

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JANUARY 5, 2012**

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

**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>Ringner Plans</b> Review of Site/Structure Plans 68.18/3/41; R-15 zoning district	<b>Continued to January 19th need building materials</b>	<b>ACABOR #12-01</b>
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<b>Skyview Plaza Development Corp. Plans</b> Review of Shed/Bumper Guard 68.16/6/62; CS zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #12-02</b>
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A motion was made to adjourn the meeting by Paul Papay 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 8:05 p.m. The next ACABOR Meeting is scheduled for January 19, 2012.

**Dated: January 5, 2012**

**ACABOR #12-02: Skyview Plaza Development; Approved Subject to Conditions, Shed and Bumper Guard**

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

RE: Skyview Plaza Development Corp. Plans: The application of Skyview Plaza LLC, owner, (Donald Brenner, Attorney for the Applicant) for the Review of Shed/Bumper Guard at a site known as "Skyview Plaza Development Corp. 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 21 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 62 in the CS zoning.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 5, 2012**, at which time the Board made the following determinations:

Donald Brenner and Ed Lane appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by James Tanner, R.A., dated August 26, 2011, Floor Plan, Elevation and Details, Sheet 1 of 1.
2. Survey of Property prepared by Jay Greenwell, PLS, dated October 12, 2010.
3. Copy of Building Permit Referral.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a movable tool shed/bumper guard. The shed will be completely enclosed.
2. The Board found that the shed's roof shingles would be weathered wood architectural shingles, manufactured by Tamko. The siding on the shed would be in a color to match the main building, rather than stained wood in cedar as originally proposed by the applicant.
3. The Board found that the proposed fence on the site would be the same materials as the railing that hides the air conditioners. The fence would be 4 feet tall and a gate would be added on the east side of the fence. The color of the fence would match the building. The bollards would be painted either brown or black.

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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 movable tool shed's roof shingles will be weathered wood architectural shingles, manufactured by Tamko. The siding on the shed will be in a color to match the main building, rather than stained wood in cedar as originally proposed by the applicant.
2. The fence on the site will be the same materials as the railing that hides the air conditioners. The fence will be 4 feet tall and a gate will be added on the east side of the fence. The color of the fence would match the building. The bollards will be painted either brown or black.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: Jack Messina, aye; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye; Jill Fieldstein, aye; Paul Papay, 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: January 5, 2012**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review.**