

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF FEBRUARY 16, 2012**

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

**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.

<b>Johnny's Smokehouse Bar &amp; Grille Plans</b>	<b>ACABOR #12-09</b>
Review of Porch/Deck Plans 68.20/2/2; CS zoning district	<b>Approved as Presented</b>

<b>Hilderbrand Plans</b>	<b>ACABOR #12-10</b>
Review of Site/Structure Plans 78.13/1/3.7; R-40 zoning district	<b>Approved Subject to Conditions</b>

<b>Sweet Yourself.com Plans</b>	<b>ACABOR #12-11</b>
Review of Sign Plans 68.20/1/10; CS zoning district	<b>Approved as Presented</b>

<b>4 &amp; 6 Depot Square Plans</b>	<b>ACABOR #12-12</b>
Review of Site/Structure Plans 77.08/4/25 & 26, CS zoning district	<b>Approved Subject to Conditions</b>

<b>Comito Construction Subdivision – Lot #1</b>	<b>ACABOR #12-13</b>
Review of Site/Structure Plans 77.20/1/19.2, R-15 zoning district	<b>Approved Subject to Conditions</b>

A motion was made to adjourn the meeting by Jack Messina and seconded by Dan Sherman 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 9:00 p.m. The next ACABOR Meeting is scheduled for March 1, 2012.

**Dated: February 16, 2012**

**ACABOR #12-09 - Johnny's Smokehouse Bar & Grille Plans- Approved as Presented**

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

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

RE: Johnny's Smokehouse Bar & Grille Plans: The application of La Vie En Blanc LLC, applicant, for Paul Hamil Corp., owner, (Donald Brenner, Attorney for the Applicant) for the Review of Porch/Deck plans at a site to known as "Johnny's Smokehouse Bar & Grille 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 48-50 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2 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 16, 2012**, at which time the Board made the following determinations:

Donald Brenner, Edmund Land and Jonathan Smyth appeared and testified for the applicant

The Board received the following items:

- a. Architectural Plan prepared by James Tanner, R.A., dated August 26, 2011, revised October, 2011.
- b. Submitted at the meeting, photographs of the partially completed deck.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to replace two existing porches with a new deck. The material for the deck would be pressured treated wood, to remain in a natural coloring. The deck would have a Blue retractable awing, as presented on the plans

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 Messina 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: February 16, 2012**

Town of Orangetown

Architecture and Community Appearance Board of Review

## **ACABOR #12-10: Hilderbrand Plans - Approved Subject to Conditions**

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

**February 16, 2012**

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TO: Harold Hilderbrand, 28 shorn Drive, Blauvelt, New York 10913  
FROM: Architecture and Community Appearance Board of Review

RE: Hilderbrand Plans: The application of Harold Hilderbrand, owner, for the Review of Site/Structure plans at a site to known as "Hilderbrand 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 14 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.7 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, February 16, 2012**, at which time the Board made the following determinations:

Harold Hilderbrand appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by James Tanner, RA:
  - 1 of 5: Basement Plan, dated August 3, 2011
  - 2 of 5: Main Floor Plan, dated July, 2011
  - 3 of 5: Second Floor Plan, dated December 13
  - 4 of 5: Elevations & Details, dated December, 2011
  - 5 of 5: Wall Sections & Details, dated December, 2011
2. Landscape Planting Plan prepared by Bio\*Logic Earthscapes, dated January 11, 2012.
3. Site Plan prepared by Jay Greenwell, PLS, dated August 5, 2011.

#### **FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of Sky Gray Hardiboard siding. The trim would be Hardi trim boards in smooth arctic white. The soffits would be white. The garage doors would be wood grain, raised panels in white and the entry door would be wood grained fiberglass doors stained brown. The roof would be manufactured by GAF in Grand Slated Dark Gray shingles. The house would have decorative stonework, manufactured by Cultured Stone in Aspen Southern Ledge Stone and Aspen Field Stone (grey tones).
2. The Board found that the applicant proposed a macadam driveway. In reviewing the other lots in the development, macadam and Belgium Block pavers were used on many of the driveways. Therefore, the Board granted the option of using Belgium Block on the driveway, in a design selected by the applicant.

**ACABOR #12-10: Hilderbrand 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 a Landscaping Plan for the site was appropriate and was beautifully designed.
4. The Board found that lighting would be placed at the front entry doorway, garage and back doors.

