e. NAILS
 - f. NONNA ROSA'S PIZZA
 - g. Large pylon sign, double sided, silver brush, red face, white letters, black background: with all names of stores.
 - h. At the meeting, a handout was presented noting a proposed Sunbrella Awning for Oliver Sports Bar.

FINDINGS OF FACT:

1. The Board found that the individual store signs would be internally illuminated and all signs would be the same color and manufacturer – red face, silver trim and return with silver raceway, aluminum box, channel letters, 18” high, Plexi Box windows.

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**303 Plaza Sign/Elevation Plans - Approved Subject to Conditions
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2. The Board found that a large pylon sign with all the names of the stores on it would be placed on the site. The sign would be internally illuminated, double sided, silver brush, red face, white letters with a black background. Due to the Route 303 Overlay Zone Regulations the exact location of the larger pylon sign would be determined by the Town of Orangetown Building Department.

3. The Board found that at the meeting the applicant submitted a handout of a proposed Sunbrella awning, for Oliver Sports Bar. The awning would measure 97" long (x 2 pcs), 20" in height, 15 in depth. The word "Oliver" would be in purple and "Sports Bar" would be in white, with a black background. In addition the handout noted an Aluminum light box with a white background with blue and red letters. The light box measured 24" and is circular as noted on the handout.

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

1. The individual store signs will be internally illuminated and all signs will be the same color and manufacturer – red face, silver trim and return with silver raceway, aluminum box, channel letters, 18" high, Plexi Box windows.
2. A large pylon sign with all the names of the stores on it will be placed on the site. The sign shall be internally illuminated, double sided, silver brush, red face, white letters with a black background. Due to the Route 303 Overlay Zone Regulations the exact location of the larger pylon sign shall be determined by the Town of Orangetown Building Department.
3. As submitted on the handout at the December 2, 2008 meeting, the proposed Sunbrella awning, for Oliver Sports Bar is as follows: The awning shall measure 97" long (x 2 pcs), 20" in height, 15 in depth. The word "Oliver" shall be in purple and "Sports Bar" shall be in white, with a black background. In addition the handout notes an Aluminum light box with a white background with blue and red letters. The light box measures 24" and is circular as noted on the handout.

The foregoing resolution was presented and moved by John Keahon and seconded by Larry Vail and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, absent; Jack Messina, aye; Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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: December 2, 2008
Architecture and Community Appearance Board of Review.**

ACABOR #08-54

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
December 2, 2008**

**Center Street Subdivision Plan - Approved Subject to 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 application of Center Street Corporation, owners, for the review of a proposed 2 lot Subdivision to be known as "Center Street Subdivision", located in the Critical Environmental Area, in accordance with Article 16 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 788 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 75.05, Block 1, Lot 10, in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, December 2, 2008**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Subdivision Plans prepared by Brooker Engineering, October 17, 2005, last revision date of August 12, 2008: Title Sheet, Final Subdivision Plat, Overview Plan, Plot Plan: 1, Plot Plan 2, Sediment & Erosion Control Plan and Detail Sheet.
2. Architectural Plan noting height of a proposed structure, prepared by Robert Hoene, R.A, dated March 24, 2005, last revision date of March 28, 2005.
3. A copy of a letter from Brooker Engineering, signed by Kenneth DeGennaro to the Town of Orangetown Zoning Board of Appeals, dated August 25, 2008.
4. A Draft Town of Orangetown Zoning Board of Appeals Decision, ZBA #08-95, dated November 19, 2008.

FINDINGS OF FACT:

1. The Board found the proposed subdivision to be acceptable. The applicant shall reappear upon the submission of individual lots for development.

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**Center Street Subdivision Plan - Approved Subject to Conditions
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Public Comment

James Goodridge, 1253 Tweed Boulevard, stated that there is no shoulder to the left and right of the site and that development on this lot would be visible from across the Hudson River. Mr. Goodridge noted that during Hurricane Floyd this site created significant drainage damage to the area.

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

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. Trees shall be protected during construction with snowfencing up to the dripline.
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 Requirement.

The foregoing resolution was presented and moved by Paul Papay and seconded by Jack Messina and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, absent, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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: December 2, 2008
Architecture and Community Appearance Board of Review.**

ACABOR #08-55

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

December 2, 2008

Chestnut Petroleum Distributors Plans - Consultation

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TO: Ciro Interrante, R.A., 85 Market Street, Poughkeepsie, New York, 12550
FROM: Architecture and Community Appearance Board of Review
RE: Application of Mickey Jamal, applicant, for Stella Baum, owner for Consultation for a proposed Site Plan/Structure to be known as "Chestnut Petroleum Distributors Plans", in accordance with Article 16 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 75 Dutch Hill Road, Orangeburg, New York; east side of Dutch Hill Road, 200 feet south of the intersection of Orangeburg Road and Dutch Hill Road, Orangeburg, New York. Tax Map Numbers: 74.10/1/68; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, December 2, 2008**, at which time the Board made the following determinations:

Ciro Interrante appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Ciro Interrante, R.A., dated March 27, 2008, last revised November 6, 2008: SP-1 and A-1.
2. A Project Narrative prepared by Ciro Interrante, Architect, dated October 31, 2008.
3. PB #08-51, Consultation, dated September 24, 2008.

