

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 3, 2010**

MEMBERS PRESENT: Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein; Paul Papay and Michael Bosco

MEMBER ABSENT: None

ALSO PRESENT: Richard Pakola, 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.

Aqua Terra Grille Plans
Review of Site/Structure/
Landscaping Plans
69.05/1/11; CO zoning district

**Approved
with Conditions**

ACABOR #10-21

**Sickels Farm Subdivision
Lot 2.5 Plans**
Review of Site/Landscaping Plans
69.08/1/2.5; R-40; zoning district

**Approved
with Conditions**

ACABOR #10-22

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 8:10 p.m. The next ACABOR Meeting is scheduled for June 17, 2010.

**Dated: June 3, 2010
Town of Orangetown
Architecture and Community Appearance Board of Review**

ACABOR #10-21

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

**Aqua Terra Grille Plans– Approved with Conditions
Review of Site/Structure/Landscaping Plans**

June 3, 2010

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TO: Steve Lambos, 4 Camelot Way, Orangeburg, New York, 10962
FROM: Architecture and Community Appearance Board of Review

RE: Aqua Terra Grille Plans: The application of Steve Lambos, owner, for the Review of Site/Structure/Landscaping Plans at a site to be known as “**Aqua Terra Grille 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 420 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.05, Block 1, Lot 11 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, May 20 and June 3, 2010**, at which time the Board made the following determinations:

May 20, 2010

Stacy and Steven Lambos appeared and testified.

The Board received the following items:

1. Survey Plan prepared by Robert R. Rahnefeld, PLS, dated March 17, 2010.
2. Landscaping Plans prepared by Land Concepts, dated January 14, 2009, revised April 27, 2010:

L-1 of 2: Planting Plan – Phase I

L-2 of 2: Planting Plan – Phase II

3. Architectural Plans prepared by Jefferson Group Architects, Inc., signed and sealed by Wayne John Jacques, R.A., dated March 12, 2010:

A1.1: Floor Plan, General and Working Notes

A5-1: Exterior Elevations – Photos & Notes

EA1.1: Egress Analysis Floor Plan, Seating Legend, Occupancy Legend and Schedule

FINDINGS OF FACT:

1. The Board found that the proposed patio would be for outside dining and that pavers would be used for the floor area.
2. The Board found that the structure would be have a stucco finish with two different colors; beige and blue. The stucco needs to be repaired.

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**Town of Orangetown – Architecture and Community Appearance
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3. The Board found that the applicant needs to return to the Board to present color chips of the stucco.
4. The Board found that the landscaping on site needs to be reviewed. The applicant needs to return to the Board for review of the landscaping.
5. The Board found that parking facility on the site needs to be resurfaced.
6. The Board found that fixtures to be used for the outdoor lighting are Globe lighting. The applicant needs to return to the Board to present a photo of the proposed lighting.
7. The Board found that the existing signage structure will not change.

The applicant requested a **CONTINUATION**.

June 3, 2010

Stacy and Steven Lambos appeared and testified.

The Board received the following items:

1. A photograph of the proposed patio pavers.
2. A product page of the type of Globe lighting.
3. A hand drawn depiction of the proposed landscaping.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to paint the stucco on the building. The first/lower portion of the building would be Newberry Port Blue, a navy color blue, and second story and the gable on the upper level of the building would be painted in Putnam Ivory. The building trim is wood and would be painted Night Horizon, dark brown. The manufacturer of the paint would be Benjamin Moore.
2. The Board found that the pavers used on the patio are manufactured by Kingsbridge and the style to be used is Renaissance Collection Olde English. The color of the pavers would be Toffee. The side walls of the patio deck are poured concrete with a stucco finish.
3. The Board found that concrete landscaping blocks shall be placed as a border between the patio and parking area surrounding the plantings. The color of the blocks would be beige.
4. The Board found that the proposed awnings on the structure will match the second story and the gable of the building and would be Ivory color fabric.

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5. The Board found that the proposed exterior building lights are in a Globe style, Campanile Bronze, manufactured by Visual Comfort. Three sizes of lights would be used at the site. Large size Globe sconce style lighting fixtures would be placed on either sides of the entrance doorway. Medium sized light fixtures would be placed on posts on the top of the pillars located on the site and smaller fixtures would be used on the building on the wall along the patio area.

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 building has four sides of painted stucco. The first/lower portion of the building shall be Newberry Port Blue, a navy color blue, and second story and the gable on the upper level of the building will be painted in Putnam Ivory. The building trim is wood and will be painted Night Horizon, dark brown. The manufacturer of the paint will be Benjamin Moore.
2. The pavers used on the patio are manufactured by Kingsbridge and the style to be used is Renaissance Collection Olde English. The color of the pavers shall be Toffee. The side walls of the patio deck are poured concrete with a stucco finish.
3. Concrete blocks shall be placed between the patio and parking area. The color of the blocks is beige.
4. The proposed awnings on the structure will match the second story and the gable of the building and would be Ivory color fabric.

