

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF DECEMBER 6, 2012**

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

MEMBERS ABSENT: Thomas Warren

ALSO PRESENT: Rick Pakola, 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.

Schuyler Hills Subdivision –Lot #2 Review of House/Site Plans 65.15/1/12.2; R-80 zoning district	Approved Subject to Conditions	ACABOR #12 - 54
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Bressler Plans Andrews Subdivision – Lot #2 Review of House/Site Plans 64.18/1/71.2; R-15 zoning district	Approved Subject to Conditions	ACABOR #12 - 55
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A motion was made to adjourn the meeting by Alex DiMenna 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 8:20 p.m. The next ACABOR Meeting is
scheduled for January 3, 2013.

Dated: December 6, 2012

ACABOR #12-54: Schuyler Hills Subdivision– Lot 2 - Approved Subject to Conditions

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

December 6, 2012

Page 1 of 4

TO: Allan Hicks, D. Makan Land Development, P.O. Box 979, Harriman, New York 10926

FROM: Architecture and Community Appearance Board of Review

RE: Schuyler Hills Subdivision - Lot #12.2: The application of Makan Land Development One LLC, applicant, for Pomona Panorama Estates, owner, (Davis and Davis, attorneys for the applicant), for the review of Site/ Structure Plans, at a site to be known as “Schuyler Hills Subdivision - Lot #12.2”, 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 72 Schuyler Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 12.2 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 6, 2012**, at which time the Board made the following determinations:

Allan Hicks appeared and testified for the applicant.

The Board received the following items:

- A.** Architectural Plans prepared by Eric Osborn, R.A., dated June 29, 2012:
 - A1 of 6: Building Code Criteria and General Notes
 - A2 of 6: Front Elevation/ Drilling and Notching Details
 - A3 of 6: Sides and Rear Elevation
 - A4 of 6: Foundation Plan/ Foundation Details
 - A5 of 6: First Floor
 - A6 of 6: Second Floor
- B.** Grading Plan prepared by Atzl, Scatassa & Zigler, dated August 16, 2012.
- C.** Planting Plan prepared by Robert G. Torgersen, A.S.L.A., dated November 12, 2012.

FINDINGS OF FACT:

1. The Board found that the subdivision lot had appeared before ACABOR in 2008 and obtained approval for a similar house and landscaping. The applicant noted that the site had been cleared and prepared for construction as a result of the prior application. The foundation of the previously approved house had been constructed; however no other improvements were completed.

ACABOR #12-54: Schuyler Hills Subdivision– Lot 2 - Approved Subject to Conditions

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

December 6, 2012

Page 2 of 4

2. The Board found that the current application proposes to construct a dwelling at the approximate location as previously approved. The new house would be similar in style and color to the prior proposal, however 500 square feet larger. The additional square footage resulted from an extended second level and a 2 to 3 foot extension on a portion of the house footprint.
3. The Board found that the proposed house would have a stucco façade with decorative stonework on the foundation and front elevation. The proposed house is consistent in color and style with other houses in the neighborhood.
4. The Board found that the architectural plans noted the façade as vinyl siding, therefore the plans should be revised to match the applicant's testimony. The following are the colors and materials proposed for the dwelling:
 - a. Stucco finish on four sides of the house in Ivory color, manufactured by California Stucco.
 - b. Cultured stone on the exposed foundation and front elevation, as noted on the plan. The Board gave the applicant the option of either Asher (brown tones) or Kings Ford Grey, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft Industries.
 - c. Roof shingles manufactured by Tamko in Rustic Black.
 - d. House trim, railing and garage doors would be white. The garage doors would be carriage style with glass inserts. The plans should be revised to note the garage door glass inserts.
 - e. Deck would be composite material, manufactured by Tamko in Grey or Brown, depending upon the final selection of the stone work. The architectural plans noted the deck as wood; therefore the plans should be revised to match the applicant's testimony.
 - f. Safety lighting would be mounted on the front and rear elevations of the house. Lighting will also be placed between the garage doors, as noted on the left elevation. The applicant stated that no spot lighting or lighting is planned for the site or the landscaped areas.
5. The Board found the Landscaping Plan acceptable. The plan provided for plantings along the common driveway, North rear property line and along the front foundation of the house. The woodland areas on the Northern and Southern portion of the lot shall remain, as noted on the plan.

