

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JULY 21, 2011**

**MEMBERS PRESENT:** Jack Messina, Chairperson; Michael Bosco; Larry Vail;  
Jill Fieldstein; and Dan Sherman

**MEMBERS ABSENT:** James Dodge, Vice Chairperson and Paul Papay

**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>Highland Mews at Sparkill Plans</b> Review of Lighting Plan Sparkill Hamlet Overlay Zone 77.08/5/49; CS zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11-19</b>
<b>Helmke &amp; Alatsas Home Plan</b> Review of Site/Structure Plans 69.05/3/56; R-15G zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11- 21</b>
<b>Quinn – Sparkill Plans</b> Review of Subdivision/Site/ Structure Plans Sparkill Overlay Zone 77.08/5/48; CS zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11-22</b>
<b>Tri-Seal Plan</b> Review of Dust Collector Plan 65.14/1/1; LI zoning district	<b>Approved as Presented</b>	<b>ACABOR #11- 23</b>
<b>Comito Construction Plan</b> Review of Site/Structure Plans 77.20/1/19.1; R-15 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11- 24</b>
<b>Our Lady of the Sacred Heart Plan</b> Review of Addition to Existing Structure Tappan Historic District 77.11/1/11; R-15 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11-25</b>

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<b>Minassian Addition Plan</b> Review of Addition to Existing Structure 69.07/1/27; R-40 zoning district	<b>Approved Subject to Conditions</b>	<b>ACABOR #11-26</b>
<b>Pearl River Animal Hospital Plans</b> Review of Sign Plan 68.19.4.9; CO zoning district	<b>Approved as Presented</b>	<b>ACABOR #11-27</b>
<b>Blue Hill Plaza Car Port Plan</b> Review of Car Port Plan 73.05/1/54; OP zoning district	<b>Approved as Presented</b>	<b>ACABOR #11-28</b>

**Other Business: Dominican College - Main Parking Lot/ Western Highway:** The Board reviewed and agreed to the request of Dominican College to continue the construction and installation of lighting and other safety improvements at an existing parking lot. The improvements needed to be made at this time in order to complete construction prior to the academic schedule beginning in September. The applicant agreed to make application and formally appear at an ACABOR Meeting on the Fall Calendar.

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 10:15 p.m. The next ACABOR Meeting is scheduled for September 8, 2011.

**Dated: July 21, 2011  
Town of Orangetown  
Architecture and Community Appearance Board of Review**

**ACABOR #11- 19: Highland Mews at Sparkill Lighting Plan - Approved  
Subject to Conditions**

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TO: Robert Prier, Esq. 17 South Broadway, Nyack, New York, 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Highland Mews at Sparkill Plans: The application of John Mascia, owner, for the review of a Lighting Plan, at a site to be known as "**Highland Mews at Sparkill 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 653 Main Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49 in the CS zoning district and in the Sparkill Hamlet Overlay Zone.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, July 7 & 21, 2011**, at which time the Board made the following determinations:

**July 7, 2011**

Robert Prier and John Mascia appeared and testified.

The Board received the following items:

1. A-1: Elevations Architectural Plan, prepared Jorge L. Lopez, R.A., dated January 29, 2009, revised June 20, 2011.
2. Site Plans prepared by William Youngblood Land Surveying, PC, dated January 30, 2006, last revised June 13, 2011, unless noted:
  - Drawing 1 of 4: Minor Subdivision Plan
  - Drawing 2 of 4: Grading, Utility & Erosion Control Plan
  - Drawing 3 of 4: Landscape & Lighting Plan
  - Drawing 4 of 4: Detail Plan, last revised November 5, 2010
3. A copy of ACABOR #11-09, Highland Mews at Sparkill Plan, dated June 2, 2011.

**FINDINGS OF FACTS:**

1. The Board found that under ACABOR #11-09, the applicant was required to return to the Board for review and approval of the site lighting:
  - Condition #4: "The applicant shall reappear in front of the Board at a later date with a completed Lighting Plan for the project site. The reappearance shall occur prior to appearing in front of the Planning Board for Final Site Plan Approval."

