

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 1, 2010**

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

MEMBER ABSENT: None

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairperson called the meeting to order at 7:35 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.

Mathew Sign Plan – 538 Western Highway Review of Sign Plan 70.18/1/12; CS zoning district	Approved with Conditions	ACABOR 10-26
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Holiday Inn Plans Amendment to ACABOR #07-49 Review of Facade Improvement Plans 74.11/2/25; CC zone	Approved with Conditions	ACABOR #10-27
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Rockland Gaelic Athletic Association Plans Review of Scoreboard and Safety Netting Plans 73.08/1/1; RPC-R zoning district	Approved with Conditions	ACABOR 10-28
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A motion was made to adjourn the meeting by Jack Messina 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 8:15 p.m. The next ACABOR Meeting is scheduled for July 15, 2010.

Dated: July 1, 2010

Architecture and Community Appearance Board of Review

ACABOR #10-26

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

Mathew Sign Plan – 538 Western Highway - Approved Subject to Conditions

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TO: Frank Lyons, Sign Creations, 216 Congers Road, Building #3,
Suite 3, New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: Mathew Sign Plan – 538 Western Highway: The application of Elizabeth Mathew, owner, for the review of a Sign Plan, at a site to be known as “Mathew Sign Plan – 538 Western Highway” 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 538 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.18, Block 1, Lot 12 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, July 1, 2010**, at which time the Board made the following determinations:

Frank Lyons appeared and testified.

The Board received the following items:

1. Sign Plan noting design, dimensions and colors of proposed sign.
2. Copy of property survey.
3. Photograph of site with proposed sign super imposed noting location on site.
4. Submitted at the meeting, a Sign Plan noting the colors of the proposed sign.

FINDINGS OF FACT:

1. The Board found that the proposed sign was 48 inches wide by 24 inches high, with a rider sign of 38 inches wide by 5 inches in height. The rider sign measures 17 inches from the ground.
2. The Board found that the background color of the sign would be Burgundy, the lettering would be Gold and the circle surrounding the numbers would be Black. The sign posts would be White.
3. The Board found that the sign would be dull faced with no lighting proposed. The sign would be double faced.

ACABOR #10-26

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

Mathew Sign Plan – 538 Western Highway - Approved Subject to Conditions

July 1, 2010

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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.

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

1. The proposed sign will be 48 inches wide by 24 inches high, with a rider sign of 38 inches wide by 5 inches in height. The rider sign measures 17 inches from the ground.
2. The background color of the sign will be Burgundy, the lettering will be Gold and the circle surrounding the numbers will be Black. The sign posts will be White.
3. The sign will be double faced with no lighting proposed.
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 Larry Vail and seconded by Jack Messina 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: July 1, 2010

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

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

**ACABOR #10-27: Holiday Inn Plan - Amendment to ACABOR #07-49,
Approved Subject to Conditions**

July 1, 2010

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TO: Brian Aitchinson, DCAK, 53 Hudson Avenue, Nyack, New York
10960

FROM: Architecture and Community Appearance Board of Review

RE: Holiday Inn Plans: The application of DCAK Architecture, applicant for Orangeburg Properties, LLC, owner, for an Amendment to ACABOR #07-49, Façade Improvements, at a site known as “Holiday Inn 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 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.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 1, 2010**, at which time the Board made the following determinations:

Brian Aitchinson appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plan prepared by DCAK/MSA: A-100 – Floor Plans & Exterior Elevations, dated April 13, 2010 and June 9, 2010
2. Copy of a Site Plan prepared by Joseph Haller, noting the location of the proposed improvement to the existing structure.
3. Colored Architectural Rendering of the existing structure noting the proposed façade improvement, prepared by DCAK/MSA, and dated June 14, 2010.
4. Copy of ACABOR #07-49, dated July 31, 2007, Approved Subject to Conditions.

FINDINGS OF FACT:

1. The Board found that the proposed improvement involved the addition of an elevator to the existing building.
2. The Board found that the façade on the addition would match the design, materials and colors of the existing structure.
3. The Board found the design acceptable as presented.

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.

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

ACABOR #10-27: Holiday Inn Plan - Approved Amendment to ACABOR #07-49, Subject to Conditions

July 1, 2010

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

1. The façade on the addition shall match the design, materials and colors of the existing structure.
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 Larry Vail 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: July 1, 2010

Architecture and Community Appearance Board of Review

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

ACABOR #10-28: Rockland Gaelic Athletic Association Plans - Approved Subject to Conditions

July 1, 2010
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TO: Paul Rowley, 64 Constitution Drive, Tappan, New York, 10983
FROM: Architecture and Community Appearance Board of Review
RE: Rockland Gaelic Athletic Association Plans: The application of the Rockland Gaelic Athletic Association, owner, for the review of a Scoreboard and Safety Netting at a site known as “Rockland Gaelic Athletic Association 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 132 Old Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1 in the RPC-R zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 1, 2010**, at which time the Board made the following determinations:

Paul Rowley, Marty McKenna and Michael Healey appeared and testified.

The Board received the following items:

1. Plans prepared by Calise & Gannon Associates, PLLC, dated May 9, 2010, entitled Scoreboard and Safety Netting.

FINDINGS OF FACT:

1. The Board found the proposed scoreboard and safety netting were the same that were used at the Orangetown athletic fields.
2. The Board found that the netting, poles and signs would be black in color.

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 netting, poles and signs will be black in color.
2. The plans are approved as proposed.
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 James Dodge and seconded by Jill Fieldstein 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: July 1, 2010
Architecture and Community Appearance Board of Review
Town of Orangetown

