

**TOWN OF ORANGETOWN  
ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW  
FEBRUARY 5, 2008**

**MEMBERS PRESENT:** Jack Messina, Chairman, Thomas Miggie, Vice Chairman, John Keahon, James Dodge, and Larry Vail

**MEMBERS ABSENT:** Daniel Hlavac

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairman, called the meeting to order at 7:30 PM. 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>Louie's on the Avenue Plans</b> Review of Site/Structure Plans 68.20/2/9; CS zone	<b>Approved Subject to Conditions</b>	<b>ACABOR #08-03</b>
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<b>Blauvelt Dominican Sisters Plans</b> Review of Site/Structure Plans 73.10/1/6; OP zone	<b>Approved Subject to Conditions</b>	<b>ACABOR #08-01</b>
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**Other Business: Holiday Facade Design Adjustments:** The applicant requested and the Board approved to adjust some elevations on the approved facade, ACABOR #07-49.

A motion was made to adjourn the meeting by James Dodge and seconded by Jack Messina 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 8:15 P.M. The next ACABOR Meeting is scheduled for February 19, 2008.

**Dated: February 5, 2008**  
**Cheryl Coopersmith, Chief Clerk**

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

**Louie's on the Avenue Plans  
Approved Subject to Conditions**

**ACABOR #08-03  
February 5, 2008  
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TO: Vincent Acocella, R.A.  
P.O. Box 181  
Pearl River, NY 10965

FROM: Architecture and Community Appearance Board of Review

RE: The application of A.S. Panteleakis, owner, to review the removal of an existing greenhouse addition in need of repair and replace it with a new wood frame addition to the existing rear of the restaurant at a site known as "**Louie's on the Avenue 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 160 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 9, in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, February 5, 2008, at which time the Board made the following determinations:

Vincent Acocella and A. Panteleakis appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Vincent Acocella, dated October 29, 2007:

- A-1: Plan & Elevations
- SP-2: Site Plan

**FINDINGS OF FACT:**

1. The Board found that the materials to be used on the replacement addition shall match the existing structure. The siding color would be a soft beige color, the trim would be white and the roof would be Slateblend, manufactured by Timberline. The finish on the foundation will be parched to match the existing foundation on the structure.
2. The Board found to lessen the impact of the dining area on the abutting property owner – (Fitzgerald - Section/Block/Lot: 68.20/2/13), a vegetative buffer shall be planted from the corner of the one story building going west. The applicant shall plant five foot tall Arborvitae trees, planted 4 foot on center, for an approximate distance of 40 feet, ending at the curve of the parking lot.

**Public Comment: Peter Fitzgerald:** 157 Franklin Avenue, an abutting property owner, raised concerns regarding the proximity of the dining area to his property and the loss of privacy of his backyard. He requested the Board to consider some type of buffer, either a higher fence than the existing fence or some type of vegetation be placed along the rear of the applicant's property.

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

1. The materials to be used on the replacement addition shall match the existing structure. The siding color will be a soft beige color, the trim will be white and the roof will be Slateblend, manufactured by Timberline. The finish on the foundation will be parched to match the existing foundation on the structure.
2. To lessen the impact of the dining area on the abutting property owner – (Fitzgerald - Section/Block/Lot: 68.20/2/13), a vegetative buffer shall be planted from the corner of the one story building going west. The applicant shall plant five foot tall Arborvitae trees, planted 4 foot on center, for an approximate distance of 40 feet, ending at the curve of the parking lot.
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.

