

**TOWN OF ORANGETOWN  
ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW**

**MEETING OF JULY 8, 2008**

**MEMBERS PRESENT:**

Jack Messina, Chairperson; James Dodge, Vice Chairperson  
Larry Vail; John Keahon; Jill Fieldstein; Paul Papay and Thomas Miggie

**MEMBER 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 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>Pulmuone Wildwood Plans</b> Request for Clarification/Amendment to ACABOR #08-20, dated June 3, 2008 Storage Container 77.16/1/33; LIO zone	<b>Approved Amendment to Prior Decision</b>	<b>ACABOR #08- 25</b>
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<b>Dominican College Plans</b> Review of Site/Structure Plans 74.06/3/3; R-40 zone	<b>Approved Plans Subject to Conditions</b>	<b>ACABOR #08- 26</b>
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<b>Bocca Plans</b> Review of Site/Structure Plans 74.20/342; RG zone	<b>Approved Plans Subject to Conditions</b>	<b>ACABOR #08- 27</b>
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<b>Key Bank Sign Plans</b> Review of Sign Plans 74.10/1/71; CO zone	<b>Approved Plans Subject to Conditions</b>	<b>ACABOR #08- 28</b>
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<b>The Pointe at Lake Tappan Plans</b> Review of Site/Structure Plans As per ACABOR #08-24 73.10/1/4; OP & PAC zones	<b>Approved Plans Subject to Conditions</b>	<b>ACABOR #08- 29</b>
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A motion was made to adjourn the meeting by John Keahon 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 8:30 p.m. The next ACABOR Meeting is scheduled for **July 22, 2008**.

**Dated: July 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY  
APPEARANCE BOARD OF REVIEW - DECISION**

**Pulmuone Wildwood Container Plans; Approved Subject to Conditions  
July 8, 2008**

TO: Christina Lee, 30 Rockland Park Road, Tappan, New York 10983  
FROM: Architecture and Community Appearance Board of Review  
RE: Revisions to the application of Christina Lee, applicant, for Howard Dean, owner, for the review of a Container Plan for a site known as "**Revisions to Pulmuome Wildwood Container 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 30 Rockland Park Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.16, Block 1, Lot 33 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, July 8, 2008**, at which time the Board made the following determinations:

Christina Lee appeared and testified.

The Board received the following items:

1. Survey of the property prepared by Joseph Haller, dated December 17, 1966.
2. Photographs of the site noting the location and type of the Container.
3. Revised plan of Site, noting new location of Container.

**FINDINGS OF FACT:**

1. The Board found that the applicant wanted to move the container presented at a prior meeting on June 17, 2008, to an alternate location, on the other side of the structure. The new location would not require landscaping. The Board requested that the container be placed in the location noted on the revised Site Plan. This location places the container in front of the building where the color blends with the dark brown color of the adjacent structure.

**Public Comment:**

Martin Feldi: an abutting property owner, raised concerns regarding potential noises created from the use of the container.

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

1. The container location may be moved to the new location, as shown on the revised Site Plan submitted with this application, ACABOR #08-25. The container shall be dark brown in color and must be aligned to that color (dark brown) on the facade of the existing structure.

The foregoing resolution was presented and moved by Paul Papay and seconded by Larry Vail and carried as follows: Jack Messina, aye; James Dodge, aye; John Keahon, aye; Jill Fieldstein, aye; Paul Papay, aye; Larry Vail, 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: July 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**

TOWN OF ORANGETOWN

ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW DECISION  
July 8, 2008

**Dominican College Plans - Approved Subject to Conditions**

TO: Michael Dempsey, Dominican College, 470 Western Highway, Orangeburg, New York, 10962

FROM: Architecture and Community Appearance Board of Review

RE: The application of Dominican College, owner, for the review of a Site and Structure of a 3,500 square foot expansion to the existing dining hall a site known as "**Dominican College Dining Hall Expansion 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 470 Western Highway, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 3, 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, July 8, 2008**, at which time the Board made the following determinations:

Michael Dempsey, Joseph Corless and Sr. Kathleen Sullivan appeared and testified.

