

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

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

MEMBERS ABSENT: Jack Messina, Chairperson and Jill Fieldstein

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 7:35 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.

Irish American Cultural Plan

Review of Wall Plan
Brick Wall Plan
70.17/1/19; CS zoning district

ACABOR #11- 46

**Approved Subject
to Conditions**

McCormack Pool House Plan

Review of Pool House Plan
69. 07/1/28; R-40 zoning district

ACABOR #11- 47

**Approved Subject
to Conditions**

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 9:50 p.m. The next ACABOR Meeting is scheduled for December 1, 2011.

Dated: November 17, 2011

ACABOR #11-46: Town of Orangetown Architecture and Community Appearance Board of Review Decision

**Irish American Cultural Center Wall Plan: Approved Subject to Conditions
November 17, 2011**

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TO: Jane Slavin, 25 Greenbush Road, Orangeburg, New York, 10962

FROM: Architecture and Community Appearance Board of Review

RE: Irish - American Cultural Center Wall Plan: The application of John Cawley, applicant, for the Irish – American Cultural Center, owner, for the review of a new Brick Wall to be constructed around the existing parking lot at a site known as “Irish - American Cultural Center 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 284 Convent Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.17, Block 1, Lot 19, 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, November 17, 2011**, at which time the Board made the following determinations:

Jane Slavin and John Cawley appeared and testified for the applicant. The Board received the following items:

1. Site Plan prepared by Jane Slavin Architect, dated September 19, 2011.
2. Wall Elevations prepared by Jane Slavin Architect, dated September 22, 2011.
3. Submitted at the meeting by the applicant, photographs of the site.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a new masonry wall with brick veneer to match the existing brick color presently used on site. The wall shall be located along the Eisenhower Court side of the property. The other three sides of the property are lined with wall and bushes. The wall will be purely decorative.
2. The Board found that there will be no new lighting for the site. Decorative brown and grey river rock stone will be placed on the site and the memorial that presently exists at the site will remain.

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:

1. The new masonry wall shall have brick veneer to match the existing brick color presently used on site. The wall shall be located along the Eisenhower Court side of the property.
2. There will be no new lighting for the site. Decorative brown and grey river rock stone will be placed on the site and the memorial that presently exists at the site will remain.

**ACABOR #11-46: Town of Orangetown Architecture and Community
Appearance Board of Review Decision**

**Irish American Cultural Center Wall Plan: Approved Subject to Conditions
November 17, 2011
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The foregoing resolution was presented and moved by Michael Bosco and seconded by James Dodge carried as follows: James Dodge, aye; Dan Sherman, aye; Jack Messina, absent; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, absent.

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: November 17, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

ACABOR #11-47

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

McCormack Pool House; Approved Subject to Conditions

November 17, 2011

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TO: Teo Sigiuenza, Teo Sigiuenza & Swati, 460 Old Post Road, Bedford, New York, 10506
FROM: Architecture and Community Appearance Board of Review

RE: McCormack Pool House Plans: The application of Teo Sigiuenza, applicant, for Enda McCormack, owner, for the review of Pool House, at a site to be known as "McCormack Pool House 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 4 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 28, 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, November 17, 2011**, at which time the Board made the following determinations:

Teo Sigiuenza and appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Teo Sigiuenza, R.A. dated October 25, 2011:
 - C1: Cover Sheet
 - C2: Abbreviations, Legend, Symbols, Drawing List, Rescheck
 - SP1: Site Plan
 - A100: Proposed Floor Plans
 - A200: Proposed Exterior Elevations
 - A300: Proposed Section Details
2. Landscaping Plan prepared by Teo Sigiuenza, R.A. dated November 13, 2011.

FINDINGS OF FACT:

1. The Board found that the applicant had the option of siding the structure with prestained cedar siding, or hardi plank siding to match the existing house color. The windows would be Pella or the equivalent. The window trim would be Azek painted white. The Roofing would be Cedar Shingle or GAF Grand Slate Shingle in Weather Wood and the stone would be Adirondack Ashlar placed on the building foundation. Two lights would be located by the lower level of the structure and are decorative lantern style fixtures.

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McCormack Pool House; Approved Subject to Conditions

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2. The Board found the landscaping plan acceptable as presented.

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 has the option of siding the structure with prestained cedar siding, or hardi plank siding to match the existing house color. The windows will be Pella or the equivalent. The window trim will be Azek painted white. The Roofing will be Cedar Shingle or GAF Grand Slate Shingle in Weather Wood and the stone will be Adirondack Ashlar placed on the building foundation. Two lights will be located by the lower level of the structure and are decorative lantern style fixtures.

2. Trees to be saved shall be protected with snow fencing to the drip line during construction.

3. 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 Michael Bosco and seconded by James Dodge carried as follows: James Dodge, aye; Dan Sherman, aye; Jack Messina, absent; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, absent.

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: November 17, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review