The foregoing resolution was presented and moved by John Keahon and seconded by Larry Vail, and carried as follows: Jack Messina, aye; Larry Vail, aye; Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye and Thomas Miggie, 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 5, 2008**

Architecture and Community Appearance Board of Review

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

**Blauvelt Dominican Sisters Vestibule Plans  
Approved Subject to Conditions**

**ACABOR #08-04  
February 5, 2008  
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TO: Judith Lawler, R.A.  
Colgan Perry Lawler Aurell  
42 Main Street  
Nyack, NY 10960

FROM: Architecture and Community Appearance Board of Review

RE: The application of the Blauvelt Dominican Sisters, owner, to review the remodeling of part of the motherhouse wing to include the addition of a new vestibule at a site known as "**Blauvelt Dominican Sisters Vestibule 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 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1 & 2, 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 Tuesday, February 5, 2008, at which time the Board made the following determinations:

Judith Lawler and Charles Fody appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Colgan Perry Lawler Aurell Architects, dated December 4, 2008:

- A-1: Site Plan and Site Details
- A-2: Ground Floor Plan, revised January 18, 2008
- A-4: New Vestibule
- A-4.1: New Vestibule Details

**FINDINGS OF FACT:**

1. The Board found that the new vestibule/entrance would be used for administrators and for the community.
2. The Board found that the facade would match the existing ground floor elevation colors, the materials consist of Dryvit in Sandpiper (or a color to match Limestone color) with a Standing Seam Metal roof, manufactured by Englert.

**No public Comment**

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

1. The facade will match the existing ground floor elevation colors, the materials consist of Dryvit in Sandpiper (or a color to match Limestone color) with a Standing Seam Metal roof, manufactured by Englert.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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: Jack Messina, aye; Larry Vail, aye; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye; and Daniel Hlavac, absent.

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 5, 2008**

Architecture and Community Appearance Board of Review

**ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW**

**Holiday Inn Plans/ B.T.C. Plans  
Adjustment to ACABOR Plans #07-49**

**OTHER BUSINESS  
February 5, 2008**

TO: Saul Silverman, AIA  
23 Nepperhan Avenue  
Elmsford, New York 10523

FROM: Architecture and Community Appearance Board of Review

RE: "Other Business" requests to adjust the elevations of the existing Holiday Inn approved plans; ACABOR #07-49, reviewed and approved on July 31, 2007.

The site is located at 329 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 25, in the CC zoning district.

Saul Silverman appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by MSA Collaborative, Revised, dated January 30, 2008:
  - 1: Proposed Front Elevation and Existing Front Elevation
  - 2: Proposed Partial Side Elevation, Proposed Side Elevation and Existing Side Elevation
  - 3: Proposed Rear Elevation and Existing Rear Elevation
  - 4: Proposed Rear Elevation and Existing Rear Elevation
  - 5: Proposed Courtyard Elevation and Existing Courtyard Elevation
  - 6: Proposed 3 Story Courtyard Elevation and Existing 3 Story Courtyard Elevation
2. Architectural Plans prepared by MSA Collaborative, Revised, dated July 12, 2007:
  - 1: Proposed Front Elevation and Existing Front Elevation
  - 2: Proposed Partial Side Elevation, Proposed Side Elevation and Existing Side Elevation
  - 3: Proposed Rear Elevation and Existing Rear Elevation
  - 4: Proposed Rear Elevation and Existing Rear Elevation
  - 5: Proposed Courtyard Elevation and Existing Courtyard Elevation
  - 6: Proposed 3 Story Courtyard Elevation and Existing 3 Story Courtyard Elevation
3. Site Plan prepared by Joseph Haller, PLS, dated September 2, 1997.
4. A letter signed by Saul Silverman, A.I.A., MSA Collaborative, dated January 31, 2008.

**FINDINGS OF FACT:**

1. The Board found that applicant requested to adjust some elevations for the approved facade, ACABOR #07-49. Due to modification in the prototypical design and current standards for the hotel chain, the applicant needed to reappear in front of the Board. The materials to be used are substantially the same, with adjustments to the panel design, and the saving of the existing brick surfaces, to be painted. Holiday Inn has eliminated from its prototype, the fascia medallions and the green diamond tiles.

2. The Board requested that on the front elevation, the crown line shall be taken down on all sides. The drawings shall be revised.

**In view of the foregoing and the testimony before the Board, THE BOARD REQUESTED THE FOLLOWING ADJUSTMENTS TO THE ELEVATIONS:**

**1. On the front elevation, the crown line shall be taken down on all sides. The drawings shall be revised**

**Dated: February 5, 2008**

**Architecture and Community Appearance Board of Review**