

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 17, 2010**

MEMBERS PRESENT: Jack Messina, Chairperson; Dan Sherman; Jill Fieldstein; Paul Papay and Michael Bosco;

MEMBER ABSENT: James Dodge; Vice Chairperson and Larry Vail

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 7:35 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.

Route 9W Golf Subdivision Lot 3.12 Plans – Cozza Plans Review of Site/Landscaping Plans Palisades Historic District 78.13/1/3.12; R-40 zoning district	Approved with Conditions	ACABOR #10-23
JPMorgan Chase Sign Plans Amendment to ACABOR #09-09 Review of Sign Plans 74.11/2/51 & 52; CC zone	Approved with Conditions	ACABOR #10-24
#2 Union Street Plan Review Screening Plans of HVAC Units 77.08/5/16; CS zoning district	Approved with Conditions	ACABOR #10-25

Other Business: PRll, Inc., applicant, request for additional landscaping on site, upgrade of the façade material and driveway improvements; ACABOR #10-07, Approved with Conditions on March 2, 2010, Section 69.18, Block 3, Lot 12, located at 33 West Naurausan Avenue, Pearl River.

The Board approved the following requests of the applicant.

1. Upgrade vinyl siding to Cedar Impressions, same color as previously approved,
2. New design of Front Entry Door; color to match shutter in burgundy or green,
3. Driveway extended to accommodate additional vehicle; 10 foot wide turn around,
4. Reconfiguration of shape of front sideway,
5. Change in type of trees planted along side and rear property line,
6. The tree is hanging over on the house and is dangerous. The Board approved the removal of the tree, and
7. Change in window placement on North Elevation.

The applicant must provide three signed and sealed architectural drawings noting the changes on the North Elevation.

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 8:30 p.m. The next ACABOR Meeting is scheduled for July 1, 2010.

**Dated: June 17, 2010
Architecture and Community Appearance Board of Review**

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

ACABOR #10-23: Route 9W Golf Subdivision – Lot #3.12; Cozza Plans- Approved Subject to Conditions

June 17, 2010

Page 1 of 2

TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review
RE: Route 9W Golf Subdivision Plan – Lot #3.12 (Cozza Plans): The application of Comito Construction Company, applicant, for Keith and Keli Cozza, owners, (Burt Dorfman, attorney for the applicants), for review of Site/Landscaping Plans at a site located in the Palisades Historic District to be known as “Route 9W Golf Subdivision Plan – Lot #3.12 (Cozza 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 9 Kopec Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.12 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, June 17, 2010**, at which time the Board made the following determinations:

Jay Greenwell, PLS, Keli Coza, Marc Comito Robert Hoene, AIA, and appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated April 21, 2010, last revised April 30, 2010.
2. Architectural Plans prepared by Robert Hoene, RA, dated January 2010, revised January 27, 2010:
 - A-1: Front & Right Elevations
 - A-2: Rear & Left Elevations
 - A-4: First Floor Plan
 - A-5: Second Floor Plan
3. Landscaping Plan prepared by Biologic Earthscapes, dated May 4, 2010, last revised May 12, 2010.
4. Copy of Filed Subdivision Plan, filed March 9, 2006.
5. Submitted at the Meeting, a rendering of the proposed house.

FINDINGS OF FACT:

1. The Board found the applicant appeared and obtained approval of the house plans on June 8, 2010 from the Town of Orangetown Historic Areas Board of Review. ACABOR needs to review the Site Plan and Landscaping Plans.

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

ACABOR #10-23: Route 9W Golf Subdivision – Lot #3.12; Cozza Plans- Approved Subject to Conditions

June 17, 2010

Page 2 of 2

2. The Board found that the site had been a golf course and is mostly lawn. No trees are planned to be removed.
3. The Board found that the air conditioner unit will be located by the patio area and screened with plantings.
4. The Board found that the lighting around the garage and house will be sconce lighting.
5. The Board found that the driveway is shown as macadam, however, the applicant has the option of using paver blocks for the entire driveway.

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 site had been a golf course and is mostly lawn. No trees are planned to be removed.
2. The air conditioner unit will be located by the patio area and screened with plantings.
3. The driveway is shown as macadam, however, the applicant has the option of using paver blocks for the entire driveway.
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 Jill Fieldstein and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye and Larry Vail, absent.