**ACABOR #11- 19: Highland Mews at Sparkill Lighting Plan - Approved  
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2. The Board found that the presented plans eliminated the pole lighting in the parking lot and placed wall pack lights on the buildings. The wall packs were placed approximately 6 feet from grade on the buildings. The Board recommended placing the wall packs at a lower level on the building at a lower wattage. The Board also suggested increasing the number of wall packs on the building. In addition, the Board also suggested using ground lighting rather than pole or wall pack lighting. Finally, the Board recommended placing shields on the lighting fixtures and shining the lights towards the buildings rather than outwards towards the neighboring properties.
  
3. The Board found that the brick to be used on the buildings would be Hamilton Blend A, a reddish brown color.

**Public Comments:**

Judy Peaks: 11 and 15 Union Street, Sparkill, raised concerns regarding the lightings on the site and if it is going to be high and bright.

The applicant requested a **CONTINATION**.

**July 21, 2011**

Mike Douradu and John Mascia appeared and testified.

The Board received the following items:

1. A-1: Elevations Architectural Plan, prepared Jorge L. Lopez, R.A., dated September 29, 2009, revised July 13, 2011.
2. Site Plans prepared by William Youngblood Land Surveying, PC, dated January 30, 2006, last revised July 7, 2011:
  - Drawing 3 of 4: Landscape & Lighting Plan
  - Drawing 4 of 4: Detail Plan, last revised November 5, 2010

**ACABOR #11- 19: Highland Mews at Sparkill Lighting Plan - Approved  
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**FINDING OF FACTS:**

1. The Board found that the number of lights and heights of the lights were reduced from the prior submission. The light poles shall be no higher than 10 feet in height. In addition, the wattage of the lights was reduced to 240 watts and 150 watts and light shields were added to the light fixtures.
2. The Board found that the following notes would be added to Drawing 3 of 4; Landscape & Lighting Plan:
  - a. "The lights shall be adjusted so that no spillage of lights shall shine on neighboring properties."
  - b. "Light shields shall be placed on all lighting fixtures so that no spillage of lights shall shine on neighboring properties."

**Public Comments:**

Judy Peaks: 11 and 15 Union Street, Sparkill, questioned the Board regarding the follow up on the maintenance of the site after it is constructed.

Irene Meore, 90 Union Street, Sparkill, requested information regarding the location of the proposed lighting 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 light poles shall be no higher than 10 feet in height. In addition, the wattage of the lights shall be reduced to 240 watts and 150 watts and light shields shall be added to the light fixtures.
2. The following notes shall be added to Drawing 3 of 4 "Landscape & Lighting Plan:
  - a. "The lights shall be adjusted so that no spillage of lights shall shine on neighboring properties."
  - b. "Light shields shall be placed on all lighting fixtures so that no spillage of lights shall shine on neighboring properties."

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Jack Messina and carried as follows: Jack Messina, aye; James Dodge, absent; Dan Sherman, aye; Jill Fieldstein, aye; Michael Bosco, aye, Paul Papay, absent 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, 2011  
Town of Orangetown  
Architecture and Community Appearance Board of Review.**

**ACABOR #11-21: Helmke & Alatsas Home Plans - Approved Subject to Conditions**

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

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TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913  
FROM: Architecture and Community Appearance Board of Review

RE: Helmke & Alatsas Home Plans: The application of Bill Helmke and George Alatsas, owners, for review of Site/Structure Plans at a site to be known as "**Helmke & Alatsas Home 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 99 Lombardi Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.05, Block 3, Lot 56 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

George Alatsas, William Helmke and Robert Hoene appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Robert Hoene, RA, dated April 27, 2011, revised June 3, 2011:
  - A1-0: Elevations
  - A2.0: Foundation/Basement Plan & First Floor Plan
  - A3.0: General Notes, Details & Second Floor Plan
2. Site Plan prepared by Robert Sorace, PLS, dated June 24, 2011.
3. Submitted at meeting, Landscaping Plan, prepared by Edge Landscaping, undated.

