

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 5, 2011**

**MEMBERS PRESENT:** Jack Messina, Chairperson; Michael Bosco; Larry Vail; Jill Fieldstein and Paul Papay

**MEMBERS ABSENT:** James Dodge; Vice Chairperson; and Dan Sherman

**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.

**Anda Realty Plans**

Review of Site/Structure Plans  
68.16/6/39; CS zoning district

**Approved with  
Conditions**

**ACABOR #11-08**

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 8:30 p.m. The next ACABOR Meeting is scheduled for May 19, 2011.

**Dated: May 5, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #11- 08**

**Town of Orangetown Architecture and Community Appearance  
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York, 10983  
FROM: Architecture and Community Appearance Board of Review

RE: Anda Realty Plan: The application of Anda Realty LLC, owner, for the Review of Site/Structure Plans, at a site known as "Anda Realty 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 153 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 39 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 5, 2011**, at which time the Board made the following determinations:

Donald Brenner and Enda McCormack appeared and testified.

The Board received the following items:

1. Architectural Plans prepared James Tanner, R.A., dated July 7, 2009, revised July 22, 2011:
  - Sheet 1 of 2: Floor Plan
  - Sheet 2 of 2: Elevations
2. Site Plan prepared by James Tanner, R.A., last revised July 21, 2010.
3. Copies of the following Board Decisions: ZBA #10-64, Side Yard, Total Side Yard and Rear Yard Variances Approved with Conditions, dated September 1, 2010 and PB #10-58, Preliminary Site Plan Approval Subject to Conditions; Neg. Dec., dated December 8, 2010.
4. A copy of a letter to the Town of Orangetown Zoning Board of Appeals signed by John Giardiello, Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated July 6, 2010.

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**FINDINGS OF FACT:**

1. The Board found that the applicant planned on constructing a garage on the his property. The proposed structure would have four sides of Hardiplank siding in Woodland Green color to blend with the existing color of the main house. The trim and the windows would be white. The roof would be Brown, manufactured by Royal Sovereign to match the existing house. The garage doors would be white Carriage style doors. The applicant shall revise the plans to note the materials requested and approved at the meeting. The plans note different color hardiplank and roof shingles.
2. The Board found that the applicant and the abutting property owner, (Section 68.16, Block 6, Lot 38, located at 159 East Central Avenue) will be installing a fence along the property line between the lots (along the easterly property line of the applicant's lot). The Town of Orangetown Zoning Board of Appeals established the fence under ZBA #10-64. The fence would be 6 feet high for a linear length of 160 feet.
3. The Board found that the plants shown on the Site Plan are existing
4. The Board found that a safety light will be placed on the structure and no other new exterior lighting will be used. The safety lighting will be down lighting.

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 structure will have four sides of Hardiplank siding in Woodland Green color to blend with the existing color of the main house. The trim and the windows will be white. The roof will be in Brown, manufactured by Royal Sovereign to match the existing house. The garage doors will be white Carriage style doors. The applicant shall revise the plans to note the materials requested and approved at the meeting. The plans note different color hardiplank and roof shingles.
2. The applicant and the abutting property owner, (Section 68.16, Block 6, Lot 38, located at 159 East Central Avenue) will be installing a fence along the property line between the lots (along the easterly property line of the applicant's lot). The Town of Orangetown Zoning Board of Appeals established the fence under ZBA #10-64. The fence will be 6 feet high for a linear length of 160 feet.

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3. A safety light will be placed on the structure and no other new exterior lighting will be used. The safety lighting will be down lighting.
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 Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, absent; Michael Bosco, aye, Jack Messina, aye, 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 5, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review.**