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 driveway is macadam, however, after reviewing the other lots in the development, the Board granted the option of using Belgium Block on the driveway, in a design selected by the applicant.
2. The proposed house will have four sides of Sky Gray Hardiboard siding. The trim will be Hardi trim boards in smooth arctic white. The soffits will be white. The garage doors will be wood grain, raised panels in white and the entry door will be wood grained fiberglass doors stained brown. The roof will be manufactured by GAF in Grand Slated Dark Gray shingles. The house will have decorative stonework, manufactured by Cultured Stone in Aspen Southern Ledge Stone and Aspen Field Stone (grey tones).
3. Lighting will be placed at the front entry doorway, garage and back doors.
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.
6. If applicable, the applicant is shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.
7. If applicable, the applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Paul Papay and seconded by Jack Messina and carried as follows: James Dodge, aye, Dan Sherman, aye; 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: February 16, 2012**

Town of Orangetown

Architecture and Community Appearance Board of Review

**ACABOR #12-11 – Sweet Yourself.com Sign Plan - Approved as Presented**

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

**February 16, 2012**

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TO: Xuacum Chen, 204 Spring Valley Road, Paramus, New Jersey

FROM: Architecture and Community Appearance Board of Review

RE: Sweet Yourself.com Sign Plans: The application of Xuecun Chen, applicant, for Donald Kennedy, owner, for the Review of Sign Plans at a site to known as “Sweet Yourself.com 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 6B East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 10 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 16, 2012**, at which time the Board made the following determinations:

Xuacum Chen appeared and testified for the applicant

The Board received the following items:

1. Sign Plan prepared by Sign Creations:
  - a. Page 1: Proposed Signage, noting colors of sign.
  - b. Photographs of Site with imaging of Sign on Storefront

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed overhead signage measured 96” inches by 16”. The sign is composed of printed vinyl on Alumanite and the colors would be light pink and dark pink, as shown in the submitted material.

No Public Comments

**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 Dan Sherman 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: February 16, 2012**

Town of Orangetown

Architecture and Community Appearance Board of Review

**ACABOR #12-12: 4 & 6 Depot Square Plans – Approved Subject to Conditions**

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

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, NY 10901  
FROM: Architecture and Community Appearance Board of Review

RE: 4 & 6 Depot Square Plans: The application of Joseph Printz, applicant, for Real Buy LLC and ELP LLC, owner, for the Review of Site/Structure plans at a site to known as “4 & 6 Depot Square 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 4 & 6 Depot Square, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lots 25 & 26 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 16, 2012**, at which time the Board made the following determinations:

Jay Greenwell, Joe Printz and Meg Fowler appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Margaret Fowler, R.A., February 1, 2012:
  - C-1: Courtyard and Roof Plan
  - A-1: Wire Bar - Plan
  - A-2: Wine Bar - North & South Elevations
  - A-3: Wine Bar - West Elevation
2. Landscape Planting Plan prepared by Bio\*Logic Earthscapes, December 20, 2011.
3. Plans prepared by Jay Greenwell, PLS, last revised August 9, 2011:
  - Sheet 1: Site Development Plan, January 31, 2011
  - Sheet 2: Details, May 25, 2011
4. Submitted at the meeting, a revision to the Landscaping plan.
5. Board Decisions: ZBA #11-81, Variances approved, dated October 19, 2011 and PB #11-28, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated July 13, 2011.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to rehabilitate an existing structure once used as a restaurant and open a new restaurant. In addition, a second structure would be demolished and a new structure would be rebuilt on the same footprint. The new building would be a wine shop. A court yard would be located between the two structures, available for outdoor dining.

**ACABOR #12-12: 4 & 6 Depot Square Plans – Approved Subject to Conditions**

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

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2. The Board found the structures would have facades of stucco, manufactured by Pislaru Studios, in Venetian Stucco in Green/Grey color. The front roofs would be a Metal Standing Seam roof, manufactured by MBCI in Slate Grey color. The upper and back roofs would be Asphalt shingles, manufactured by GAF in Grey color. The site would have wooden trellis for plantings. The courtyard patio would be random sized Bluestone or slate stone.
3. The Board found that lighting would be in accordance with Town of Orangetown Code safety lighting. In addition, lighting would be placed under the canopy, up lighting to highlight the structures, seasonal lighting in the courtyard, the restaurant and wine shop signs would have back lighting and lighting would be in the tower portion of the structure.
4. The Board found that the air conditioning unit would be located in the back corner by the loading berth or placed within the fenced area.
5. The Board found the applicant submitted a revision to the Landscaping Plan. The Board reviewed changes to the walkway and landscaping design.
6. The Board found that the electrical wiring servicing the structures would impact the design and proposed use of the site. The Board discussed the various options to maximize electrical service and design of 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.