**FINDINGS OF FACT:**

1. The Board found that the existing structure would be demolished and a new house would be constructed. The applicant shall provide the demolition permit for the file.
2. The Board found that the proposed house would have four sides of vinyl siding in Granit Grey, manufactured by Mainstreet, with white window trim, soffits, and corner posts. The garage door would be white. The front door would be red with a brass kick plate. The roof would be slate color, manufactured by Timberline. The chimney would be finished in Montecito Cliff style stonework, manufactured by Eldorado Stonework. The garage door shall have sunburst windows added to drawings. The plans shall be revised. The air conditioning units would be placed along side by the chimney.

**ACABOR #11-21: Helmke & Alatsas Home Plans - Approved Subject to Conditions**

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3. The Board found that the only exterior new lighting placed on the site would be motion lights at the garage area, facing downward.
4. The Board found that new plantings would be planted against the foundation of the house. The applicant stated that a minimal amount of trees would need to be removed to construct the house, since the new house would occupy almost the same footprint as the prior house.
5. The Board found that the existing Pin Oak tree on the site would remain. A note would be added to the Site Plan; since it is not shown on the submitted Landscaping Plan submitted at the meeting.

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 house will have four sides of vinyl siding in Granit Grey, manufactured by Mainstreet, with white window trim, soffits and corner posts. The garage door will be white. The front door will be red with a brass kick plate. The roof will be slate color, manufactured by Timberline. The chimney will be finished in Montecito Cliff style stonework, manufactured by Eldorado Stonework. The air conditioning units will be placed along side by the chimney.
2. The garage door shall have sunburst windows added to drawings. The plans shall be revised.
3. New plantings shall be planted against the foundation of the house. A minimal amount of trees shall be removed to construct the house, since the new house shall occupy almost the same footprint as the prior house.
4. The only exterior new lighting placed on the site will be motion lights at the garage area, facing downward.
5. The existing Pin Oak tree on the site shall remain. A note shall be added to the Site Plan, since it is not shown on the submitted Landscaping Plan submitted at the meeting.

**ACABOR #11-21: Helmke & Alatsas Home Plans- Approved Subject to Conditions**

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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.
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 Michael Bosco and seconded by Jack Messina and carried as follows: James Dodge, absent, Dan Sherman, aye; Jack Messina, aye; Michael Bosco, aye; Larry Vail, aye; Paul Papay, absent 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: July 21, 2011  
Town of Orangetown  
Architecture and Community Appearance Board of Review**



**ACABOR #11-22: Quinn – Sparkill Site Plan - Approved Subject to Conditions**

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

RE: Quinn – Sparkill Plans: The application of Sean Quinn, owner, (Donald Brenner, Attorney for the Applicant) for review of Subdivision/ Site/ Structure Plans at a site to be known as “**Quinn – Sparkill 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 3 Union Street, Sparkill, in the Sparkill Overlay Zone, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48 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 21, 2011**, at which time the Board made the following determinations:

Donald Brenner and Jonathan Hodosh appeared and testified.

The Board received the following items:

1. Drawing 4 of 5 “Landscape & Lighting Plan” prepared by William Youngblood Land Surveying dated October 5, 2010, last revised July 7, 2011.
2. Architectural Plans prepared by Jonathan Hodosh, R.A., dated December 3, 2008, last revised July 6, 2011:
  - A1: First & Second Floor Plan - Building 1
  - A2: Front & Right Elevations- Building 1
  - A3: Rear & Left Elevations - Building 1
  - A4: First Floor Plan - Building 2 & 3
  - A5: Second Floor Plan - Building 2 & 3
  - A6: Front Elevation - Building 2 & 3
  - A7: Right & Left Elevations - Building 2 & 3
  - A8: Rear Elevation - Building 2 & 3
3. Copies of ZBA #11-13, Front Yard, and Rear Yard Variances for Lots #1, #2 & #3, Approved, dated February 16, 2011 and PB#10-61, Preliminary Site Plan Approval Subject to Conditions, dated December 8, 2010.

**FINDINGS OF FACT:**

1. The Board found that the plan presented 3 separate buildings in a classic architectural style. The brick has an older appearance in a Redland brick (reddish color). The roof on Building #1 will be black walnut shingles, manufactured by Tamko. Buildings #2 and #3 have flat parapet roofs, and are not visible. All three structures have white trim.