FINDINGS OF FACT:

1. The Board found that the existing building is curved and shaped, which does not lend itself to the proposed uses. The site will remain a gas station, however, will no longer be an automobile repair shop.
2. The Board found that the applicant will present samples of materials at the formal presentation of the proposed structure for the site. The proposed facade materials include Hardi Plank in a sage color.
3. The Board found that the north elevation of the proposed structure should show the drive-up window and suggested placing faux dormers to accent the roof line.
4. The Board found that at the applicant's next appearance, landscaping should be noted on the plan along the fire lane to soften the appearance of the site; looking from the viewpoint of the shopping center.
5. The Board found that the Site Plan should show any landscaping proposed for the entire site.
6. The Board found that the Site Plan should note the location of any exterior refrigeration equipment and screening around the units.

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Chestnut Petroleum Distributors Plans - Consultation

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CONSULTATION: In view of the foregoing and the testimony before the Board, the application was **PROVIDED WITH THE FOLLOWING COMMENTS:**

1. The applicant shall present samples of the facade and roof materials at the formal presentation of the proposed structure for the site.
2. The architectural plans shall note the drive-up window on the north elevation of the proposed structure. The Board suggested placing faux dormers to accent the roof line.
3. The Site Plan shall show any landscaping proposed for the entire site. The Board specifically requested landscaping to be noted on the plan along the fire lane to soften the appearance of the site; looking from the viewpoint of the shopping center.
4. The Site Plan shall note the location of any exterior refrigeration equipment and screening around the units.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** 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: December 2, 2008

Architecture and Community Appearance Board of Review.

ACABOR #08-56

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

Tobin/D'Loughey Plans)- Approved Subject to Conditions

December 2, 2008

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TO: Robert D'Loughery, 216 Congers Road, New City, New York, 10956
FROM: Architecture and Community Appearance Board of Review
RE: Application of Robert D'Loughey/Kathleen Tobin, applicants, for Nancy Blickman Trust (Victoria B. Jacqueney, Trustee), owner, for review of Site/Structure plans at a site to be known as "Tobin/D'Loughey Plans", in accordance with Article 16 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 15 Sickletown Road, Pearl River, New York; Tax Map Numbers: 69.19/1/25.1; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, December 2, 2008**, at which time the Board made the following determinations:

Kathleen Tobin and Robert D'Loughey appeared and testified for the applicant.

The Board received the following items:

1. Site Plan prepared by Gdanski Consultants dated November 19, 2008.
2. Architectural Plan prepared by Jonathan Hodosh, R.A., dated March 26, 2008, last revision October 15, 2008:
 - First Floor Plan, Front, Elevation, Right Elevation, Rear Elevation and Left Elevation

FINDINGS OF FACT:

1. The Board found that the facade would have four sides of siding in Charcoal Grey manufactured by Nichina with white trim. The roof would have shingles manufactured by GAF in Sheffield Black color and the shutters would be light grey. The stonework on the house would be three dimensional cultured stone in a natural field stone. The front entry door would be a steel door painted black and the side door would be white. The pillars on the house are proposed to be white and the garage doors would be carriage house style in a charcoal grey color. The applicant was given the option of siding the chimney in Nichina or stonework.
2. The Board found that the air conditioner unit would be placed on the rear of the site by the garage/workshop area.
3. The Board found that the site was heavily wooded and that headlights from cars entering and exiting the site may glare upon the adjacent residential lot. The applicant made representation that they would plant evergreen and other native plants and bushes on the site and along their driveway to shield the headlights from entering other properties.

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Tobin/D'Loughey Plans)- Approved Subject to Conditions

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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 facade shall have four sides of siding in Charcoal Grey manufactured by Nichina with white trim. The Roof shall have shingles manufactured by GAF in Sheffield Black color and the shutters will be light grey. The stonework on the house will be three dimensional cultured stone in a natural field stone. The front entry door will be a steel door painted black and the side door will be white. The pillars on the house are proposed to be white and the garage doors will be carriage house style in a charcoal grey color. The applicant was given the option of siding the chimney in Nichina or stonework.
2. The air conditioner unit will be placed on the rear of the site by the garage/workshop area.
3. The site is heavily wooded and headlights from cars entering and exiting the site may glare upon the adjacent residential lot. The applicant shall plant evergreen and other native plants and bushes on the site and along their driveway to shield the headlights from entering other properties.
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.
6. 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 Larry Vail and seconded by Jack Messina and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, absent, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, 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: December 2, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review.