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

1. The structures will have facades of stucco, manufactured by Pislaru Studios, in Venetian Stucco in Green/Grey color. The front roofs will be a Metal Standing Seam roof, manufactured by MBCI in Slate Grey color. The upper and back roofs will be Asphalt shingles, manufactured by GAF in Grey color. The site will have wooden trellis for plantings. The courtyard patio will be random sized Bluestone or slate stone.
2. Lighting will be in accordance with Town of Orangetown Code safety lighting. In addition, lighting will be placed under the canopy, up lighting to highlight the structures, seasonal lighting in the courtyard, the restaurant, and wine shop signs will have back lighting, and lighting will be in the tower portion of the structure.

**ACABOR #12-12: 4 & 6 Depot Square Plans – Approved Subject to Conditions**

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3. The air conditioning unit will be located in the back corner by the loading berth or placed within the fenced area.
4. The Landscaping Plan shall be revised to note the changes to the walkway and landscaping design.
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 Paul Papay and seconded by James Dodge and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, 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 16, 2012**

Architecture and Community Appearance Board of Review  
Town of Orangetown



**ACABOR #12-13: Comito Construction Plan- Approved  
Subject to Conditions**

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

**February 16, 2012**

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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Comito Construction Subdivision – Lot #1: The application of Marc Comito, Comito Construction, applicant, for BCMA Construction LLC, owner, for the Review of Site/Structure plans at a site to known as “Comito Construction Subdivision – Lot #1”, 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 762 Route 340, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.20, Block 1, Lot 19.2 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 16, 2011**, at which time the Board made the following determinations:

Marc Comito, Jay Greenwell and Robert Hoene appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated January 18, 2012.
2. Architectural Plans prepared by Robert Hoene, RA, dated January 12, 2012:
  - A-1: Front & Right Elevations
  - A-2: Rear & Left Elevations
  - A-3: Basement/Foundation & First Floor Plan
  - A-4: General Notes, Wall Section & Second Floor Plan
3. Submitted at the Meeting, Landscaping Plan prepared by Bio\*Logic Earthscapes, dated February 13, 2012.
4. Submitted at the Meeting, a computer generated photograph of the proposed dwelling.

**FINDINGS OF FACT:**

1. The Board found that the façade had four sides of vinyl siding in a Savanna Wicker vinyl siding with matching trim manufactured by Main Street. The house would have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Desert Blend. The soffit and fascia would be vinyl/aluminum in white. The roof shingles would be manufactured by Tamko in charcoal color. The window would be Pella brand and the color would be white. Grilles would be included on all windows. Shutters on the house would be raised panels in dark brown. The front entry doorway would be black and the garage doors would be manufactured by Clopay carriage style in white. The porch railing would be black decorative wrought iron.

**ACABOR #12-13: Comito Construction Plan- Approved  
Subject to Conditions**

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

**February 16, 2012**

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2. The Board found that the stonework should be carried around to the side of the structure. The house plans should be revised to reflect the change.
3. The Board found that the air conditioning unit would be located on the right side of the site, as noted on the Landscaping Plan.
4. The Board found that the applicant requested the removal of a 26 inch pine tree that is in poor health and is too close to a drywell. The tree is shown on the plan to remain. The Board reviewed and agreed to the removal of the tree.
5. The Board found that the subdivision lots could appear to look smaller if the applicant plants the proposed 3 Norway Spruce trees, American Holly plants and 6 Arborvitae trees between the two subdivision lots. As an alternative, the applicant requested the option of planting only the American Holly in that location and planting additional plantings on the adjacent lot #19.1 (under the same ownership as the applicant).

**Public Comments:**

Mary Ann Brueckner, 786 Route 340, Palisades, raised issues regarding the number of trees to be saved on the site.

Steven Geller, 755 Route 340, Palisades, questioned the Board regarding the removal of a large evergreen tree on the site.

**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 a Savanna Wicker vinyl siding with matching trim manufactured by Main Street. The house will have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Desert Blend. The soffit and fascia will be vinyl/aluminum in white. The roof shingles will be manufactured by Tamko in charcoal color. The windows will be Pella brand and the color will be white. Grilles will be included on all windows. Shutters on the house will be raised panels in dark brown. The front entry doorway will be black and the garage doors will be manufactured by Clopay carriage style in white. The porch railing will be black decorative wrought iron.

