

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 17, 2012**

**MEMBERS PRESENT:** Paul Papay, Chairman; Jack Messina, Vice-Chairman, Thomas Warren, Blythe Yost and Alex DiMenna

**MEMBERS ABSENT:** James Dodge and Jill Fieldstein

**ALSO PRESENT:** Denis Sullivan, 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.

**New Item:**

<b>Nolan Monuments Plan Amendment to ACABOR #11-30</b>	<b>Approved as Presented</b>	<b>ACABOR #12-30</b>
Review of Façade Materials Route 303 Overlay Zone 74.07/1/7; CC zoning district		

A motion was made to adjourn the meeting by Thomas Warren and seconded by Jill Fieldstein 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 7:45 p.m. The next ACABOR Meeting is scheduled for June 7, 2012.

**Dated: May 17, 2012  
Town of Orangetown  
Architecture and Community Appearance  
Board of Review**

**ACABOR #12- 30**  
**Nolan Monuments Plans - Approved as Presented**

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TO: Dan Nolan, 68 Kings Highway, Orangeburg, New York 10962  
FROM: Architecture and Community Appearance Board of Review

RE: Nolan Monument Plans: The application of Dan Nolan, applicant, for 508 Route 303 Realty, LLC, owner, for an Amendment to ACABOR #11-30, Review of Façade Materials at a site known as "**Nolan Monument 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 508 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 7 in the CC zoning district and in the Route 303 Overlay Zone.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 17, 2012**, at which time the Board made the following determinations:

Dan Nolan appeared and testified.

The Board received the following items:

1. A1.0: Elevations, Floor Plans & General Notes, prepared Robert Hoene, R.A., dated June 29, 2011, revised July 5, 2011.
2. Copy of ACABOR #11-30, dated September 8, 2011, Approved Subject to Conditions.

**FINDINGS OF FACTS:**

1. The Board found that the applicant under ACABOR #11-30, had requested that the existing structure be rehabilitated to include a new front façade of cultured stone. Upon removal of the false front of the structure, the applicant found that the original brick of the structure was in excellent shape. The applicant is now requesting the Board to paint the original brick instead of covering it with stonework. The brick will be painted beige to match the fence on the site.
2. The Board found that the development of the site provides significant improvement to the Route 303 corridor, since the property has been abandoned for a long time.
3. The Board found that three additional design changes were made to the structure, these include the following:
  - 1) Side door was eliminated due to the use of a different heating system,
  - 2) Shutters were not used on the front elevation windows, and
  - 3) Garage style doors are noted as "yet to be selected", however the doors have been selected.

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Nolan Monuments Plans - Approved as Presented**

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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 AS PRESENTED**

The foregoing resolution was presented and moved by Alex Dimenna and seconded by Thomas Warren and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, absent; James Dodge, absent; 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: May 17, 2012  
Town of Orangetown  
Architecture and Community Appearance Board of Review**