

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF NOVEMBER 18, 2010

MEMBERS PRESENT: Jack Messina, Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein and Paul Papay

MEMBER ABSENT: James Dodge; Vice Chairperson and Michael Bosco

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney 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.

Clover Leaf Inn Sign Plan Review of Sign Plan 74.06/3/4; R-15 zoning district	Approved with Conditions	ACABOR #10-44
St Thomas Aquinas College Review of Building Elevations 74.16/1/1; R-40 zoning district	Approved with Conditions	ACABOR #10-45
Sickels Farms Subdivision – Lot #3 Review of Site/Structure Plans 69.08/1/2.3; R-40 zoning district	Approved with Conditions	ACABOR #10-46

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 **December 2, 2010**.

Dated: November 18, 2010
Town of Orangetown
Architecture and Community Appearance Board of Review

ACABOR #10-44

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

Clover Leaf Inn Sign Plan - Approved Subject to Conditions

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TO: Jane Slavin, R.A., 25 Greenbush South Road, Orangeburg,
New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: Clover Leaf Inn Plans: The application of Diane Miller, applicant, for Tom Crow, owner, for review of Sign plans at a site known as “Clover Leaf Inn 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 479 Western Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 4 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 18, 2010**, at which time the Board made the following determinations:

Jane Slavin and Richard Miller appeared and testified.

The Board received the following items:

1. Sign Plan noting design, dimensions and colors of proposed sign, dated November 4, 2010.
2. Revised Sign Plan submitted at the meeting. Same size sign without flag design and redesign of location of lettering.
3. Copy of property survey.
4. Photograph of site with location of proposed sign noted.
5. Plans prepared by Jane Slavin, R.A., dated November 4, 2010:
 - a. Elevations of Building Improvements
 - b. New Concrete Stoop, New Wood Trellis, New Planter

FINDINGS OF FACT:

1. The Board found that the revised sign presented at the meeting will be used and placed on the existing sign pole at the site.
2. The Board found that the sign will be a two sided carved wood sign, illuminated from the ground. The existing light fixtures will be used to light the sign. The sign is oval shaped and measures 60” by 48”. The background color is white, the lettering on the top of the sign will be in black and the clover leaf and lettering on the bottom of the sign will be in bright green. The border will be in two colors, dark green and gold colors. The manufacturer of the sign would be Foley Sign Company.

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

Clover Leaf Inn Sign Plan - Approved Subject to Conditions

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3. The Board found that the applicant is improving the structure by painting the exterior of the structure, redesigning the porch and rehabilitating the entire structure. Additional landscaping would be added, including a blue spruce tree in the triangular area noted on the site survey.

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 sign plan submitted at the meeting shall be used and the new sign will be placed on the existing sign pole at the site
2. The sign will be a two sided carved wood sign, illuminated from the ground. The existing light fixtures will be used to light the sign. The sign is oval shaped and measures 60" by 48". The background color is white, the lettering on the top of the sign will be in black and the clover leaf and lettering on the bottom of the sign will be in bright green. The border will be in two colors, dark green and gold colors. The manufacturer of the sign would be Foley Sign Company.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Jack Messina and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, absent, Jack Messina, aye; 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: November 18, 2010

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

ACABOR #10-45

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

St Thomas Aquinas College - Approved Subject to Conditions

November 18, 2010

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TO: Joseph Donini, St. Thomas Aquinas College, 125 Route 340, Sparkill, New York 10976

FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas College Plans: The application of Joseph Donini, applicant, for St. Thomas Aquinas College, owner, for review of Building Elevations at a site known as “St. Thomas Aquinas College 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 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 18, 2010**, at which time the Board made the following determinations:

Patrick Lambert and Anthony Iovino appeared and testified for the applicant.