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: June 17, 2010

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

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

ACABOR #10-24: J.P. Morgan Chase Sign Plan - Approved Subject to Conditions; Amendment to ACABOR #09-09, dated April 7, 2009

June 17, 2010

Page 1 of 2

TO: Jennifer Porter, Esq. Gibbons, PC., One Penn Plaza,
37th Floor, New York, New York 10019
FROM: Architecture and Community Appearance Board of Review

RE: JPMorgan Chase Sign Plan: The application of JPMorgan Chase Bank, applicant, for Johnson Kirchner Holdings LLC, owners, for an Amendment to ACABOR #09-09; Review of Signs for a site to be known as “JP Morgan Chase 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 333 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lots 51 & 52 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, June 17, 2010**, at which time the Board made the following determinations:

Jason Tuvel, Esq., Bane Vujinovic and Sean Desjardins appeared and testified for the applicant.

The Board received the following items:

1. Project Description prepared by Gibbons, dated May 21, 2010.
2. Draft Town of Orangetown Zoning Board of Appeals Decision #ZBA 10-43, Approved as Modified, dated June 16, 2010.
3. NW Sign Industries Sign Plans; dated May 6, 2010
 - Horizontal Pylon Sign, with calculations
 - Directional Signs
4. Architectural Plan prepared by Toto & Vujinovic Architects: A.o.1.: Building Elevations with Signage, dated March 9, 2010
5. Subdivision Plat prepared by Pennoni Engineering and Surveying of New York, P.C., dated September 27, 2005, last revised March 11, 2009.
6. Site Plans prepared by Pennoni Engineering and Surveying of New York, P.C., dated August 4, 2006, last revised March 18, 2010.

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

ACABOR #10-24: J.P. Morgan Chase Sign Plan - Approved Subject to Conditions; Amendment to ACABOR #09-09, dated April 7, 2009

June 17, 2010

Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the Town of Orangetown Zoning Board of Appeals approved the increase in square footage requested by the applicant. However, the Chase logo would be removed from the directional signs.
2. The Board found that the applicant requested a change in type of sign from a “Blade” sign to a “Lollipop” sign design. The height of the Lollipop sign would be 17 feet from grade.
3. The Board found that the applicant needed to increase the visibility of the Chase sign since the adjacent property’s sign “Holiday Inn” obstructed the view of the sign.
4. The Board found that the colors of the signs would be the same as previously approved under ACABOR #09-09.
5. The Board found that the signs would be internally illuminated, similar to the previously approved signage, with just the letters and logo illuminated.

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 height of the Lollipop sign shall be 17 feet from grade.
2. The colors of the signs shall be the same as previously approved under ACABOR #09-09.
3. The signs will be internally illuminated, similar to the previously approved signage, with just the letters and logo illuminated.

The foregoing resolution was presented and moved by Dan Sherman and seconded by Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, nay, Paul Papay, aye; Jill Fieldstein, aye and Larry Vail, absent.

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: June 17, 2010

Architecture and Community Appearance Board of Review

ACABOR #10-25

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

#2 Union Street Plans: Review Screening Plans of HVAC Units - Approved Subject to Conditions

June 17, 2010

Page 1 of 2

TO: Caitlan Burck, 20 Stevenson Street, Piermont, New York

FROM: Architecture and Community Appearance Board of Review

RE: #2 Union Street Plan: The application of Piermont Design Group, applicant, for Cliff Ledge Properties, LLC, owner, for the review of Screening Plans of HVAC Units at a site known as “#2 Union Street”, 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 2 Union Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 16 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, June 17, 2010**, at which time the Board made the following determinations:

Caitlin Burck appeared and testified.

The Board received the following items:

1. Building Elevations, dated May 22, 2010, prepared by C.B, Piermont Design Group.
2. Site Plan and Vicinity Map.
3. Photograph of the Site.
4. Mechanical Specifications for Condenser Air Conditioning Units, dated May 19, 2010.

FINDINGS OF FACT:

1. The Board found the applicant proposed to install four HVAC compressor units on an existing concrete pad. Cedar lattice screening is proposed to screen the compressors. Existing vegetation would grow on the lattice for additional screening.
2. The Board found that the applicant has the intention of rehabilitating the building and will come back to the Board some time in the future with an entire concept plan for the structure.

ACABOR #10-25

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

#2 Union Street Plans: Review Screening Plans of HVAC Units - Approved Subject to Conditions

June 17, 2010

Page 2 of 2

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 applicant proposes to install four HVAC compressor units on an existing concrete pad. Cedar lattice screening is proposed to screen the compressors. Existing vegetation would grow on the lattice for additional screening.
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 Jill Fieldstein and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye and Larry Vail, absent.

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: June 17, 2010

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