

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JUNE 2, 2009

MEMBERS PRESENT: Jack Messina, Chairperson; Larry Vail; Jill Fieldstein; Thomas Miggie and Paul Papay

MEMBER ABSENT: James Dodge; Vice Chairperson and Dan Sherman

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Gina Raymond, 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.

Wyeth Enclosure Plans Review of Enclosure plans for Existing Structure 68.08/1/1; LI zoning district	Approved Subject to Conditions	ACABOR #09-15
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Liggio Plans Review of Site/Structure Plans 69.18/2/19; R-15 zoning district	Approved Subject to Conditions	ACABOR #09-16
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The Promenade Assisted Living Facility Minor Subdivision Plan Review of Subdivision Plan 73.05/1/53.1; OP zoning district	Approved Subject to Conditions	ACABOR #09-17
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The Promenade Assisted Living Facility Plans Review of Site/Structure Plans 73.05/1/53.1; OP zoning district	Approved Subject to Conditions	ACABOR #09-18
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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 9:00 p.m. The next ACABOR Meeting is scheduled for June 16, 2009.

Dated: June 2, 2009
Town of Orangetown
Architecture and Community Appearance Board of Review

ACABOR #09-15 – Wyeth Enclosure Plans - Approved Subject to Conditions

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TO: Andrew Karcz, Wyeth, 410 North Middletown Road, Pearl River, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: The application of Wyeth, owner, for the review of an enclosure plan for an existing structure, to be known as “**Wyeth Enclosure 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 401 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.08, 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 **Tuesday, June 2, 2009**, at which time the Board made the following determinations:

John Banyo, Andrew Karcz and Larry Hoffman appeared and testified.

The Board received the following items:

1. Plans prepared by Raymond Johnson, P.E. entitled Boiler No. 3 Enclosure, dated February 22, 2009.

FINDINGS OF FACT:

1. The Board found that the applicant replaced a boiler two years ago and want to enclose the boiler. The materials used on the boiler enclosure will match existing structures in the area of the site. The color of the brick is sandstone color by Kirby Building system. There will be no new exterior lighting as part of this project.

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 materials used on the boiler enclosure will match existing structures in the area of the site. The color of the brick is sandstone color by Kirby Building system. There will be no new exterior lighting as part of this project.
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 Larry Vail and carried as follows: James Dodge, absent; Dan Sherman, absent; 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: June 2, 2009

Architecture and Community Appearance Board of Review.

ACABOR #09-16 – Liggio Plans-Approved Subject to Conditions

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June 2, 2009

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TO: Louis Liggio, 501 Gilbert Avenue, Pearl River, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: The application Louis Liggio, owner, for the review of Structure/Site Plans at a site to be known as "**Liggio 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 501 Gilbert Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.18, Block 2, Lot 19 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 **Tuesday, June 2, 2009**, at which time the Board made the following determinations:

Louis Liggio appeared and testified.

The Board received the following items:

1. Site Plan prepared by Anthony Celentano P.L.S., dated May 4, 2009.
2. Architectural Plans prepared by Professional Building Systems, Inc., dated April 24, 2009, last revised May 4, 2009:
 - a. Page 1: 2- Story
 - b. Page 2: Front Elevation
 - c. Page 2.2: Rear Elevation
 - d. Page 2.3: Left Elevation
 - e. Page 3.1: 1st Story Floor Plan
 - f. Page 3.2: 2nd Story Floor Plan

FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding in the white with black shutters. Decorative stonework will be on the front facade and on the front foundation to match the facade. The roof will be black in color. The house trim will be white as well as the doors, railing and garage doors. The siding should be brought down to 8 inches above grade from the front of the garage, in accordance to Town of Orangetown Building Code.
2. The Board found that there will be Carriage type windows placed on top of the garage doors and the garage doors will be Carriage type doors.
3. The Board found that the air conditioner units will be placed on the northeast corner of the existing side of the fence. The applicant agreed to arborvitae plants to screen the units. Additional plants would also be planted to replace exiting plants on the site.

ACABOR #09-16 – Liggio Plans-Approved Approved Subject to Conditions

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4. The Board found that the applicant needed to submit a landscaping plan for review and approval by the Chairperson.

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 house will have four sides of vinyl siding in white with black shutters, with decorative stonework on the front facade and on the front of the foundation to match the facade. The roof will be black. The house trim will be white as well as the doors, railing and garage doors. The house plans shall be revised to show the stone work on the front façade and on the front foundation.
2. The siding will be brought down to 8 inches above grade from the front of the garage, in accordance to Town of Orangetown Building Code. The architectural plans shall be revised.
3. The architectural plans shall be revised to note the Carriage type windows to be placed on top of the garage doors and the garage doors will revised to be noted as Carriage type doors.
4. The applicant shall submit a Landscaping Plan for review and approval by the Chairman of the Board. The Landscaping Plan shall also note the location of the air conditioner units to be placed on the northeast corner of the existing side of the fence. The applicant shall note the planting of arborvitae plants to screen the units. Additional plants shall also be planted to replace exiting plants on the site.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. 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 Thomas Miggie and seconded by Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, absent; 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: June 2, 2009

Architecture and Community Appearance Board of Review.