The Board received the following items:

1. A letter from St. Thomas Aquinas College, signed by Joseph Donini, Vice President of Administration and Finance, dated November 4, 2010.
2. Photographs of the site and of the existing buildings.
3. Submitted at the meeting, Material Legend of the proposed color and material changes to the structures.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to renovate one of the existing residence halls known as Aquinas Village 200. The village consists of four buildings, the original three buildings were built in 1983 (buildings 100, 200 and 300) with Aquinas Village 400 added in 2005. In 2009 an extension to Aquinas Village 400 was added. A renovation to Aquinas Village 100 was completed in 2009 and the same renovation is now planned for #200.
2. The Board found that the exterior work with this project includes vinyl siding and new windows. The color scheme matches the colors of Aquinas Village #400 and #100. The vinyl siding is Pearl color with an accent color of Lighthouse Red. The trim would be white. The roof would be Rustic Cedar, manufactured by Tamko.

ACABOR #10-45

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

St Thomas Aquinas College - Approved Subject to Conditions

November 18, 2010

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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 exterior work with this project includes vinyl siding and new windows. The color scheme shall match the colors of Aquinas Village #400 and #100. The vinyl siding is Pearl color with an accent color of Lighthouse Red. The trim will be white. The roof will be Rustic Cedar, manufactured by Tamko.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, absent, Jack Messina, aye; 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: November 18, 2010

Architecture and Community Appearance Board of Review

Town of Orangetown

ACABOR #10-46

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 3; Approved Subject to Conditions

November 18, 2010

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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 #3: The application of William Bosley, applicant, for LaBozz -2 Builders Corp., owner, for review of Site/Structure Plans at a site known as “Sickels Farm Subdivision – Lot #3”, 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 3 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 2.3 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 18, 2010**, at which time the Board made the following determinations:

Bill Bosley appeared and testified for the applicant.

The Board received the following items:

1. Plot Plan prepared John E. Collazuol & Assoc., dated November 3, 2010.
2. Architectural Plans prepared Barry Terach, R.A., dated November 2, 2010.

A-1: Front Elevation

A-2: Left Side Elevation

A-3 Rear Elevation

A-4 Right Side Elevation

A-5: Foundation and Basement Plan

A-6: First Floor Plan

A-7: Second Floor Plan

FINDINGS OF FACT:

1. The Board found that the proposed house had four sides of stucco finish in Travertine with Bucks County sandstone around the entry doorway and dutch door. The shutters and window trim would be painted red. Around the entryway, cast limestone in 18-L European stone will be used. The doorway will be Oak and the cupola will have a copper roof with red louvers.
2. The Board found that the chimney exterior will be stucco. The chimney will have ornate clay flues on the top. The architect will change the plans to note that the roof will be manufactured by Timberline Slateline in Weather Slate color.

ACABOR #10-46

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 3; Approved Subject to Conditions

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3. The Board found that the applicant was given an option on the garage doors; either mahogany or painted doors of the same color as the trim.
4. The Board found that the driveway would be asphalt material with granite curbs.
5. The Board found that a landscaping plan was not presented at the meeting. The Board required that the applicant come back to ACABOR and make a separate application for a Landscaping Plan for review and approval, prior to obtaining a Certificate of Occupancy.
6. The Board found air conditioner units on the property will be located on the Southeast and Southwest corner of the rear of the house. Four units will be located on the site, none will be visual from the street.
7. The Board found that there will be no exterior 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 house shall have four sides of stucco finish in Travertine with Bucks County sandstone around the entry doorway and dutch door. The shutters and window trim will be painted red. Around the entryway, cast limestone in 18-L European stone will be used. The doorway will be Oak and the cupola will have a copper roof with red louvers.
2. The chimney exterior will be stucco. The chimney will have ornate clay flues on the top. The architect will change the plans to note that the roof will be manufactured by Timberline Slateline in Weather Slate color.
3. The applicant was given an option on the garage doors; either mahogany or painted doors of the same color as the trim.
4. The driveway will be asphalt material with granite curbs.
5. The applicant shall come back to ACABOR and make a separate application for a Landscaping Plan for review and approval, prior to obtaining a Certificate of Occupancy.

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Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 3; Approved Subject to Conditions

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6. The air conditioner units on the property will be located on the Southeast and Southwest corner of the rear of the house. Four units will be located on the site, none will be visual from the street.
7. There will be no exterior lighting.
8. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.
9. Trees to be saved shall be protected with snow fencing to the drip line during construction.
10. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
11. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Jack Messina and seconded by Dan Sherman and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, absent, 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: November 18, 2010

Town of Orangetown

Architecture and Community Appearance Board of Review.