The Board received the following items:

1. An Amended Site Plan entitled "Dominican College Dining Center" prepared by Corless and Associates, dated February 18, 2008.
2. Architectural Plans entitled "Dominican College Cafeteria" prepared by Creative Culinary Design, dated February 29, 2008, unless noted:
  - a. Sheet K-1.1: Equipment Floor Plan, dated December 5, 2007, rev. February 29, 2008
  - b. Sheet ID-6.2: Interior Elevations
  - c. Sheet ID-6.3: Interior Elevations
  - d. Sheet ID-6.4: Interior Elevations
  - e. Sheet ID-6.5: Interior Elevations
  - f. Sheet ID-6.6: Interior Elevations
3. Copies of PB #08-24, Planning Board Preliminary Site Plan Approval Subject to Conditions, dated April 23, 2008 and ZBA #08-60, Approved with Conditions – Side Yard and Rear Yard Variances, dated June 18, 2008.
4. Submitted at the meeting, Site Planting Plan prepared by Robert Torgersen, ASLA, dated June 27, 2008.
5. Submitted at the meeting by the applicant, photographs of the existing structure, noting the types and colors of the existing materials that will be matched for the new dining hall expansion.

**TOWN OF ORANGETOWN**

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

**July 8, 2008**

**Dominican College Plans - Approved Subject to Conditions**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to expand the existing dining hall/kitchen with a 3,000 square foot addition, of which 800 square feet shall be added to the kitchen and 2,200 square feet shall be added to the existing dining hall.
2. The Board found that the material of the addition would match the material on the existing structure. Brick and glass for the main fields of the facade and the bottom of the structure would be split face concrete.
3. The Board found the Site Planting Plan to be acceptable.

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 CONDITION:**

1. The material of the addition shall match the material on the existing structure. Brick and glass for the main fields of the facade and the bottom of the structure would be split face concrete.
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 Thomas Miggie and seconded by James Dodge and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, 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 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**

**TOWN OF ORANGETOWN**

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

**July 8, 2008**

**Boca Plans - Approved Subject to Conditions**

TO: Jay Greenwell, PLS; 85 Lafayette Avenue; Suffern, New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: The application of Rockland Empire Development, Inc., applicant, for Walter Bentley, owner, for the review of House and Site Plans for a site to be known as "**Boca 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 29 Haring Avenue, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.20, Block 3, Lot 42, in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, July 8, 2008**, at which time the Board made the following determinations:

James Tanner and Charles Bocca appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated April 18, 2007, revised June 12, 2008.
2. Architectural Plans prepared by James Tanner, RA:
  - 1 of 3: Lower Level Plan; January 1983, revised June 4, 2008
  - 2 of 3: Main Floor Plan, Wall Section; January 1983, revised June 4, 2008
  - 3 of 3: Elevations; January 1983
3. Submitted at the meeting by the applicant revised Architectural Plan, A-1: last revised July 17, 2007.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding in County Beige color, manufactured by Crane. The house would have decorative cultured stone in Walnut Country Ledge Stone (brown tones) in a rectangular shaped stone and Scallops shingles in white color. The roof would be Weatherwood, manufactured by Timberline. The garage doors would be in a beige color to match the main field color of the house. The railing would be white and the front doorway would be white. The deck on the house will be solid beige stain color with white railing to match the house. There will be decorative lights at the front entry door and on either side of the garage doors. The air conditioner units will be located behind the rear elevation, behind the garage.
2. The Board found that the metal flue would be boxed in and covered with cultured stone to match the stonework on the house facade. The Architect shall revise the plans.

