

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 1, 2012**

**MEMBERS PRESENT:** Jack Messina, Chairperson; Vice Chairperson; Larry Vail; Paul Papay; Dan Sherman; and Jill Fieldstein

**MEMBERS ABSENT:** Michael Bosco and James Dodge

**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 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.

**Tappan Golf Plans**

Review of Amended Building Plans  
74.19/1/1; LI zoning district

**Continued to  
March 15<sup>th</sup>  
Meeting**

**ACABOR #12-14**

**Cozza Plans**

Review of Patio and  
BBQ Grilling Station Plans  
Palisades Historic Area  
78.13/1/3.12; R-40 zoning district

**Approved  
as Presented**

**ACABOR #12-15**

**Other Business:** A request was made and approved by the Board regarding the correct façade colors for ACABOR #12-13, February 16, 2012. The handout presented to the Board at the February 16<sup>th</sup> meeting depicted the correct colors, while the Applicant discussed different colors. The correct colors are noted below:

- Vinyl Siding - Cypress with off –white trim
- Stonework - Chardonnay
- Roof - Charcoal

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 9:00 p.m. The next ACABOR Meeting is scheduled for March 15, 2012.

**Dated: March 1, 2012**

**ACABOR #12-15  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision**

**Cozza Plans: Patio and BBQ Grilling Station (Lot #3.12); - Approved as Presented**

**March 1, 2012  
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TO: Marc Comito, P.O. Box 300, West Nyack, New York 10994  
FROM: Architecture and Community Appearance Board of Review

RE: Cozza Plans: The application of Kelli and Keith Cozza, owners, for the Review of a Patio and BBQ Grilling Station Plans at a site known as “Cozza Plans,” 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 Kopac Lane, Palisades, located in the Palisades Historic Area, 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, March 1, 2012**, at which time the Board made the following determinations:

Marc Comito and appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Bio\*Logic Earthscapes, dated February 16, 2012.
  - Drawing L-1: Master Plan
  - Drawing L-2: Front Yard Landscape Plan
  - Drawing L-3: Rear Yard Landscape Plan
  - Drawing L-4: Enlargement and Details
  - Drawing L-5: Front Yard Lighting Plan
  - Drawing L-6: Rear Yard Lighting Plan
  - Drawing L-7: Front Yard Planting Plan
  - Drawing L-8: Rear Yard Landscape Plan
  - Drawing L-9: Construction Details
2. Listing of Exterior Building Materials Specifications for the Patio and BBQ Grilling Station, prepared by the applicant.

**ACABOR #12-15  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision**

**Cozza Plans: Patio and BBQ Grilling Station (Lot #3.12); - Approved as Presented**

**March 1, 2012**

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**FINDINGS OF FACT:**

1. The Board found the applicant proposed to change the shape of the patio to arch shape from a piano shaped patio. The materials of the patio would be Techo Bloc Pavers in Chestnut Brown.
2. The Board found that the BBQ grill would be brick and with limestone trim. The brick would match the brick color of the house and the counter top would be brown colored granite to tie into the colors of the house. The lighting would be in a lantern style, selected by the owner of the property.

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 AS PRESENTED.**

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, absent, 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: March 1, 2012  
Architecture and Community Appearance Board of Review  
Town of Orangetown**