

**TOWN OF ORANGETOWN  
ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW  
DECEMBER 4, 2007**

**MEMBERS PRESENT:**

Thomas Miggie, Vice Chairman, John Keahon, James Dodge,  
Jack Messina and Larry Vail

**MEMBERS ABSENT:** Daniel Hlavac, Chairman

**ALSO PRESENT:**

Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and  
Cheryl Coopersmith, Chief Clerk

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

**Morales Plans - ACABOR #07-70- Approved Subject to Conditions;**

Review of Site/Structure Plans; 77.06/3/24.1; R-15 zone

**Daikin America Sign Plan- ACABOR #07-71- Approved Subject to  
Conditions;** Review of Sign Plans; 73.15/1/15; LIO zone

A motion was made to adjourn the meeting by Thomas Miggie and seconded by  
John Keahon 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 8:05 P.M. The next ACABOR Meeting is  
scheduled for January 15, 2008.

**Dated: December 4, 2007**

**Cheryl Coopersmith, Chief Clerk**

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

**Morales Plans  
Approved Subject to Conditions**

**ACABOR #07- 70  
December 4, 2007**

TO: George Morales  
P.O. Box 586  
Palisades, New York 10964

FROM: Architecture and Community Appearance Board of Review

RE: The application of George Morales, owner, for the review of a Site and Structure  
at a site to be known as "**Morales 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 55 Schrieber Street, Tappan, Town of Orangetown, Rockland County,  
New York and as shown on the Orangetown Tax Map as Section 77.06, Block 3, Lot  
24.1 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 Tuesday, December 4, 2007, at which time the Board  
made the following determinations:

George Morales appeared and testified.

The Board received the following items:

1. Survey and Tree Removal Plan prepared by Daniel Sherman, Landscape  
Architect, dated October 30, 2007.
2. Site Plan prepared by John Atzl, PLS, Atzl, Scatassa & Zigler, dated  
March 22, 2007.

3. Architectural Plans prepared by Robert Hoene, RA, dated April 2007, revised June 11, 2007:  
A-1: Elevations and Cross Section  
A-2: Foundation Plan and Floor Plans
4. ZBA #07-78, Approved with Conditions, dated September 19, 2007.

**FINDINGS OF FACT:**

1. The Board found the proposed house would have four sides of vinyl siding in Taupe color, manufactured by Georgia Pacific, with decorative stonework on the front facade. The Board requested the applicant to place stonework on the concrete stairway and chimney cap. The plans should be revised.
2. The Board found that the trim, doors, pillars and soffits would be in a pearl color and the roof would be Charcoal color, manufactured by GAF. Vinyl railings would be used on the porch in a white color.
3. The Board found that the siding would be brought down to a minimum of 8 inches above the grade.
4. The Board found that the proposed Landscaping Plan needed to be revised. The applicant was requested to plant two additional plantings: One dogwood, magnolia or other flowering tree, minimum 2.5 to 3 inch in a planted bed area in the area now shown as "hatched" along Summit Avenue. The other plant, also of the same type and size in the front of the house along Schrieber Street.

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 in Taupe color, manufactured by Georgia Pacific, with decorative stonework on the front facade. The applicant shall place stonework on concrete stairway and chimney cap. The plans shall be revised.
2. The trim, doors, pillars and soffits will be in a pearl color and the roof will be Charcoal color, manufactured by GAF. Vinyl railings will be used on the porch in a white color.
3. The vinyl siding shall be brought down to a minimum of 8 inches above the grade.
4. The proposed Landscaping Plan shall be revised. Two additional plantings shall be planted on site: The first plant shall be either a dogwood, magnolia or other flowering tree, minimum 2.5 to 3 inch in a planted bed area in the area now shown as "hatched" along Summit Avenue. The second plant, also of the same type and size, shall be planted in the front of the house along Schrieber Street.
5. Trees shall be protected during construction with snow fencing up to the dripline.
6. 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 Thomas Miggie and seconded by Larry Vail and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, 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 4, 2007**

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

**Daikin America Sign Plan  
Approved Subject to Conditions**

**ACABOR #07- 71  
December 4, 2007**

TO: Matt Murphy  
Bergen Sign Company  
161 East Railway Avenue  
Paterson, New Jersey, 07503

FROM: Architecture and Community Appearance Board of Review

RE: The application of Matt Murphy, applicant for Daikin America, owner, for the review of a Sign Plan for a site known as "**Daikin America Sign 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 20 Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 15, in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, December 4, 2007, at which time the Board made the following determinations:

Matt Murphy appeared and testified.

The Board received the following items:

1. Plans prepared by Bergen Sign Company, dated May 24, 2007, revised June 19, 2007: Sheets 1, 2 and 3.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install three signs: (1) one 2' x 10" single faced light box mount on 1' -6" x8' skirt and (2) two 2'-6" x 6' directionals.
2. The Board found that the one single faced illuminated light box will be with 1'4" push-thru acrylic and applied vinyl graphics to closely match those supplied. The sign shall use the existing foundation.
3. The Board found that the two directional signs would be 30" x 72" double faced post and panel sign with applied vinyl graphics to closely match supplied colors. The poles shall be painted black with satin sign. The letter height shall be 3".
4. The Board found the colors of the signs would be blue letters with a satin aluminum background.

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 applicant proposes to install three signs: (1) one 2' x 10" single faced light box mount on 1' -6" x8' skirt and (2) two 2'-6" x 6' directionals.
2. The signs shall be as follows :
  - a. One single faced illuminated light box will be with 1'4" push-thru acrylic and applied vinyl graphics to closely match those supplied. The sign shall use the existing foundation
  - b. Two directional signs would be 30" x 72" double faced post and panel sign with applied vinyl graphics to closely match supplied colors. The poles shall be painted black with satin sign. The letter height shall be 3".
3. The colors of the signs will be blue letters with a satin aluminum background.

The foregoing resolution was presented and moved by Jack Messina and seconded by James Dodge and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, 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 4, 2007**

Architecture and Community Appearance Board of Review