

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF MARCH 15, 2012

MEMBERS PRESENT: Paul Papay, Chairman; Jack Messina, Vice Chairman; Jill Fieldstein, James Dodge, Thomas Warren, Blythe Yost and Alex DiMenna

MEMBERS ABSENT: None

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Paul Papay Chairman, called the meeting to order at 7:30 p.m. Mr. Papay 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 **ACABOR #12-14**
Review of Amended Building Plans **Approved Subject**
74.19/1/1; LI zoning district **to Conditions**

New Items:

Daiken America Parking
Lot Expansion Plans **ACABOR #12-16**
Review of Parking Lot Plans **Approved Subject**
73.15/1/15; LIO zoning district **to Conditions**

Lampert Addition Plans **ACABOR #12-17**
Review of House Addition **Approved Subject**
77.11/1/25; R-15 zoning district **to Conditions**

Central Barber Shop Sign **ACABOR #12-18**
Review of Sign Plan **Approved Subject**
74.11/1/13; LI zoning district **to Conditions**

Other Business:

1. A motion was made by Paul Papay and second by James Dodge and agreed by all in attendance to appoint Jack Messina to Vice Chairman of the Architecture and Community Appearance Board of Review.
2. A motion was made by Thomas Warren and second by Alex DiMenna and agreed by all in attendance to recite the Pledge of Allegiance at the beginning of every meeting.

A motion was made to adjourn the meeting by Thomas Warren and seconded by Alex DiMenna 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 8:40 p.m. The next ACABOR Meeting is scheduled for April 5, 2012.

Dated: March 15, 2012

**ACABOR #12-14
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Tappan Golf Amendment to Building Plans- Approved Subject to
Conditions**

**March 15, 2012
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Tappan Golf Plans: The application of Donald Brenner, applicant, for Closter Golf Inc. II, owner, for the Review of an Amendment to Building Plans, at a site known as "**Tappan Golf 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 118 Route 303, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.19, 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 meetings held **Thursday, March 1 & 15, 2012**, at which time the Board made the following determinations:

March 1, 2012

Donald Brenner and Paul Elia appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plan prepared by Victor Caruso, R.A., Addition to Existing Facility, Sheet A2, 2nd Floor Plan, Elevations, Sections, dated October 25, 2011.

FINDINGS OF FACT:

1. The Board found that the proposed addition was approved on the south side of the site, however if built in that location, it would impact the functioning of the miniature golf operations. The applicant is proposing to move it to the north side of the building. Snow guard shall also be placed on the roof of the addition, i.e. the lower roof.
2. The Board requested additional information regarding the location of the building.
3. The Board found that the proposed addition would match the existing structure in color and materials.

The applicant requested a **CONTINUATION**.

March 15, 2012

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plan prepared by Victor Caruso, R.A., Addition to Existing Facility, Sheet A2, 2nd Floor Plan, Elevations, Sections, dated October 25, 2011, revised March 3, 2012.

2. As-Built Survey of Area "B," prepared by William Youngblood, Land Surveying, dated March 24, 2011, last revised March 5, 2012.

**ACABOR #12-14
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Tappan Golf Amendment to Building Plans- Approved Subject to
Conditions**

**March 15, 2012
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FINDINGS OF FACT:

1. The Board found that the presented plans were acceptable and fully explained the building and site details.

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 proposed addition shall be moved to the north side of the building, as presented in the Architectural Plan prepared by Victor Caruso, R.A.: Addition to Existing Facility, Sheet A2, 2nd Floor Plan, Elevations, Sections, dated October 25, 2011, revised March 3, 2012.
2. The addition shall match the existing structure in color and materials.
3. Snow guard shall also be placed on the roof of the addition, i.e. the lower roof.
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.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 15, 2012
Town of Orangetown
Architecture and Community Appearance Board of Review**

**ACABOR #12-16
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Daikin America Parking Lot Expansion Plans - Approved Subject to
Conditions**

**March 15, 2012
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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York 10901
FROM: Architecture and Community Appearance Board of Review

RE: Daikin America Parking Lot Expansion Site Plan: The application of Daikin America, Inc., owner, for review of a Site Plan known as “**Daikin America Parking Lot Expansion Site 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 20 Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 15 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 15, 2012**, at which time the Board made the following determinations:

Jay Greenwell and Richard Meister appeared and testified for the applicant.

The Board received the following items:

1. Site Plans prepared by Jay Greenwell, PLS:
 - Drawing 1: Site Plan for Additional Parking, dated August 12, 2011
 - Drawing 2: Site Plan for Additional Parking, dated September 27, 2011, revised January 25, 2012
 - Drawing 3: Details, dated August 12, 2011, revised January 25, 2012
2. Additional Parking Planting Plan, prepared by Robert Torgersen, ASLA, dated February 16, 2012.

FINDINGS OF FACT:

1. The Board found that the project consisted of the expansion of the existing north parking lot with the addition of 37 new parking spaces. Site disturbance is less than one acre. The Planning Board reviewed the project and requested tree wells at a number of locations to save some existing trees.
2. The Board found that the lighting fixtures would be 14 feet from grade and down lighting would be used. A detail of the lighting fixture would be added to on the plans.
3. The Board found that the applicant was given the option of changing the Holly trees noted on the Site Plan to either Boxwood or Plum Hue plantings.

