

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MAY 19, 2011**

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

MEMBERS ABSENT: Jack Messina, Chairperson

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.

Highland Mews at Sparkill Plans **ACABOR #11- 09**
Review of Site/Structure Plans **Continued**
Sparkill Hamlet Overlay Zone **to June 2nd Meeting**
77.08/5/49; CS zoning district

Berezin Goldberg Plans **ACABOR #11- 10**
Review of Rebuilding of **Approved with**
Structure/Site Plans **Conditions**
Critical Environmental Area
71.13/1/36; R-22 zoning district

La Bamba Façade Improvement Plan **ACABOR #11- 11**
Review of Façade Improvement Plan **Approved with**
77.08/5/43; CS zoning district **Conditions**

Cozza Plans **ACABOR #11- 12**
Review of Pool and Cabana Plans **Approved with**
Palisades Historic Area **Conditions**
77.08/5/49; R-40 zoning district

A motion was made to adjourn the meeting by Larry Vail and seconded by
James Dodge 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 9:30 p.m. The next ACABOR Meeting is
scheduled for June 2, 2011.

Dated: May 19, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review

ACABOR #11- 10
Town of Orangetown Architecture and Community Appearance
Board of Review Decision

Berezin Goldberg Plans - Approved with Conditions

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TO: Kier Levesque, R.A., 49 Third Avenue, Nyack, New York, 10960
FROM: Architecture and Community Appearance Board of Review

RE: Berezin Goldberg Plans: The application of Marc Berezin, owner, for the review of structure/site plans, at a site to be known as "Berezin Goldberg Plans", located in the Critical Environmental Area, 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 67 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 36 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 19, 2011**, at which time the Board made the following determinations:

Kier Levesque, Marc Berezin, Christopher Fogarty and Natalie DeLuca appeared and testified.

The Board received the following items:

1. Architectural Plans prepared Kier Levesque, R.A., and Fogarty Architecture Design, dated April 15, 2010, last revised March 31, 2011:
 - A-101.00: Floor Plan
 - A-102.00: Floor Plan
 - A-103.00: Floor Plan
 - A-501.00: Section
 - A-551.00: Elevation
 - A-001.00: Site Landscaping Plan
2. Site Plan prepared by Thomas Skrable, P.E., dated December 1, 2010, last revised April 2, 2011.
3. Copies of the following Board Decisions: Draft ZBA #11-33, dated May 18, 2011 and PB #11-10, Preliminary Site Plan Approval Subject to Conditions; Neg. Dec., dated March 23, 2011.

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Town of Orangetown Architecture and Community Appearance
Board of Review Decision

Berezin Goldberg Plans - Approved with Conditions

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to demolish the existing structure and construct a new dwelling on the project site. The proposed dwelling would have siding of natural white cedar shingles. The roof would be a standing seam metal roof in zinc color, manufactured by Standing Seam Metal Roof Company. The windows are Fleetwood Aluminum window and door system in dark bronze finish with clear glass. The garage door is an overhead garage door, manufactured by Designer Door Company, in Cabot Black Stained 4" Tongue and Groove Cedar Board. The retaining walls on the site are concrete block, manufactured by Bellard in Melbourne Grey color.
2. The Board found that on the Site Plan, the 30 inch Oak tree is marked to be removed. The Board requested that the tree remain and not be taken down. The Site Plan shall be revised to save the 30 inch Oak tree. In addition, the applicant shall attempt to save the 18 inch Oak tree near the driveway. The applicant stated that it was their intent to keep trees along the roadway to continue to screen the property.
3. The Board found that plantings shall be added around the air conditioning unit.
4. The Board found that on the proposed house, the dryer vent and kitchen vent shall be located on the north wall or the back side of the house.

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 proposed dwelling shall have siding of natural white cedar shingles. The roof will be a standing seam metal roof in zinc color, manufactured by Standing Seam Metal Roof Company. The windows are Fleetwood Aluminum window and door system in dark bronze finish with clear glass. The garage door is an overhead garage door, manufactured by Designer Door Company, in Cabot Black Stained 4" Tongue and Groove Cedar Board. The retaining walls on the site are concrete block, manufactured by Bellard in Melbourne Grey color.

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

Berezin Goldberg Plans - Approved with Conditions

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2. The Site Plan shall be revised to save the 30 inch Oak tree now presently marked to be removed. In addition, the applicant shall attempt to save the 18 inch Oak tree near the driveway. The applicant shall attempt to keep trees along the roadway to continue to screen the property.

3. Plantings shall be added around the air conditioning unit.

4. The dryer vent and kitchen vent on the proposed house shall be located on the north wall or the back side of the house.