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5. The proposed exterior building lights are in a Globe style, Campanile Bronze, manufactured by Visual Comfort. Three sizes of lights would be used at the site. Large size Globe sconce style lighting fixtures would be placed on either sides of the entrance doorway. Medium sized light fixtures would be placed on posts on the top of the pillars located on the site and smaller fixtures would be used on the building on the wall along the patio area
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.

The foregoing resolution was presented and moved by James Dodge and seconded by Larry Vail and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; 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: June 3, 2010

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #10-22

Town of Orangetown Architecture and Community Appearance Board of Review Decision

**Sickels Farm Subdivision – Lot 2.5; Approved with Conditions;
Review of Site/Structure Plans**

June 3, 2010

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TO: William Bosley, 10 Sugarhill Road, Nyack, New York, 10960

FROM: Architecture and Community Appearance Board of Review

RE: Sickels Farms Subdivision – Lot 2.5: The application of LaBozz 2 Builders Corp., owners, for Review of Site/Structure Plans for a site to be known as “: Sickels Farms Subdivision – Lot 2.5” 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 7 Sergeant Edward O’Grady Court, off of Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.08, Block 1, Lot 2.5; 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 3, 2010**, at which time the Board made the following determinations:

Bill Bosley appeared and testified for the applicant.

The Board received the following items:

1. Plot Plan prepared John E. Collazuol & Assoc., dated January 13, 2010, last revised January 20, 2010
2. Architectural Plans prepared Barry Terach, R.A., dated March 2, 2010.
 - A-1: Front Elevation
 - A-2: Right Side Elevation, Framing and Balcony Details
 - A-3 Rear Elevation
 - A-4 Left Side Elevation
 - A-5: Basement and Foundation Plan
 - A-6: First Floor Plan
 - A-7: Second Floor Plan
 - A-8: Roof Plan
 - A-9: Building Sections
3. A hand drawn depiction of the proposed landscaping.

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**Sickels Farm Subdivision – Lot 2.5; Approved with Conditions;
Review of Site/Structure Plans**

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FINDINGS OF FACT:

1. The Board found that the proposed house had four sides of brick with stucco and bronze materials. The applicant noted that the rear façade has a significant amount of large glass windows. The brick would be in a Sand color and the stucco used around the windows would be Limestone color, a color that matches the brick. Bronze material would be used on the window trim, railings on the front and rear of the structure, gutters and for the entryway door. The garage doors would be in a carriage style and have a bronze finish. The plumbing vents would be black in color. The roof would be English Grey color, manufactured by Slateline GAF.
2. The Board found that the deck material would be square grid high density plastic. There would be three chimneys on the structure, however, none are visible from grade.
3. The Board found that at this time, the stair and balcony railings on the rear façade are not complete and would be designed and provided by the owner. The Board requested that the Building Inspector be made aware that the Board did not review the stair and balcony railing and highlighted the note on Sheet A-2 of the plans.
4. The Board found that the driveway would be asphalt material with granite curbs.
5. The Board found that landscaping plan noted 4-6 foot high Norway Spruce trees on the right side of the site. In addition, four trees are to be planted along the sides of the driveway entrance.
6. The Board found that on the left side of the site is an existing wooded area and few new trees are proposed for this area. The applicant noted that when the abutting lot comes in for review, an integrated landscape plan for both lots would be designed.
7. The Board found that the applicant has proposed to install a Geo-Thermal system at the site and air conditioner units on the property may not be required. However, if air conditioner units are to be used, the Board required that they be screened with vegetation. In addition, the applicant proposed to drop the units a minimum of 2 feet below grade.

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:**

ACABOR #10-22

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 2.5; Approved with Conditions; Review of Site/Structure Plans

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1. The proposed house will have four sides of brick with stucco and bronze materials. The rear façade has a significant amount of large glass windows. The brick will be in a Sand color and the stucco used around the windows will be Limestone color, a color that matches the brick. Bronze material will be used on the window trim, railings on the front and rear of the structure, gutters and for the entryway door. The garage doors will be in a carriage style and have a bronze finish. The plumbing vents will be black in color. The roof will be English Grey color, manufactured by Slateline GAF.
2. The deck material will be square grid high density plastic. There will be three chimneys on the structure, however, none are visible from grade.
3. The stair and balcony railings on the rear facade are not complete and will be designed and provided by the owner. The Building Inspector will be made aware that the Board did not review the stair and balcony railing and note on Sheet A-2 of the plans will be highlighted.
4. The driveway will be asphalt material with granite curbs.
5. The landscaping plan as submitted is acceptable and shall be implemented.
6. On the left side of the site is an existing wooded area and few new trees are proposed for this area. When the abutting lot comes in for review by ACABOR, an integrated landscape plan for both lots shall be designed.
7. A Geo-thermal system is proposed for the site and air conditioner units on the property may not be required. However, if air conditioner units are to be used, the units shall be screened with vegetation and the units shall be dropped a minimum of 2 feet below grade.
8. Trees to be saved shall be protected with snow fencing to the drip line during construction.
9. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
10. 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, aye; Dan Sherman, aye; Michael Bosco, 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 3, 2010

Town of Orangetown

Architecture and Community Appearance Board of Review.