

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JANUARY 6, 2011

MEMBERS PRESENT: Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Michael Bosco; Jill Fieldstein and Paul Papay

MEMBER ABSENT: Dan Sherman

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 p.m. 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.

ACABOR #11-01: 238 Oak Tree Road Plans- Approved with Conditions; Review of Building Elevations; 77.15/3/18; LIO zoning district

ACABOR #11-02: Tappan Free Library Plans- Approved with Conditions; Review of Landscaping Plans (Tappan Historic District); 77.11/3/65 & 66; CS zoning district

A motion was made to adjourn the meeting by Jack Messina 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 8:30 p.m. The next ACABOR Meeting is scheduled for February 3, 2011.

Dated: January 6, 2011

Town of Orangetown; Architecture and Community Appearance Board of Review

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ACABOR #11-01: Town of Orangetown – Architecture and Community Appearance Board of Review Decision
238 Oak Tree Road Plans-Approved Subject to Conditions
January 6, 2011

TO: Lisa Mercurio, R.A., 11 Chester Avenue, Congers, New York 10920
FROM: Architecture and Community Appearance Board of Review

RE: 238 Oak Tree Road Plans: The application of Howard Dean, applicant, for Dan/ Carson LLC, owner, for review of Building Elevation Plans at a site known as "238 Oak Tree Road Plans", 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 238 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 18 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Thursday, **January 6, 2011**, at which time the Board made the following determinations:

Lisa Mercurio and Howard Dean appeared and testified. The Board received the following items:

1. Building Elevations, prepared by LMD Design and Eric Knute Osborn, dated November 12, 2010:

- A-1: Preliminary Floor Plan

- A-2: Exterior Elevations

2. Copy of Property Survey, prepared by Joseph Haller, dated February 21, 1965, revised January 21, 1965.

FINDINGS OF FACT:

- 1. The Board found that the project consisted of new siding on an existing structure. The façade would be a new drivet system. The main façade color would be Pot of Gold (beige) and the trim would be Indian Clay (orange brick). Three walls will be drivet and the fourth western wall would be painted beige. The door and the trim would be bronze tinted glass.
- 2. The Board found that the light fixtures would be mounted on the building and will be manufactured by Duralight. The illumination would shine up and down from the fixture.
- 3. The Board found that there will be no changes to the 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.

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

- 1. The main façade color will be Pot of Gold (beige) and the trim will be Indian Clay (orange brick). Three walls will be drivet and the fourth western wall will be painted beige. The door and the trim will be bronze tinted glass.
- 2. The light fixtures will be mounted on the building and will be manufactured by Duralight. The illumination will shine up and down from the fixture.
- 3. There will be no changes to the site.
- 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 Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, aye; Dan Sherman, absent; Jack Messina, aye; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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: January 6, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

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**ACABOR #11-02: Town of Orangetown – Architecture and Community
Appearance Board of Review Decision
Tappan Free Library Plans- Approved with Conditions
January 6, 2011**

TO: Jane Slavin, 25 Greenbush Road, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Tappan Free Library Plans: The application of Tappan Free Library owner, for review of Site/Landscaping Plans at a site known as “Tappan Free Library Plans”, located in the Tappan 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 93 Main Street, Tappan,

Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lots 65 & 66 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 6, 2011**, at which time the Board made the following determinations:

Jane Slavin and Thano Schoppel appeared and testified for the applicant. The Board received the following items:

1. Expansion and Renovation Plans prepared by Jane Slavin Architect, undated
 - a. First Floor Plan
 - b. Second Floor Plan
2. Architectural Rendering of the Tappan Free Library, prepared by Jane Slavin, undated.
3. Site Plan prepared by Robert E. Sorace, PLS, dated February 23, 2009, revised May 17, 2010.
4. Copies of Board Decisions: HABR #10-16, Approved, dated December 14, 2010; ZBA #10-75, Approved Rear Yard and Required Parking Spaces Variances, dated October 6, 2010 and PB #10-10, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated June 23, 2010.

FINDINGS OF FACT:

1. The Board found the applicant presented the past history the application. The project appeared before the Planning Board, Zoning Board and the Historic Board.
2. The Board found that the proposal is to connect the existing barn and the Library with an interior circulation space. The buildings have been reviewed and approved by the Historic Board. The existing landscaping will remain as is with the exception of some boxwood plantings around the trellis near the barn.
3. The Board found that no new exterior lighting would be added to the site with the exception of safety lighting as required by Town Code.

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 WITH THE FOLLOWING CONDITIONS:**

1. The existing landscaping will remain as is with the exception of some boxwood plantings around the trellis near the barn.
2. No new exterior lighting would be added to the site with the exception of safety lighting as required by Town Code.
3. The concrete walkway on the site would be colored to coordinate with the color of the Town of Orangetown concrete sidewalks.
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 Jack Messina and seconded by James Dodge carried as follows: James Dodge, aye; Dan

Sherman, absent; Jack Messina, aye; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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: January 6, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review