

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

Meeting of JUNE 3, 2008

MEMBERS PRESENT:

Jack Messina, Chairperson
James Dodge, Vice Chairperson
Larry Vail
John Keahon
Jill Fieldstein
Paul Papay

MEMBER ABSENT: Thomas Miggie

ALSO PRESENT: Denise Sullivan, 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.

Doller Plans

Review of Site/Structure Plans
74.16/3/3.3; R-40 zone(Orangeburg)

**Approved
with Conditions**

ACABOR #08- 19

Pulmuone Wildwood Plans

Review of Storage Container (Tappan)
77.16/1/33; LIO zone

**Approved
with Conditions**

ACABOR #08- 20

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 **June 17, 2008**.

Dated: June 3, 2008

Cheryl Coopersmith, Chief Clerk

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

**Doller Plans
Approved Subject to Conditions**

**ACABOR #08-19
June 3, 2008
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TO: Jay Greenwell, PLS; 85 Lafayette Avenue; Suffern, New York 10901
FROM: Architecture and Community Appearance Board of Review
RE: The application of Danielle and James Doller, applicants, for Kenneth Doller, owner, for the review of House and Site Plans for a site to be known as "Doller Plans – Lot #3", 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 154 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.16, Block 3, Lot 3.3 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, June 3, 2008**, at which time the Board made the following determinations:

Robert Hoene and Jay Greenwell appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated January 18, 2008.
2. Architectural Plans prepared by Robert Hoene, RA, dated May 2007, revised January 21, 2008:
 - A-1: Elevations
 - A-2: Foundation Plan and Typical Wall Section
 - A-3: First Floor and Second Floor Plans
3. A copy of PB #08-22, Final Site Plan Approval Subject to Conditions, dated April 23, 2008.

FINDINGS OF FACT:

1. The Board found the proposed house would have four sides of vinyl siding in Sterling Grey color, manufactured by Wolverine, with decorative weathered ledge rectangular shaped stonework on the facade, around the left and front elevations and the chimney. The stonework would be in grey tones. The roof would be Pewter Grey color. The garage doors would be in a Carriage Style and would be stained grey to match the house facade. The columns, railing and lattice work would be white.
2. The Board found that the mechanical equipment would be placed behind the garage.
3. The Board found that if lights are to be placed on the house, they would be on the garage doors and be down lighting.

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 Sterling Grey color, manufactured by Wolverine, with decorative weathered ledge rectangular shaped stonework on the facade, around the left and front elevations and the chimney. The stonework shall be in grey tones. The roof shall be Pewter Grey color. The garage doors shall be in a Carriage Style and shall be stained grey to match the house facade. The columns, railing and lattice work will be white.
2. The mechanical equipment shall be placed behind the garage.
3. If lights are to be placed on the house, they would be on the garage doors and be down lighting.
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 John Keahon and seconded Jack Messina by and carried as follows: James Dodge, aye; John Keahon, aye; Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, aye, Larry Vail, aye and Thomas Miggie, 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 3, 2008

Town of Orangetown
Architecture and Community Appearance Board of Review

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

**Pulmuone Wildwood Container Plans
Approved Subject to Conditions**

**ACABOR #08-20
June 3, 2008
Page 1 of 2**

TO: Christina Lee, 30 Rockland Park Road, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review
RE: The application of Christina Lee, applicant, for Howard Dean, owner, for the review of a Container Plan for a site known as "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, June 3, 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.

FINDINGS OF FACT:

1. The Board found that the applicant wanted to move and paint an existing container on site. The proposed color is dark brown to match the color of an adjacent structure. The container is presently on the west side of the existing structure and the applicant proposes to move it to the southwest side of the structure.
2. The Board found that the site is located in an Industrial Park setting and the container is not visible from Oak Tree Road. There are no lights on the container and the applicant does not propose to add any lights. The container measures 10 feet in height by 40 feet long.
3. The Board found to buffer the visual impact of the container, the container would be painted to match the existing structure and a vegetative buffer would be planted in front 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 submitted site plan and container location was acceptable as submitted. The proposed color is dark brown to match the color of an adjacent structure. The container is presently on the west side of the existing structure and the applicant proposes to move it to the southwest side of the structure.
2. No lights are on the container and the applicant does not propose to add any lights.
3. Opposite the container for 50 feet long, along the outside edge of the macadam driveway/parking lot, across from; but having the mid point of the container as the starting point and going in either direction, the applicant shall plant Arborvitae Thurga Green Giant plants, each plant shall be a minimum of 6 feet in height, planted 6 feet on center, a total of seven (7) trees, to be maintained at a height of no less than 10 feet when grown.
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 Jack Messina and seconded by John Keahon and carried as follows: Jack Messina, aye; James Dodge, aye; John Keahon, aye; Jill Fieldstein, nay; Paul Papay, nay; Larry Vail, aye and Thomas Miggie, 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 3, 2008

Town of Orangetown
Architecture and Community Appearance Board of Review