ACABOR #12-54: Schuyler Hills Subdivision– Lot 2 - Approved Subject to Conditions

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

December 6, 2012

Page 3 of 4

6. The Board found that no trees on the project site were damaged as a result of the October 2012 hurricane.
7. The Board found that the air conditioning unit would be located to the rear side of the house. The applicant pointed out that the proposed house is in a remote area, having 105 feet to the rear lot line and 108 feet to the Southern lot line and 130 feet to the Northern lot line.

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 a stucco facade with decorative stonework on the foundation and on the front elevation. The architectural plans note vinyl siding and shall be revised to match the applicant's testimony. The proposed house is consistent in color and style with other houses in the neighborhood. The following are the colors and materials proposed for the dwelling:
 - a. Stucco finish on four sides of the house in Ivory color, manufactured by California Stucco.
 - b. Cultured stone shall be placed on the exposed foundation and front façade as noted on the plan. The applicant has the option of either Asher (brown tones) or Kings Ford Grey, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft Industries.
 - c. Roof shingles manufactured by Tamko in Rustic Black.
 - d. House trim, railing and garage doors will be white. The garage doors will be carriage style with glass inserts. The plans shall be revised to note the garage doors glass inserts.
 - e. Deck will be composite material, manufactured by Tamko in Grey or Brown, depending upon the final selection of the stone work. The architectural plans noted the deck as wood; therefore the plans shall be revised to match the applicant's testimony.
 - f. Safety lighting will be mounted on the front and rear elevations of the house. Lighting will also be placed between the garage doors, as noted on the left elevation. Spot lighting will not be used on the site or any lighting for the landscaped areas.

ACABOR #12-54: Schuyler Hills Subdivision– Lot 2 - Approved Subject to Conditions

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

December 6, 2012

Page 4 of 4

2. Plantings shall be placed along the common driveway, North rear property line and along the front foundation of the house, as noted on the approved Landscaping Plan. The woodland areas on the Northern and Southern portion of the lot shall remain.
3. The air conditioning unit shall be located to the rear side of the house.
4. If applicable, the applicant shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.
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.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.

The foregoing resolution was presented and moved by Alex DiMenna 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, absent; 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: December 6, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

**ACABOR #12 – 55: Bressler Plans, Andrews Subdivision – Lot #2:
Approved with Conditions**

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

December 6, 2012

Page 1 of 4

TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York
10901

FROM: Architecture and Community Appearance Board of Review

RE: Bressler Plans - Andrews Subdivision – Lot #2: The application of Eileen and Steve Bressler, applicants, for Lawrence Slattery and John Phillips, owners, for the review of Site/ Structure Plans, at a site to be known as “Bressler Plans – Andrews Subdivision – Lot # 2”, 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 4 Lowney Lane, Nanuet, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 64.18, Block 1, Lot 71.2 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 6, 2012**, at which time the Board made the following determinations:

Jay Greenwell, Doug Brownsey and Eileen Bressler appeared and testified.

The Board received the following items:

- A.** Architectural Plans by prepared by Westchester Modular Homes, Inc., signed by Antony S. Pisarri, P.E., dated August 17, 2012, unless noted:
 - Page 0: Cover Sheet, dated August 24, 2012
 - Page 1: Elevations
 - Page 2: Proposed Foundation Plan, dated August 31, 2012
 - Page 3A: First Floor Plan
 - Page 3B: Second Floor Plan
 - Page 4: Cross Section, dated August 20, 2012
 - Page 5A: First Floor Plumbing Plan
 - Page 5B: Second Floor Plumbing Plan
 - Page 6A: First Floor Electrical Plan
 - Page 6B: Second Floor Electrical Plan
 - Page 8: Standard Notes and Details, dated August 24, 2012
- B.** Plot Plan prepared by Jay Greenwell, PLS, dated September 21, 2012, revised November 19, 2012.
- C.** Planting Plan prepared by Robert G. Torgersen, A.S.L.A., undated.