**ACABOR #11-22: Quinn – Sparkill Site Plan - Approved Subject to Conditions**

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

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2. The Board found that the landscaping on the site consisted of arborvitae and boxwood planting, as noted on the submitted Landscape plan. There are also existing trees on the site which would remain.
3. The Board found that the lighting would be down lighting and motion detectors would be used on the lights. The poles for the lights would be a maximum height of 14 feet, of which there will be 2 pole lights. There will also be lighting on the signs and doorways.

**Public Comments:**

Judy Peaks: 11 and 15 Union Street, Sparkill, requested to see the plans up close.

Irene Meore, 90 Union Street, Sparkill, wanted to know if an existing structure on the site would remain.

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

1. The plan presented 3 separate buildings in a classic architectural style. The brick has an older appearance in a Redland brick (reddish color). The roof on Building #1 will be black walnut shingles, manufactured by Tamko. Buildings #2 and #3 have flat parapet roofs, and are not visible. All three structures have white trim.
2. The landscaping on the site consisted of arborvitae and boxwood planting, as noted on the submitted Landscape plan. There are also existing trees on the site which would remain.
3. The lighting shall be down lighting and motion detectors will be used on the lights. The poles for the lights will be a maximum height of 14 feet in height, of which there will be 2 pole lights. There will also be lighting on the signs and doorways
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 Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, absent; 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 21, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #11- 23: Tri-Seal Plan- Approved As Presented**

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

RE: Tri-Seal Plan: The application of Tri-Seal/Tekni-Plex, applicant, for Pontiac Holding, LLC, owner, for the review of a Dust Collector Plan at a site known as "**Tri-Seal Plan**," 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 900 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 1 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Plan prepared by Kernic Systems, Dust Collection System Elevation.

**FINDINGS OF FACT:**

1. The Board found that the applicant installed the Dust Collector in accordance with New York State Department of Environmental Conservation requirements. The collector is located in the rear of the site, facing a parking lot; no residential properties are near the location.
2. The Board found that the applicant shall appear in front of the Town of Orangetown Zoning Board of Appeals for Performance Standards Review for the Dust Collector.

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 Jack Messina and seconded by Dan Sherman and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye, Paul Papay, absent; 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 21, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #11-24: Comito Construction Plan- Approved  
Subject to Conditions**

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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 Plan – Lot #19.1: The application of Comito Construction Company, owner, (Burt Dorfman, Attorney for the Applicant) for review of structure/site plans at a site known to be known as “**Comito Construction Plan – Lot #19.1**”, 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 760 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 19.1 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

Marc Comito and Robert Hoene appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated May 25, 2011.
2. Architectural Plans prepared by Robert Hoene, RA, dated March 29, 2011 revised January 16, 2011:
  - 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
  - A-5: Second Floor Plan
3. A photograph/rendering of house to be constructed.
4. Copy of PB# 10-39 Final Subdivision Plan Approval Subject to Conditions, dated September 15, 2010

**FINDINGS OF FACT:**

1. The Board gave the applicant an option of either a façade of four sides of hardieplank or vinyl siding in a beige color. If vinyl siding is selected the manufacture would be Certainteed Mainstreet. Trim would be white on all sides.

**ACABOR #11-24: Comito Construction Plan - Approved  
Subject to Conditions**

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2. The Board found vinyl window shutters would be used in a black color. The roof shingles would be Rustic Black, manufactured by Tamko. The porch would have a standing steam cooper roof.
3. The Board found that decorative stonework would be used on house façade in a fieldstone style manufactured by Semco. The entry door would be painted black with side lights on either side and the carriage style white garage door would have two small coach lights by the door. The railing and deck would be constructed out of pressure treated lumber.

**Public Comments:**

Charles Dutkowsky, 757 Route 340, Palisades, raised concerns regarding development of the site, and misleading information submitted for Board review. Mr. Dutkowsky believed that the Board should review the building from the street level and not from a rendering. He requested a copy of the Board decision.

Honor Brueckner, 786 Route 340, Palisades, raised issues regarding the bulk and density of the development.

Steven Geller, 755 Route 340, Palisades, expressed concerns that the size of the proposed house may overwhelm the neighborhood.

