

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 17, 2011**

**MEMBERS PRESENT:** James Dodge; Vice Chairperson; Larry Vail;  
Dan Sherman; Jill Fieldstein and Paul Papay

**MEMBERS ABSENT:** Jack Messina, Chairperson and Michael Bosco

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

James Dodge; Vice Chairperson, called the meeting to order at 7:30 p.m. Mr. Dodge read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

**Sickels Farm Subdivision – Lot 2.5**

**ACABOR #11- 07**

Amendment to ACABOR #10-22,  
dated June 3, 2010 – House Plan Review  
69.08/1/2.5; R-40 zoning district

A motion was made to adjourn the meeting by James Dodge 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 April 21, 2011.

**Dated: March 17, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #11- 07**  
**Town of Orangetown Architecture and Community Appearance**  
**Board of Review Decision**

**Sickels Farm Subdivision – Lot 2.5** **ACABOR #11- 07**  
Amendment to ACABOR #10-22, dated June 3, 2010 – House Plan Review

**March 17, 2011**  
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TO: William Bosley, 10 Sugarhill Road, Nyack, New York, 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Sickels Farm Subdivision – Lot 2.5: The application of William Bosley, applicant, for George Khrimian, owner, for an Amendment to the House Plans Approved under ACABOR #10-22, dated June 3, 2010, at a site to be known as “Sickels Farm Subdivision – Lot 2.5”, 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 O’Grady Court, 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 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 17, 2011**, at which time the Board made the following determinations:

Bill Bosley and George Khrimian appeared and testified for the applicant.

The Board received the following items:

1. A copy of ACACBOR #10-22, Approved with Conditions, dated June 3, 2010.
2. Architectural Plan prepared Barry Terach, R.A., dated March 2, 2010, revised February 28, 2011:  
A-4 Left Side Elevation

**FINDINGS OF FACT:**

1. The Board found that the applicant requested a change to the garage doors. The original plans called for carriage style doors with bronze finish. The applicant requested smoked glass panel garage doors. The Board approved the appearance of the doors.
2. The Board found that the applicant requested a change to the driveway material from asphalt to pavers in Sahara Chestnut color manufactured by Cambridge. The color of the pavers complimented the coloring used on the house.

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**ACABOR #11-07**  
**Town of Orangetown Architecture and Community Appearance Board of Review Decision**

**Sickels Farm Subdivision – Lot 2.5-** Amendment to ACABOR #10-22, dated June 3, 2010; Approved with Conditions

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 garage doors shall be changed from carriage style doors to smoke glass panel garage doors.
2. The driveway material shall be changed from asphalt to pavers in Sahara Chestnut color manufactured by Cambridge. The color of the pavers complimented the coloring used on the house.

The foregoing resolution was presented and moved by Larry Vail and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, absent, Jack Messina, absent, 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: March 17, 2011**  
**Town of Orangetown**  
**Architecture and Community Appearance Board of Review.**