**ACABOR #12-13: Comito Construction Plan- Approved  
Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of  
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2. The stonework on front façade shall be carried around to the side of the structure. The house plans shall be revised to reflect the change.
3. The air conditioning unit will be located on the right side of the site, as noted on the Landscaping Plan.
4. The applicant may remove the 26 inch pine tree that is in poor health and is too close to a drywell. The plan shall be revised to note the tree as to be removed.
5. The Board granted the applicant the option of planting only the American Holly between the two subdivision lots and planting additional plantings on the adjacent lot #19.1 (under the same ownership as the applicant). The Landscaping Plan shall be revised to reflect the change in plantings.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
9. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Larry Vail and seconded by Mike Bosco and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, 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 16, 2012**

**Architecture and Community Appearance Board of Review**

**Amendment to ACABOR #12-13: Comito Construction Plan- Approved  
Subject to Conditions (February 16, 2012 ACABOR Meeting)**

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

**March 1, 2012  
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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Amendment to Comito Construction Subdivision – Lot #1:  
The site is located at 762 Route 340, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.20, Block 1, Lot 19.2 in the CS zoning district.

**Amendment to ACABOR #12-13:**

**1) Delete #1 from Findings of Fact:**

*The Board found that the façade had four sides of vinyl siding in a Savannah Wicker vinyl siding with matching trim manufactured by Main Street. The house would have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Desert Blend. The soffit and fascia would be vinyl/aluminum in white. The roof shingles would be manufactured by Tamko in charcoal color. The window would be Pella brand and the color would be white. Grilles would be included on all windows. Shutters on the house would be raised panels in dark brown. The front entry doorway would be black and the garage doors would be manufactured by Clopay carriage style in white. The porch railing would be black decorative wrought iron.*

**Replace with the following Information:**

The Board found that the proposed house would have four sides of vinyl siding in a Cypress vinyl siding with off white trim (Sandstone Beige or Desert Tan) manufactured by Main Street. The house would have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Chardonnay. The soffit and fascia would be vinyl/aluminum in white. The roof shingles would be manufactured by GAF Timberline in charcoal color. The windows would be Pella brand and the color will be white. Grilles would be included on all windows. Shutters on the house would be raised panels in black. The garage doors would be manufactured by Clopay carriage style in white with divided light windows. The front porch would be stained tongue and groove decking, steps to be stained wood treads and painted risers

**2) Add the underlined information to #9 of Findings of Facts:**

The Board found that the applicant requested the removal of a 26 inch pine tree that is in poor health and is too close to a drywell. The tree is shown on the plan to remain. The Board reviewed and agreed to the removal of the tree. The Board also reviewed an 18 inch pine tree that was in close proximity to the drywell and in poor condition. This tree was shown to remain, however, applicant would like to remove the tree if needed. The Board agreed to the removal of the tree, if needed.

**Amendment to ACABOR #12-13: Comito Construction Plan- Approved  
Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of  
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**March 1, 2012  
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**3) Delete #1 from DECISION:**

*The proposed house will have four sides of vinyl siding in a Savannah Wicker vinyl siding with matching trim manufactured by Main Street. The house will have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Desert Blend. The soffit and fascia will be vinyl/aluminum in white. The roof shingles will be manufactured by Tamko in charcoal color. The window will be Pella brand and the color will be white. Grilles will be included on all windows. Shutters on the house will be raised panels in dark brown. The front entry doorway will be black and the garage doors will be manufactured by Clopay carriage style in white. The porch railing will be black decorative wrought iron.*

**Replace with the following information**

The proposed house will have four sides of vinyl siding in a Cypress vinyl siding with off white trim (Sandstone Beige or Desert Tan) manufactured by Main Street. The house will have decorative stonework manufactured by Cultured Stone in fieldstone or similar stonework in Cobblefield, Chardonnay. The soffit and fascia will be vinyl/aluminum in white. The roof shingles will be manufactured by GAF Timberline in charcoal color. The windows will be Pella brand and the color will be white. Grilles will be included on all windows. Shutters on the house will be raised panels in black. The garage doors will be manufactured by Clopay carriage style in white with divided light windows. The front porch will be stained tongue and groove decking, steps to be stained wood treads and painted risers

**4) Add the underlined information to #4 of Decision:**

The applicant may remove the 26 inch pine tree that is in poor health and is too close to a drywell. The plan shall be revised to note the tree as to be removed. The applicant may also remove the 18 inch pine tree that is too close to the drywell and in poor condition, if needed.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Amendment 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: March 1, 2012  
Architecture and Community Appearance Board of Review**