**ACABOR #12 – 55: Bressler Plans, Andrews Subdivision – Lot #2:
Approved with Conditions**

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

**December 6, 2012
Page 2 of 4**

FINDINGS OF FACT:

1. The Board found that the project site was created as Lot #2 of the Andrews Subdivision. The proposed house would have four sides of vinyl siding in Sterling Grey, manufactured by Certainteed. It was noted that the siding needed to be brought down to cover the exposed foundation of the house to within 8" above grade, except the left elevation where the siding would be brought down to within 48" of grade.
2. The Board found that the roof shingles would be Onyx Black, manufactured by Owens Corning. Black window shutters would be placed on either side of the front elevation windows; on the first and second levels. The plumbing vent on the rear elevation would be black in color. The window trim and garage doors would be white. The house porch, railing, and deck would be constructed of pressure treated wood, painted white. The lighting on the site would be safety lighting by the exterior doorways, and driveway, in antique bronze. All exterior lighting would be down lite.
3. The Board found that the air conditioning unit would be located by the rear right side of the house.
4. The Board found that the right and left elevations appeared awkward; since neither façade had any windows. The applicant explained that interior wall space was needed for the placement of furnishings. The Board discussed alternatives to breaking up the vinyl sided elevations with decorative siding at the peaks, or placement of keystones.
5. The Board found that certain trees on the project site were damaged as a result of the October 2012 hurricane. The Board requested that the Landscaping Plan be updated if these trees were noted to remain.
6. The Board found that the existing trees in the rear of the lot are to remain. Vegetative screening of California Privet would be planted along the right-of-way to frame the driveway. Six Japanese Andromeda plants would be planted along the front façade foundation.
7. The Board found that due to the conditions of the site, the applicant's engineer proposed to create a Rain Garden drainage system, rather than the originally proposed drywells. Drainage calculations have been submitted to the Town of Orangetown Department of Environmental Management and Engineering for review and approval. The applicant would be required to file a Stormwater Maintenance Agreement to ensure that the rain garden is maintained after completion.
8. The Board found that the proposed Rain Garden will be planted with plants that thrive in that specific condition, as noted on the submitted Landscaping Plan.

**ACABOR #12 – 55: Bressler Plans, Andrews Subdivision – Lot #2:
Approved with Conditions**

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

**December 6, 2012
Page 3 of 4**

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 vinyl siding in Sterling Grey, manufactured by Certainteed. The siding shall be brought down to 8" above grade on 3 elevations, except to 4 feet above grade to hide as much concrete as possible, on the left elevation. The architectural plans shall be revised.
2. The roof shingles will be Onyx Black, manufactured by Owens Corning. Black window shutters will be placed on either side of the front elevation windows; on the first and second levels. The plumbing vent on the rear elevation will be black in color. The window trim and garage doors will be white. The house porch, railing, and deck will be constructed of pressure treated wood, painted white. The lighting on the site will be safety lighting by the exterior doorways, and driveway, in antique bronze. All exterior lighting will be down lite.
3. The air conditioning unit will be located by the rear right side of the house.
4. The Landscaping plan shall be updated to account for the damaged trees as a result of the hurricane, if they were noted to remain.
5. The existing trees in the rear of the lot are to remain. Vegetative screening of California Privet will be planted along the right-of-way to frame the driveway. Six Japanese Andromeda plants will be planted along the front façade foundation.
6. A Rain Garden drainage system will be created, rather than the originally proposed drywells. The Rain Garden will be planted with plants that thrive in that specific condition, as noted on the submitted Landscaping Plan. Drainage calculations for the Rain Garden must be reviewed and approved by the Town of Orangetown Department of Environmental Management and Engineering. The applicant shall file a Stormwater Maintenance Agreement to ensure that the rain garden is maintained after completion.

**ACABOR #12 – 55: Bressler Plans, Andrews Subdivision – Lot #2:
Approved with Conditions**

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

**December 6, 2012
Page 4 of 4**

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

The foregoing resolution was presented and moved by Alex Dimenna 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, absent; 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: December 6, 2012
Town of Orangetown
Architecture and Community Appearance Board of Review**