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

1. The applicant shall have the option of either a façade of four sides of hardieplank or vinyl siding in a beige color. If vinyl siding is selected the manufacture will be Certainteed Mainstreet. The house trim will be white on all sides.
2. Vinyl window shutters will be used in a black color. The roof shingles will be Rustic Black, manufactured by Tamko. The porch will have a standing steam cooper roof.

**ACABOR #11-24: Comito Construction Plan - Approved  
Subject to Conditions**

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3. Decorative stonework will be used on façade in a fieldstone style manufactured by Semco. The entry door will be painted black with side lights on either side and the carriage style white garage door will have two small coach lights by the door. The railing and deck will be constructed out of pressure treated lumber.
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. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
7. 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 Jack Messina and seconded by Dan Sherman and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, absent; 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 21, 2011**

**Architecture and Community Appearance Board of Review**

**ACABOR #11- 25: Our Lady of the Sacred Heart Gym Expansion Plan-  
Approved Subject to Conditions**

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TO: Jane Slavin, R.A., 25 So. Greenbush Road, Orangeburg, New York  
FROM: Architecture and Community Appearance Board of Review

RE: Our Lady of the Sacred Heart Plan: The application of Rev. George Torok, applicant, for Our Lady of the Sacred Heart, owner, for the Review of an Addition to an existing structure at a site known as “**Our Lady of the Sacred Heart Plan**”, 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 120 Kings Highway, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot 11 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

Jane Slavin, Fr. Tom Kunnel and Fr. Francis Conka appeared and testified.

The Board received the following items:

1. Photographs of the existing site.
2. Draft Copy of HABR #11-12, Approved with Conditions, dated July 12, 2011.
3. Partial Plot Plan prepared by Jane Slavin, R.A., dated June 17, 2011.
4. Architectural Plans prepared by Jane Slavin, R.A., dated March 12, 2010, last revised June 15, 2011:
  - A1: Demolition Plan
  - A2: Floor Plan
  - A3: Stage Framing and Ceiling Plan
  - A4: Elevations

**FINDINGS OF FACT:**

1. The Board found that the proposed addition had been reviewed and approved by the Town of Orangetown Historic Areas of Review. ACABOR needed to review the Site Plan. The site plan required minimal review. Three existing bushes would be removed for expansion of the gymnasium, which would be replanted on the site.

**ACABOR #11- 25: Our Lady of the Sacred Heart Gym Expansion Plan-  
Approved Subject to Conditions**

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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 site plan required minimal review. Three existing bushes will be removed for expansion of the gymnasium, which shall be replanted on the site.
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 Dan Sherman and seconded by Larry Vail and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye, Paul Papay, absent; 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 21, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**



**ACABOR #11-26: Minassian Addition Plans- Approved Subject to Conditions**

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

**July 21, 2011**

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TO: Raffi Minassian, 3 Marycrest Road, West Nyack, New York  
FROM: Architecture and Community Appearance Board of Review

RE: Minassian Addition Plans: The application of Raffi Minassian, owner, for the review of an addition to an existing structure at a site known as “**Minassian Addition 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 3 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 27 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, July 21, 2010**, at which time the Board made the following determinations:

Raffi and Patil Minassian, Barbara Hess and Donald Brenner appeared and testified.

The Board received the following items:

1. Architectural Plans prepared Barbara Hess R.A., dated January 17, 2011, revise as noted:
  - Sheet 1: Front Elevation, revised July 1, 2011
  - Sheet 2: Left and Right Sides Elevations, revised July 1, 2011
  - Sheet 3: Cellar Floor Plan, revised May 27, 2011
  - Sheet 4: Main Floor Plan, revised May 27, 2011
  - Sheet 5: Attic Floor Plan, revised May 27, 2011
2. Site Plan prepared by Atzl, Scatassa & Zigler, dated May 13, 2011, revised July 1, 2011.
4. Submitted at the meeting, two letters of support for the project:
  - a. Letter dated July 17, 2011 signed by Raissa Dermody-Reid and Frank Reid.
  - b. Letter dated July 18, 2011 signed by Haig and Nadine Ariyan.