**ACABOR #09-17- The Promenade Assisted Living Facility
Minor Subdivision Plan - Approved Subject to Conditions**

**TOWN OF ORANGETOWN - ARCHITECTURE AND COMMUNITY
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TO: Donald Brenner, P.E., PP.B, 4 Independence Avenue, Tappan,
New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The Promenade Assisted Living Facility Minor

Subdivision Plan: The application of Blue Hill Development LLC, owner, for review of a Minor Subdivision Plan for a proposed Subdivision Plan to be known as "The Promenade Assisted Living Facility Minor Subdivision 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 582 Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York; north side of Veterans Memorial Drive, 0 feet from the intersection of Gilbert Avenue, Pearl River, New York. Tax Map Numbers: Section 73.05, Block 1, Lot 53.1, in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, June 2, 2009**, at which time the Board made the following determinations:

Donald Brenner, Ivan Sipilief and David Lawrence Mannina appeared and testified.

The Board received the following items:

1. Landscaping and Lighting Plan prepared by Thomas Vanderbeek, Greater Hudson Valley Engineering, dated July 10, 2008, revised March 5, 2009.
2. Architectural Plan prepared by David Lawrence Mammina, R.A., dated May 6, 2009.
3. PB #08-54, Preliminary Subdivision Approval Subject to Conditions, Neg. Dec. dated October 6, 2008.

FINDINGS OF FACT:

1. The Board found that the Subdivision 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 CONDITIONS:**

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. Trees shall be protected during construction with snow fencing up to the dripline.

**ACABOR #09-17- The Promenade Assisted Living Facility
Minor Subdivision Plan - Approved Subject to Conditions**

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

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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 Larry Vail and carried as follows: James Dodge, absent; Dan Sherman, absent; 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: June 2, 2009

Town of Orangetown

Architecture and Community Appearance Board of Review

**ACABOR #09-18- The Promenade Assisted Living Facility
Site Plan - Approved Subject to Conditions**

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

June 2, 2009

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

FROM: Architecture and Community Appearance Board of Review

RE: The Promenade Assisted Living Facility Plans: The application of Blue Hill Development LLC, owner, for review of a Site/Structure Plans for a proposed site to be known as "The Promenade Assisted Living Facility 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 582 Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York; north side of Veterans Memorial Drive, 0 feet from the intersection of Gilbert Avenue, Pearl River, New York. Tax Map Numbers: Section 73.05, Block 1, Lot 53.1, in the OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, June 2, 2009**, at which time the Board made the following determinations:

Donald Brenner, Ivan Sipilief and David Lawrence Mannina appeared and testified.

The Board received the following items:

1. Landscaping and Lighting Plan prepared by Thomas Vanderbeek, Greater Hudson Valley Engineering, dated July 10, 2008, revised March 5, 2009.
2. Architectural Plan prepared by David Lawrence Mamma, R.A., dated May 6, 2009.
3. PB #08-56, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated February 11, 2009.

FINDINGS OF FACT:

1. The Board found that the applicant attempted to keep a residential appearance to the proposed structures.
2. The Board found that the structure would have four sides of Hardi Board siding in a natural color with accent colors in Khaki brown, Navajo beige and Driftwood. Stonework on the façade would be in El Dorado stone veneer and the roof would be in Owning Corning asphalt shingles in Driftwood color. The windows would be vinyl clad wood in white. The venting units on the structure would match the color of the roof. The color of the double garage doors would be white as well as all of the railing on the building.

**ACABOR #09-18- The Promenade Assisted Living Facility
Site Plan - Approved Subject to Conditions**

**TOWN OF ORANGETOWN - ARCHITECTURE AND COMMUNITY
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3. The Board found that the location of the air conditioner units were not determined at the time of review. In the event the units are to be located on the roof structure and visible from the street, the units must be shielded from view. The Board recommended that the air conditioner units be located in the building attic.
4. The Board found the Landscaping Plan acceptable as proposed.

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 structure shall have four sides of Hardi Board siding in a natural color with accent colors in Khaki brown, Navajo beige and Driftwood. Stonework on the façade will be El Dorado stone veneer and the roof will be in Owens Corning asphalt shingles in Driftwood color. The windows will be vinyl clad wood in white. The venting units on the structure will match the color of the roof. The color of the double garage doors will be white as well as all of the railing on the building.
2. The location of the air conditioner units were not determined at the time of review. In the event the units are to be located on the roof structure and are visible from the street, the units must be shielded from view. The Board recommended that the air conditioner units be located in the building attic.
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 Thomas Miggie and seconded by Jack Messina and carried as follows: James Dodge, absent; Dan Sherman, absent; 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: June 2, 2009

Town of Orangetown

Architecture and Community Appearance Board of Review