**TOWN OF ORANGETOWN**

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

**July 8, 2008**

**Boca Plans - Approved Subject to Conditions**

3. The Board found that the existing fence on the property could be installed improperly and requested that the Town Building Department review the situation. The "finished" part of the fence is facing in.
4. The Board found that the Site Plan Legend and the tree types noted on the plan do not correspond (i.e. Oak tree and the use of the letter "K") need to be corrected.

**Public Comment:** Marvin Penny; 14 Haring Avenue, an abutting property owner, raised concerns regarding the proposed location of the driveway.

**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 shall have four sides of vinyl siding in County Beige color, manufactured by Crane. The house shall have decorative cultured stone in Walnut Country Ledge Stone (brown tones) in a rectangular shaped stone and Scallops shingles in white color. The roof will be Weatherwood, manufactured by Timberline. The garage doors will be in a beige color to match the main field color of the house. The railing will be white and the front doorway
2. The metal flue shall be boxed in and covered with cultured stone to match the stonework on the house facade. The Architect shall revise the plans.
3. The existing fence on the property could be installed improperly and requested that the Town Building Department review the situation. The "finished" part of the fence is facing in
4. The Site Plan Legend and the tree types noted on the plan do not correspond (i.e. Oak tree and the use of the letter "K") need to be corrected.
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 James Dodge and seconded by John Keahon and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, 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 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**

TOWN OF ORANGETOWN

ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW DECISION

July 8, 2008

**Key Bank Sign Plans - Approved Subject to Conditions**

TO: Alberto Gaitan; Midtown Neon Sign Corporation; 10-40 45<sup>th</sup> Avenue  
Long Island City, New York 11101

FROM: Architecture and Community Appearance Board of Review

RE: The application of Alberto Gaitan, applicant for Key Bank, owner, for the review of a Sign Plan for a site known as "**Key Bank Sign 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 100 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 71, in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, July 8, 2008**, at which time the Board made the following determinations:

Alberto Gaitan appeared and testified.

The Board received the following items:

1. Plans prepared by Brilliant Electric Sign Co., Ltd., dated September 10, 2007, revised June 17, 2008.
2. ZBA #08-55, Approved, dated June 4, 2008.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install the following: One double faced, internally –illuminated fabricated Aluminum Monument Sign. Key to be cut out of Aluminum face; Opening to be backed up with white plexiglas with first surface applied Red Translucent Vinyl. "Keybank" to be cut out of removable aluminum panel with opening backed up with white plexiglas. Lower portion of face background and cabinet to be painted satin black. Upper portion of face and cabinet to be painted grip gard white with a coarse stipple finish. Monument pole cover to be painted satin white.
2. The Board found that the lighting would be rated 120 volts.
3. The Board found that the monument sign would be 6' 6" in height by 8 feet in length, by 1'- 5 1/4" in width.

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**

**July 8, 2008**

**Key Bank Sign Plans - Approved Subject to Conditions**

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

1. The sign shall be as followings: One double faced, internally –illuminated fabricated Aluminum Monument Sign. Key to be cut out of Aluminum face; Opening to be backed up with white plexiglas with first surface applied Red Translucent Vinyl. “Keybank” to be cut out of removable aluminum panel with opening backed up with white plexiglas. Lower portion of face background and cabinet to be painted satin black. Upper portion of face and cabinet to be painted grip gard white with a coarse stipple finish. Monument pole cover to be painted satin white.
2. The lighting will be rated 120 volts.
3. The monument sign will be 6’ 6” in height by 8 feet in length, by 1’- 5 1/4” in width.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, 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 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**



**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - DECISION**

**July 8, 2008**

**The Pointe at Lake Tappan Plans - Approved Subject to Conditions  
Review of ACABOR #08-24 Conditions**

TO: Donald Brenner, P.E., LL.B.; 4 Independence Avenue; Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Pearl River Veterans, LLC, owner, for the review of a Site/Structure Plans review of ACABOR #08-24 Conditions, which includes the Landscaping for the Seth House, Landscaping Plan for the Stormwater Pond, Architectural Plans for the Clubhouse and Lighting Placement and Fixtures Plan for a site known as "**The Pointe at Lake Tappan 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 west side of Blue Hill South at the intersection of Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4, in the OP & PAC zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, July 8, 2008**, at which time the Board made the following determinations:

Donald Brenner, Ann Brooke and Jeff DiBomaldo appeared and testified.

