

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF DECEMBER 1, 2011**

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

MEMBERS ABSENT: None

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.

Bill Kolb Jr. Subaru Plans Review of Façade and Replacement Sign Plans 74.11/1/22; LI zoning district	Approved Subject to Conditions	ACABOR #11-37
Schuyler Road Subdivision Plan Review of Subdivision Plan 65.15/1/7; R-40 zoning district	Approved Subject to Conditions	ACABOR #11- 48
Blue Hill Plaza Hunter Douglas Sign Plan Review of Sign Plan 73.05/1/54; OP zoning district	Approved Subject to Conditions	ACABOR #11- 49
Clancy Plans Review of Residential Addition 69.16/1/45; R-15 zoning district	Approved Subject to Conditions	ACABOR #11- 50
The Saloon Façade Improvement Plan Review of Façade Plan 68.16/1/9; CO zoning district	Approved Subject to Conditions	ACABOR #11-51

A motion was made to adjourn the meeting by Jack Messina and seconded by Paul Papay 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 January 5, 2012.

Dated: December 1, 2011

ACABOR #11-37: Bill Kolb Subaru Plans - Approved Subject to Conditions

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Bill Kolb Jr. Subaru: The application of Bill Kolb Jr. Subaru, applicant for 3K Service Center LLC, owner, for the Review of Façade and Replacement Sign Plans, at a site known as "Bill Kolb Jr. Subaru 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 252 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 22 in the LI zoning

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 1, 2011**, at which time the Board made the following determinations:

Donald Brenner and Barbara Marks appeared and testified.

The Board received the following items:

1. Architectural Plans prepared Barbara Marks, R.A., dated August 24, 2011:
 - Drawing A0: Cover Sheet/Site Plan
 - Drawing A1: Plan – Existing/Demolition
 - Drawing A2: Roof – Existing/Demolition
 - Drawing A3: Elevations – Existing/Demolition
 - Drawing A4: Plan
 - Drawing A5: Roof Plan
 - Drawing A6: Elevations, revised undated (submitted at meeting)
 - Drawing A7: Details
 - Drawing A8: Reflected Ceiling Plan
2. Submitted at the meeting by the applicant, Photographs of the proposed new façade and sign at other Subaru locations.
3. ZBA #11-97, Approved with Conditions, dated November 16, 2011.

FINDINGS OF FACT:

1. The Board found that the new façade/sign on the existing structure consists of the following:

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- Aluminum composite Panels in a grey tone will be placed on the front facing surfaces. The applicant explained that the surface presents a contemporary image that represents a progressive car company.
- Slate Icon Tower in Shadow Gray color, manufactured by Camara Slate Products.
- Blue band along the Parapet, "Subaru Blue."
- As a result of ZBA #11-97, dated November 16, 2011, the height of the lettering on the façade for "Bill Kolb Jr." was reduced to 18 inches, and "Subaru" remains at 24 inches.

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 new façade/sign consists of the following:
 - Aluminum composite Panels in a grey tone will be placed on the front facing surfaces.
 - Slate Icon Tower in Shadow Gray color, manufactured by Camara Slate Products.
 - Blue band along the Parapet, "Subaru Blue."
2. The height of the lettering on the façade for "Bill Kolb Jr." shall be reduced to 18 inches, and "Subaru" remains at 24 inches, per ZBA #11-97, dated November 16, 2011.

The foregoing resolution was presented and moved by Larry Vail and seconded by Dan Sherman and carried as follows: Jack Messina, aye; James Dodge, recused; Dan Sherman, aye; Michael Bosco, 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 1, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #11-48: Schuyler Subdivision Plans: Approved Subject to Conditions

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: The application of Dan Foley, applicant, for Schuyler Associates, LLC. owner, (Donald Brenner, Attorney for the owner), for the review of a four lot subdivision to be known as "Schuyler Associates LLC Subdivision 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. At a site located at 45 Schuyler Road, Nyack, Town of Orange3town, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 7 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, December 1, 2011**, at which time the Board made the following determinations.

Jay Greenwell and Donald Brenner appeared and testified. The Board received the following items:

1. Subdivision Plan prepared by Jay Greenwell, PLS, dated May 14, 2011, last revised November 1, 2011.
2. Copies of PB #11-36, dated July 27, 2011, Preliminary Approval Approved Subject to Conditions, Neg. Dec. and ZBA #11-84, Extension of Non-Conforming Bulk, Definition of Lot, Gravel Driveway and Front Yard Variances Approved with Conditions, dated October 5, 2011.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

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. 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. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.

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3. Trees to be saved shall be protected with snow fencing to the drip line during construction
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
6. For new construction, the applicant shall be obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Jack Messina and seconded by Dan Sherman and carried as follows: Jack Messina, aye; James Dodge, aye; Dan Sherman, aye; Michael Bosco, 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 1, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #11-49 – Blue Hill Plaza- Hunter Douglas Sign Plan - Approved as Presented

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TO: Michael Terranova, Acme Sign Company, 12 Research Drive, Stamford, CT 06906

FROM: Architecture and Community Appearance Board of Review

RE: Blue Hill Plaza – Hunter Douglas Sign Plans: The application of Acme Sign Company, applicant, for Glorious Sun Robert Martin, LLC, owner, for the Review of Sign Plans at a site known as “Blue Hill Plaza – Hunter Douglas 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 1 Blue Hill Plaza, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 54 in the OP zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 1, 2011**, at which time the Board made the following determinations:

Michael Terranova appeared and testified for the applicant

The Board received the following items:

1. Sign Plans prepared by Acme Sign Company: dated May 16, 2011/ June 6, 2011:
Page 1: Item 1 – Option A1: Exterior Monument Signage, Location
Page 2: Item 1 – Option A1: Exterior Monument Signage, Elevations
Page 3: Item 1: - Exterior Monument Signage, Front and Side Sections
Page 4: Site Plan

FINDINGS OF FACT:

1. The Board found that the applicant requested to erect a sign along an internal roadway on the project site.
2. The Board found that the sign measures 35.5 inches by 60 inches and the cabinet is 10 inches deep. The materials consist of White aluminum in a Satin Nuance finish with Cool Grey lettering. The height of each letter measures 2 inches.