**ACABOR #12-16
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Daiken America Parking Lot Expansion Plans - Approved Subject to
Conditions**

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4. The Board found that a note would be placed on the plan in the ditch area above the proposed parking area “Remove Dead Trees and Underbrush.”

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 lighting fixtures will be 14 feet above grade and down lighting will be used. A detail of the lighting fixture will be added to the plans.
2. The applicant was given the option of changing the Holly trees noted on the Site Plan to either Boxwood or Plum Hue plantings.
3. A note will be placed on the plan in the ditch area above the proposed parking area “Remove Dead Trees and Underbrush.”
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.

The foregoing resolution was presented and moved by Jack Messina and seconded by Alex DiMenna and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 15, 2012
Town of Orangetown
Architecture and Community Appearance Board of Review**

ACABOR #12-17: Lampert House Addition Plans – Approved Subject to Conditions

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

March 15, 2012

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TO: Mark Lampert, 51 Conklin Avenue, Tappan, NY 10983
FROM: Architecture and Community Appearance Board of Review

RE: Lampert Addition Plans: The application of Mark Lampert, owner, for review of an Addition to an existing house to be known as “**Lampert Addition 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 51 Conklin Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot 25 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 **Thursday, March 15, 2012**, at which time the Board made the following determinations:

Mark Lampert and Richard Ferrentino appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Daniel J. Holdefehr, R.A., dated October 18, 2011, revised December 27, 2011:

A-1: Notes

A-4: Elevations, Site Plan and Second Floor Plan

A-5: Elevations and Sections

FINDINGS OF FACT:

1. The Board found that the applicant proposed to build a second story on an existing house and place vinyl siding on the entire structure. Fish scale shingles would be placed on the front façade peaks. The façade siding would be manufactured by Certainteed Mainstreet in either Colonial White or Snow. The fish scales would match the house color. Decorative stonework would be placed on the front façade and chimney and would be Quarry Cut Stone in dark/plum toned stones. The roof would be manufactured by Tamko in Rustic Black. The house entry doorway would be sage green/green tones and the windows and porch would be white. The garage door would be white and have raised panels with glass windows.
2. The Board found that the siding by the garage was exposed and would be brought down to meet the Town Code, no more than 8 inches above grade.

ACABOR #12-17: Lampert House Addition Plans – Approved Subject to Conditions

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3. The Board found that lighting would be in accordance with Town of Orangetown Code. Wall sconces would be placed at the front door, garage door, rear door and light in soffit in rear of house. The existing lamp post in front of house is to remain.
4. The Board found that the air conditioning unit would be placed in the rear, left side of the house.
5. The Board found that fencing should be placed around the 8 inch holly plant so not to damage it during construction.

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. Vinyl siding shall be placed on the entire structure. Fish scale shingles shall be placed on the front façade peaks. The façade siding will be manufactured by Certainteed Mainstreet, in either Colonial White or Snow. The fish scales shall match the façade siding color. Decorative stonework will be placed on the front façade and chimney. The stonework will be Quarry Cut Stone in dark/plum toned stones. The roof will be manufactured by Tamko in Rustic Black. The house entry doorway will be sage green/green tones and the windows and porch will be white. The garage door will be white in color and have raised panels with glass windows.
2. The siding by the garage was exposed and shall be brought down to meet the Town Code, no more than 8 inches above grade.
3. Lighting will be in accordance with Town of Orangetown Code.
4. The air conditioning unit will be placed in the rear, left side of the house.
5. Fencing shall be placed around the 8 inch holly plant so not to damage it during construction.
6. 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 Thomas Warren and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 15, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-18

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

Central Barber Shop Sign Plans - Approved as Presented

March 15, 2012

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TO: Abram Yushanayev, 25 Greenbush Road, Orangeburg, NY 10962
FROM: Architecture and Community Appearance Board of Review

RE: Central Barber Shop Sign: The application of Abram Yushanayev, applicant, for Green Orange LLC, owner, for review of a Sign Plan for a site to be known as “**Central Barber Shop Sign 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 25 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 13 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 15, 2012**, at which time the Board made the following determinations:

Jane Slavin appeared and testified for the applicant.

The Board received the following items:

1. Sign Plans prepared by Sign Zone, undated.

FINDINGS OF FACT:

1. The Board found that the sign would measure 12 feet by 30 inches. The sign would be single faced illuminated box mounted to the building with inside light box, containing six HO light bulbs with 672 balaster. The front of the box will be covered with 3/16 thick plastic. The colors of the sign background would be blue and the lettering would be white.
2. The Board found that two designs were submitted for review;
 - a. Barber Poles on left and right sides of sign with the words “Central Barber Shop,” in center. Poles in red, white and blue with silver tops and bottoms.
 - b. Barber Pole on left side and Scissor on right side of sign with words “Central Barber Shop,” in center. Pole in red, white and blue with silver top and bottom and Scissor in white.

ACABOR #12-18

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

Central Barber Shop Sign Plans - Approved as Presented

March 15, 2012

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3. The Board found that the applicant selected the sign with the Barber Pole and one pair of Scissors and would resubmit the Sign Plan in a larger version for approval.
4. The Board found that there are currently three lighting fixtures that are on the structure. One will be removed in order to hang the sign.

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 shall resubmit three sets of the larger version of the sign for approval: The Barber Pole and Scissor Sign, same colors, wattage, materials and lettering as presented.
2. There are currently three lighting fixtures that are on the structure. One shall be removed in order to hang the sign.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 15, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

