

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 2, 2012**

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

MEMBERS ABSENT: Michael Bosco

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.

Planet Wings Sign Plan Review of Sign Plan 74.10/1/67; CS zoning district	Approved as Presented	ACABOR #12-06
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McCormack Plans Review of Pool House Plans 69.07/1/23; R-40 zoning district	Approved Subject to Conditions	ACABOR #12-07
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Murphy Plans Review of House Addition Plans 78.05/1/6; RG zoning district	Approved Subject to Conditions	ACABOR #12-08
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Other Business:

Review of ACABOR #11-24, Comito Construction Plans – 77.20/1/19:
Existing Maple tree in failing health – request to remove dying tree and replace with 6 to 8, 4' to 6' spruce trees. The Board approved the removal of the dying maple tree and recommended that **3 replacement trees** be planted in locations, at the discretion of the applicant.

A motion was made to adjourn the meeting by Paul Papay and seconded by Larry Vail 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 16, 2012.

Dated: February 2, 2012

ACABOR #12-06 – Planet Wings Sign Plan - Approved as Presented

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

February 2, 2012

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TO: Maria Rotundo, Lite Brite Signs, Inc., 51 Montgomery Street, Middletown, New York

FROM: Architecture and Community Appearance Board of Review

RE: The application of Lite Brite Signs, Inc., Applicant, for JLJ Management, owner, for the Review of a Sign Plan at a site to be known as “Planet Wings 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 21 Orangetown Center, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 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, February 2, 2012**, at which time the Board made the following determinations:

Maria and Carmine Rotundo appeared and testified for the applicant

The Board received the following items:

1. Sign Plan prepared by Lite Brite Inc.:
 - a. Page 1: Proposed Signage
 - b. Photographs of Site with imaging of Sign on Storefront

FINDINGS OF FACT:

1. The Board found that the applicant proposed overhead signage and lettering on the windows of the storefront. The signage was reviewed and approved as presented. The overhead sign measures 156.5” inches by 30”. Each letter measures 15” and the sign logo measures 18” in height. The sign material consists of translucent Plexiglas. The lettering would be red and the logo in red, yellow, blue and white. The lettering in the window range from 6” to 8”.

Public Comment: Helen Uckar, 7 Oak Street, requested information regarding the location of the proposed signage.

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 Messina and seconded by Jill Fieldstein and carried as follows: Jack Messina, aye; James Dodge, aye, Dan Sherman, aye; Michael Bosco, absent; 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: February 2, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-07: McCormack Pool House Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

February 2, 2012

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TO: Teo Sigiuenza, 460 Old Post Road, Bedford, NY 10506
FROM: Architecture and Community Appearance Board of Review

RE: The application of Teo Sigiuenza, Applicant, for Michelle McCormack, owner, for the Review of a Pool House Plan at a site to be known as "McCormack Pool House 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 11 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 23 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, February 2, 2012**, at which time the Board made the following determinations:

Teo Sigiuenza and Aidan McCormack appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Teo Sigiuenza, RA, dated January 19, 2012:
 - SP-1: Site Plan
 - A101: Proposed Floor Plans
 - A200: Proposed Exterior Elevations
2. ZBA #12-07, Rear Yard Variance Approved, dated January 18, 2012.

FINDINGS OF FACT:

1. The Board found that the proposed pool house would have four sides of white Hardiboard siding. The plan notes on A200 that the siding would be Clap Board. The plan should be revised to note the correct siding for the structure.
2. The Board found that structure will have Fieldstone in warm grey color around the foundation, on the front, right and left elevations. It was suggested by the Board to place stonework on the entire foundation, between the siding and the ground level. The roof shingle would be Weathered Wood color, manufactured by GAF. The building trim would be Azek, painted white. There will be no new site lighting, with exception of 2 lights on the front of the structure.

ACABOR #12-07: McCormack Pool House Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

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3. The Board found that mechanical equipment for the pool house and the pool would be located to the rear of the structure on the southeast corner.
4. The Board found that a Landscaping Plan for the site will be presented as part of the Pool Application, upon presentation to ACABOR.

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 pool house would have four sides of white Hardiboard siding. The plan shall be revised to note the correct siding for the structure.
2. The structure shall have Fieldstone in warm grey color around the foundation, on the front, right and left elevations. It was suggested by the Board to place stonework on the entire foundation, between the siding and the ground level. The roof shingle will be Weathered Wood color, manufactured by GAF. The building trim will be Azek, painted white. There will be no new site lighting, with exception of 2 lights on the front of the structure front façade.
3. A Landscaping Plan for the site will be provided as part of the Pool Application, upon presentation to ACABOR.
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 Dan Sherman and seconded by Jack Messina and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Michael Bosco, absent; 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: February 2, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-08: Murphy Addition Plans – Approved Subject to Conditions

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

February 2, 2012

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TO: Brian Murphy, 129 Washington Spring Road, Palisades, NY 10964
FROM: Architecture and Community Appearance Board of Review

RE: Murphy Addition Plans: The application of Brian Murphy, owner, for the Review of an addition to an existing dwelling at a site to known as “Murphy Addition 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 New Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.05, Block 1, Lot 6 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 2, 2012**, at which time the Board made the following determinations:

Brian Murphy appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Robert Hoene, R.A., dated January 4, 2011:
 - A1.0: Elevations
 - A2.0: Ground Floor, First Floor and Roof Plans
 - A3.0: General Notes, Details & Foundation Plan

FINDINGS OF FACT:

The Board found the **FINDINGS OF FACT:**

1. The Board found that the applicant proposed two additions to an existing dwelling. The additions would have a façade of T-11 siding, in Douglas Fir, tan color. The windows would be Lincoln Windows with aluminum frames in bronze color and the roof shingles will be manufactured by Timberline.
2. The Board found that lighting would be in accordance with Town of Orangetown Code; safety lighting would be placed by the front door and on the left and right sides of the back deck sliding doors.
3. The Board found that the air conditioning unit would be placed on the back lefts side the site, under the new deck.

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.

ACABOR #12-08: Murphy Addition Plans – Approved subject to Conditions

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

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

1. The façade of the proposed additions will match the existing house. The additions will have a façade of T-11 siding, in Douglas Fir, tan color. The windows will be Lincoln Windows with aluminum frames in bronze color and the roof shingles will be manufactured by Timberline.
2. Lighting will be in accordance with Town of Orangetown Code, safety lighting will be placed by the front door and the left and right sides of the back deck sliding doors.
3. The air conditioning unit will be placed on the back lefts side the site, under the new deck.
4. 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 and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, absent, Jack Messina, aye; 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: February 2, 2012

Architecture and Community Appearance Board of Review

Town of Orangetown