

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JULY 21, 2009

MEMBERS PRESENT

Jack Messina, Chairperson
Larry Vail
Dan Sherman
Jill Fieldstein
Paul Papay

MEMBER ABSENT

James Dodge; Vice Chairperson
Thomas Miggie

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.

Smith Plans Review of the Site/Structure 69.06/2/15; R-15 zoning district	Continued: Revise House Plans	ACABOR #09-23
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Rockland Gaelic Athletic Association Plans Review of Amendment to Approved Plans ACABOR #09-13; 5/5/09 73.08/1/1; RCP-R zoning district	Approved with Conditions	ACABOR #09-24
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Murphy Plans Review of the Site/Structure Sicklels Farms Subdivision 69.08/1/9 & 10; R-40 zoning district	Approved with Conditions	ACABOR #09-25
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Art Student League Plans Review of the Site/Structure 74.16/1/9 & 75.13/1/1 R-40 zoning district	Postponed	ACABOR #09-26
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A motion was made to adjourn the meeting by Jack Messina and seconded by Thomas Miggie 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 8:45 p.m. The next ACABOR Meeting is scheduled for September 8, 2009.

Dated: July 21, 2009
Town of Orangetown
Architecture and Community Appearance Board of Review

ACABOR #09-24 –Rockland Gaelic Athletic Association Amendment to Approved Plan; ACABOR #09-13 Approved Subject to Conditions

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TO: Paul J. 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, (Dennis Lynch, attorney for the applicant) for the review of and Amendment to ACABOR #09-13 for 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 **Tuesday, July 21, 2009**, at which time the Board made the following determinations:

Joseph McGirl, Paul J. Rowley and Michael Healy appeared and testified.

The Board received the following items:

1. Plans prepared by Southport Associates, signed by Michael F. Fabrizi, P.E., dated February 13, 2009, last revised July 2, 2009:
 - a. E-1: Electrical Specifications, Schedules and Power Riser
 - b. E-2: Electrical Site Plan
 - c. E-3: Electrical Details, Enlarged Plan and Elevations\
2. Architectural Plan prepared by Coburn Architecture, signed and sealed by Brendan R. Coburn; New Electrical Closet.
3. A copy of ACABOR #09-13, dated May 5, 2009.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to two actions:
 - a. Extend an existing build to house an electrical control panel, and
 - b. Relocate a transformer 60 feet over from the existing site. The transformer would be surrounded by a chain link fence.

**ACABOR #09-24 –Rockland Gaelic Athletic Association Amendment to
Approved Plan; ACABOR #09-13
Approved Subject to Conditions**

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2. The Board found that the extension on the existing building would consist of the same exterior stucco materials.
3. The Board found that the transformer would be surrounded by a chain link fence in a five foot by five foot cube configuration, at a maximum height of six feet.

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 extension on the existing building shall consist of the same exterior stucco materials
2. The transformer would be surrounded by a chain link fence in a five foot by five foot cube configuration, at a maximum height of six feet.
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 and seconded by Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, aye; Thomas Miggie, absent, Jack Messina, 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: July 21, 2009

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #09-25 – Murphy Plans Approved with Conditions; Review of Site/Structure Plans

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW DECISION

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TO: William Bosley, 10 Sugarhill Road, Nyack, New York, 10960
FROM: Architecture and Community Appearance Board of Review
RE: Murphy Plans – Sickels Farms Subdivision: The application of LaBozz 2 Builders Corp., owners, for Review of Site/Structure Plans for a site to be known as “Murphy Plans – Sickels Farms Subdivision”, 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 on Sergeant Edward O’Grady Court, off of Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.08, Block 1, Lots 9 & 10; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, July 21, 2009**, at which time the Board made the following determinations:

Barry Terach, Susan Murphy and Bill Bosley appeared and testified for the applicant.

The Board received the following items:

1. Plot Plan prepared John E. Collazuol & Assoc., dated July 2, 2009.
2. Architectural Plans prepared Barry Terach, R.A., dated July 6, 2009:
 - A-1: Front Elevation
 - A-2: Left and Right side Elevations
 - A-3: Rear Elevation
 - A-5: First Floor Plan
 - A-6: Second Floor Plan
3. Submitted at the meeting by the applicant, a photograph of the existing type of vegetation on the site.
4. A letter signed by William Bosley to the Town of Orangetown Architecture and Community Appearance Board of Review dated July 15, 2009, attachment - letter to the Town of Orangetown Planning Board regarding the need for a circular driveway signed by Steve Murphy, dated June 22, 2009.

ACABOR #09-25 – Murphy Plans Approved with Conditions; Review of Site/Structure Plans

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY
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FINDINGS OF FACT:

1. The Board found that the facade would consist of all natural materials; stucco, granite and wood. The stucco is California Stucco in Doe Skin color (light tan), the stonework on the house is in grey warm tones Adirondack Granite. All stonework on the façade and chimney are in the same stone.
2. The Board found that at this time, the roof would be in Slateline shingles, in Antique Grey. The applicant requested that the Board give them the option to upgrade the roof material to a natural slate in gray/black tones once the homeowners make a final decision regarding the roofing material.
3. The Board found that the posts on the porch would be Grey/Grown color, the trim on the windows would be Pacer White and the shutters on the house would be Bitter Chocolate color. The material on the top of the porch floor would be Bluestone.
4. The Board found that the entry door on the front of the house would be an arched Pine Crest door with lights. All exterior lighting would be down lit. The transformer on the project site would be landscaped.

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 be constructed of all natural materials, consisting of stucco, granite and wood. The stucco is California Stucco in Doe Skin color (light tan), the stonework on the house is in grey warm tones Adirondack Granite. All stonework on the façade and chimney are in the same stone.
2. The applicant has the option of either a roof of Slateline shingles, in Antique Grey or upgrading to a natural slate in gray/black tones.
3. The posts on the porch will be Grey/Grown color, the trim on the windows will be Pacer White and the shutters on the house will be Bitter Chocolate color. The material on the top of the porch floor is Bluestone.
4. The entry door on the front of the house will be an arched Pine Crest door with lights. All exterior lighting will be down lit.
5. The transformer on the project site will be landscaped.

ACABOR #09-25 – Murphy Plans Approved with Conditions; Review of Site/Structure Plans

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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.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, aye; Thomas Miggie, absent, Jack Messina, 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: July 21, 2009
Town of Orangetown
Architecture and Community Appearance Board of Review.**