**FINDINGS OF FACT:**

1. The Board found that the applicant would have an option of either a façade of four sides of vinyl siding or hardiplank, in a beige color. If vinyl siding is to be used, the manufacture would be Certainteed, in Canyon Blend. The roof would be Weathered Wood or Bark Wood shingles, manufactured by Timberline or an equivalent manufacturer. The front, right and left façades would have decorative stone work in Owens Corning Cultured Stone in a fieldstone pattern. The color in would be in Piedmont or Tudor. The deck would be constructed out of “Trek” or an equivalent manufacturer in a brown or redwood color.

**ACABOR #11-26: Minassian Addition Plans- Approved Subject to Conditions**

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

**July 21, 2011**

**Page 2 of 2**

2. The Board found that the windows would be manufactured by Anderson and would be a sandstone beige color.
3. The Board found the project is an addition to an existing house and has substantial vegetation on 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.

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

1. The applicant shall have an option of either a façade of four sides of vinyl siding or hardiplank, in a beige color. If vinyl siding is to be used, the manufacture will be Certainteed, in Canyon Blend. The roof will be Weathered Wood or Bark Wood shingles, manufactured by Timberline or an equivalent manufacturer. The front, right and left façades will have decorative stone work in Owens Corning Cultured Stone in a fieldstone pattern. The color in will be in Piedmont or Tudor. The deck will be constructed out of "Trek" or an equivalent manufacturer in a brown or redwood color.
2. The windows will be manufactured by Anderson and will be a sandstone beige color.
3. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.
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. 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 Dan Sherman and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, absent 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, 2011**

**Town of Orangetown**

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

**ACABOR #11-27: Pearl River Animal Hospital Plans: Approved as Presented**

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

**July 21, 2011**

**Page 1 of 1**

TO: Anton Stenzler, 19 So. Pearl Street, Pearl River, New York 10913  
FROM: Architecture and Community Appearance Board of Review

RE: Pearl River Animal Hospital Plans: The application of Anton Stenzler, owner, for the review of a Sign at a site known as “**Pearl River Animal Hospital 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 19 South Pearl Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.19, Block 4, Lot 9 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

Anton Stenzler appeared and testified.

The Board received the following items:

1. Sign Plan prepared by Frohling Sign Company, dated April 2011.
2. Draft copy of ZBA #11-51, Approved with Conditions, dated July 6, 2011.

**FINDINGS OF FACT:**

1. The Board found the review consisted only of the building sign plan. The sign appeared in front of the Town of Orangetown Zoning Board of Appeals on July 6, 2011 and obtained the required zoning variances.
2. The Board found the sign would be mounted on the building and the applicant presented a smaller version to the Board to review. The colors would be as noted on the sample; a teal blue back ground, white lettering, a purple heart with a dog and cat on the heart and a black border around the sign.

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 Fieldstein and seconded by Jack Messina and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, absent; 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 21, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #11-28 – Blue Hill Plaza Car Port Plan - Approved as Presented**

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

**July 21, 2011**

**Page 1 of 1**

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

RE: Blue Hill Plaza Car Port Plans: The application of Andrew Kastner, applicant, for Glorious Sun Robert Martin, LLC, owner, for the Review of Car Port Plans at a site known as “**Blue Hill Plaza Car Port 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 1 Blue Hill Plaza, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 54 in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 21, 2011**, at which time the Board made the following determinations:

Donald Brenner and Frank Shec appeared and testified for the applicant

The Board received the following items:

1. Perfection Architectural Systems, Sheet 1 of 1, May 23, 2011, and a color brochure noting other projects completed by the company.
2. A photograph depicting the type of Car Port to be constructed on site.

**FINDINGS OF FACT:**

1. The Board found the applicant requested to construct a carport over an existing parking area to cover 20 parking spaces for a new tenant at the Blue Hill Plaza Office complex.
2. The Board found that the material of the car port would be structural aluminum in a bronze finish.

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 Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, absent, Dan Sherman, aye; Jack Messina, aye; Michael Bosco, aye; Larry Vail, aye; Paul Papay, absent 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: July 21, 2011**

**Town of Orangetown**

Architecture and Community Appearance Board of Review