The Board received the following item:

1. Architectural Plans prepared by BartonPartners, signed and sealed by Thomas Barton, RA, dated June 30, 2008: Clubhouse Plans

Sheet 1: Elevations

Sheet 2: Floor Plans

2. Landscape Plans prepared Elizabeth Parks, and Ann Brook Design, Inc., unsealed and unsigned, dated June 28, 2008:

Page 1:1: Landscaping Plan Seth House

Page 1:2: Landscaping at Stormwater Pond

Page 1:3: Lighting Placement

Page 1:4: Light Fixtures

**FINDINGS OF FACT:**

1. The Board found the Clubhouse design to be acceptable. The applicant presented the design and colors. A modification of a doorway was made and revised plans need to be submitted. The colors and materials of the Clubhouse are similar to those used for the Taupe Theme residential units:
  - a. Siding: Wolverine – Newton – Natural Clay
  - b. Stonework: StoneCraft – Fieldstone – Valley Forge
  - c. Roof: Tamko – Heritage Series 30 Year – Weathered Wood
  - d. Main Trim Color: Certainteed – Vinyl – Colonial White
  - e. Accent Trim Color - Certainteed – Vinyl – Colonial White
  - f. Garage Door: - CHI – Carriage House Door – Stockton – White
  - g. Dental Block: Azek – PVC Frieze Board – White
  - h. Shutters: Mid-America – Midnight Blue
  - i. Front Door: Match Shutters

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - DECISION**

**July 8, 2008**

**The Pointe at Lake Tappan Plans - Approved Subject to Conditions  
Review of ACABOR #08-24 Conditions**

2. The Board found that the Landscape Plan for the Seth House is acceptable. The applicant stated that the plan was based upon historical precedent; using lilac and boxwood plants. The site was intensively planted and given privacy to buffer it from pedestrian and vehicular traffic passing in the area. The applicant added a stone patio to the garden area.
3. The Board found the Landscape Plan for the Stormwater Pond acceptable. The Board discussed the type of plantings in and around the pond area. The Board requested that the required fencing around the pond be a black vinyl fence.
4. The Board found that the Lighting Placement and Fixture Plan acceptable. The fixtures will be in a Bronze finish.

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

1. The Clubhouse design is acceptable as presented at the meeting with the modification of a doorway. The applicant shall submit the revised plans. The colors and materials of the Clubhouse are similar to those used for the Taupe Theme residential units:
  - a. Siding: Wolverine – Newton – Natural Clay
  - b. Stonework: StoneCraft – Fieldstone – Valley Forge
  - c. Roof: Tamko – Heritage Series 30 Year – Weathered Wood
  - d. Main Trim Color: Certainteed – Vinyl – Colonial White
  - e. Accent Trim Color - Certainteed – Vinyl – Colonial White
  - f. Garage Door: - CHI – Carriage House Door – Stockton – White
  - g. Dental Block: Azek – PVC Frieze Board – White
  - h. Shutters: Mid-America – Midnight Blue
  - i. Front Door: Match Shutters
2. The Landscaping Plan for the Seth House is acceptable; using lilac and boxwood plants.
3. The Stormwater Pond Landscaping Plan is acceptable. The fencing around the pond shall be a black vinyl fence.
4. The Lighting Placement and Fixture Plan is acceptable. The fixtures will be in a Bronze finish.

The foregoing resolution was presented and moved by Thomas Miggie and seconded by Larry Vail and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Paul Papay, aye, Jill Fieldstein, aye, Jack Messina, 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 8, 2008**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**Cheryl Coopersmith, Chief Clerk**