5. Trees to be saved shall be protected with snow fencing to the drip line 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 Dan Sherman and seconded by Larry Vail and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, 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: May 19, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #11- 11

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

La Bamba Façade Improvement Plan - Approved with Conditions

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TO: Adolfo Godinez, 45 Bennington Place, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: La Bamba Plans: The application of Adolfo Godinez, owner, for the Review of a Façade Improvement Plan, at a site known as “La Bamba Façade Improvement Plan”, 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 627 Main Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 43 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 19, 2011**, at which time the Board made the following determinations:

Adolfo Godinez appeared and testified.

The Board received the following items:

1. Photographs of the existing façade of the building, noting the wood siding. Photographs of a building with the type of stucco that is proposed for the new façade.
2. Copy of a Survey of the project Site Plan and a tax map noting the location of the property.
3. A letter signed by Mr. Godinez, dated April 29, 2011.
- 4, Submitted at the meeting, photographs comparing the existing façade and the proposed modifications.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to improved the existing façade with stucco siding on the lower portion of the building. The Board gave the applicant two options of the stucco color: either cream/yellow color or a sandstone color. The trim and quoins on the building corners will be brown colored stucco. The wood parapet trim would match the existing brown building trim. The two doors will match in materials. The sign and awning would remain as they presently exist on the building.

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.

ACABOR #11- 11

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La Bamba Façade Improvement Plan - Approved with Conditions

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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant shall improve the existing façade with stucco siding on the lower portion of the building. The Board gave the applicant two options of the stucco color: either cream/yellow color or a sandstone color. The trim and quoins on the building corners will be brown colored stucco. The wood parapet trim would match the existing brown building trim. The two doors will match in materials. The sign and awning will remain as they presently exist on the building.

The foregoing resolution was presented and moved by James Dodge and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, absent, 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: May 19, 2011

Architecture and Community Appearance Board of Review

ACABOR #11-12

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

Cozza Plans: Pool and Cabana Plan (Route 9W Golf Subdivision – Lot #3.12); - Approved Subject to Conditions

May 19, 2011

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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 Pool and Cabana Plan, 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, May 19, 2011**, 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. Site Plan prepared by Jay Greenwell, PLS, dated April 21, 2010, last revised January 5, 2011.(also copy of Original Site Plan, dated April 21, 2010)
2. Architectural Plans prepared by Robert Hoene, RA, dated November 30, 2010, last revised January 31, 2011: Elevations, Plans & Wall Sections.
4. Listing of Exterior Building Materials Specifications for the Pool Cabana, prepared by the applicant.
5. Copies of the following Board decisions: ZBA #11-22, Floor Area Ratio Variance Approved, dated March 16, 2011 and HABR #11-05, Approved as Presented with Specific Conditions, dated April 12, 2011.
6. Rear Yard Landscape Plan, prepared by BioLogic Earthscapes, dated September 14, 2010.

ACABOR #11-12

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

Cozza Plans: Pool and Cabana Plan (Route 9W Golf Subdivision – Lot #3.12); - Approved Subject to Conditions

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FINDINGS OF FACT:

1. The Board found the applicant appeared and obtained approval of the Cabana plans on April 12, 2011 from the Town of Orangetown Historic Areas Board of Review and the ZBA on March 16, 2011 (ZBA #11-22) for Floor Area Ratio Variance. ACABOR needs to review the Site Plan and Landscaping Plans.

2. The Board found that the applicant requested a change to the shape of the driveway from horse shoe to circular. The Board approved the revised shape. The materials remain the same as originally proposed.

3. The Board found that the Landscaping Plan outlined plantings for the rear of the house. Originally, 6 willow trees were noted to be saved, however, due to the construction of the Cabana and pool, they needed to be removed.

4. The Board found that the applicant requested the placement of a chain link fence in the Conservation Easement that would connect to a decorative aluminum fence once out of the conservation easement. The plan notes a fence height of 4 feet, however, the applicant requested an option of increasing the height of the fence to the maximum allowed under Town of Orangetown Town Code.

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 revised shape of the driveway is approved from horse shoe to circular. The materials remain the same as originally proposed.
2. The Landscaping Plan outlines plantings for the rear of the house. Due to the construction of the Cabana and pool, 6 willow trees need to be removed.

ACABOR #11-12

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

Cozza Plans: Pool and Cabana Plan (Route 9W Golf Subdivision – Lot #3.12); - Approved Subject to Conditions

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3. A chain link fence shall be placed in the Conservation Easement that connects to a decorative aluminum fence once out of the conservation easement. The plan notes a fence that is 4 feet in height, however, the applicant requested an option of increasing the height of the fence to the maximum allowed under Town of Orangetown Town Code. A plan was submitted by the applicant, signed and dated by the Vice-Chairperson, approving the location of the chain link fence in Red.
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 Larry Vail and seconded by Dan Sherman and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, absent; 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: May 19, 2010

Architecture and Community Appearance Board of Review

Town of Orangetown