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 AS PRESENTED.**

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Larry Vail and carried as follows: Jack Messina, aye; James Dodge, aye, Dan Sherman, 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: December 1, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-50

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

Clancy Plans; Approved Subject to Conditions

December 1, 2011

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TO: Kier Levesque, 49 Third Avenue, Nyack, New York, 10960
FROM: Architecture and Community Appearance Board of Review

RE: Clancy Plans: The application of Kier Levesque, R.A., applicant, for Maureen and Senan Clancy, owners, for the Review of an Addition to an existing dwelling at a site known as “Clancy 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 57 Harding Street, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.16, Block 1, Lot 45 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, December 1, 2011**, at which time the Board made the following determinations:

Kier Levesque and Senan Clancy appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Kier B. Levesque, R.A., dated October 31, 2011:
 - A1: Foundation Plan & Wall Section
 - A2: First Floor Plan
 - A3: Second Floor Plan
 - A4: Elevations
 - A5: Elevations
 - D1: Demotion Plan
 - E1: Electrical & Lighting Layout
 - SP1: Specifications
2. Site Plan prepared by Kier B. Levesque, R.A., dated October 31, 2011.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to renovate an existing dwelling and demolish a 2 car garage and sheds in the rear of the lot.
2. The Board found that the architectural plans needed to be revised to note the materials to be used. The structure would have four sides of stucco siding with decorative stonework on the chimney and front porch piers. The stucco color would be Early Mist color, (grey tone), manufactured by California Stucco and the stonework would be Corinthian granite (grey tone), manufactured by Champlain Stone Limited. The garage door would be white and the windows would be manufactured by Anderson with painted Azek trim. The Roofing would be GAF Timberline Ultra HD in Charcoal color.

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3. The Board found that there would be no significant lighting added to the site, only the installation of recessed lighting in the porch ceiling and wall lights at the rear doors for safety reasons. The rear lights would be placed on motion detectors.
4. The Board found the proposed landscaping placed around the air conditioning unit and the front porch acceptable. The applicant has the option of planting American Holly's or an alternative low growing shrub.

Public Comment:

Arlene DeSousa, 65 Harding Street, Blauvelt: raised concerns regarding a cluster of old evergreen trees on the project site. The trees hang down over her property and have ruined her car.

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 revise the plans to note the materials to be used. The structure will have four sides of stucco siding with decorative stonework on the chimney and front porch piers. The stucco color will be Early Mist color, (grey tone), manufactured by California Stucco and the stonework will be Corinthian Granite (grey tone), manufactured by Champlain Stone, Limited. The garage door will be white and the windows will be manufactured by Anderson with painted Azek trim. The roofing will be GAF Timberline Ultra HD in Charcoal color.
2. No significant lighting will added to the site, only the installation of recessed lighting in the porch ceiling and wall lights at the rear doors for safety reasons. The rear lights will be placed on motion detectors.
3. The proposed landscaping placed around the air conditioning unit and the front porch is acceptable. The applicant has the option of planting American Holly's or an alternative low growing shrub.

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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 Michael Bosco and seconded by Dan Sherman carried as follows: Jack Messina, aye; James Dodge, aye; Dan Sherman, 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: December 1, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11- 51

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

The Saloon Improvement Plan - Approved with Conditions

December 1, 2011

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TO: Bridget Killen, 45-49 West Central Avenue, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: The Saloon Façade Improvement Plan: The application of 45-49 W. Central Avenue, LLC., for the Review of a Façade Improvement Plan at a site known as “The Saloon Façade Improvement 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 45-49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 1, 2011**, at which time the Board made the following determinations:

Bridget Killen, Barbara Marks and Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Façade Elevations prepared by Barbara Marks, R.A., dated November 22, 2011.
2. Submitted at the meeting by the applicant, color elevation of proposed façade.

FINDINGS OF FACT:

1. The Board found that due to storm related damages, the applicant needed to repair the building. The windows were reframed to align with the interior booths of the restaurant. As a result of the interior renovations, the façade windows are smaller than the original windows.
2. The Board found that the façade would consist of brick and new mahogany stained wood window trim. The existing sills, lintels and lighting fixtures will not be changed from the original façade.

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 façade shall consist of brick and new mahogany stained wood window trim. The existing sills, lintels and lighting fixtures will not be changed from the original façade

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The Saloon Improvement Plan - Approved with Conditions

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The foregoing resolution was presented and moved by Jack Messina and seconded by James Dodge and carried as follows: Jack Messina, nay; James Dodge, aye; Dan Sherman, aye; Michael Bosco, nay; Paul Papay, aye; Jill Fieldstein, 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 1, 2011

Architecture and Community Appearance Board of Review