

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW
NOVEMBER 8, 2007**

MEMBERS PRESENT:

James Dodge
John Keahon
Jack Messina
Larry Vail

MEMBERS ABSENT: Daniel Hlavac, Chairman
Thomas Miggie, Vice Chairman

ALSO PRESENT:

William Reddy, Deputy Town Attorney
Ann Marie Ambrose, Stenographer
Cheryl Coopersmith, Chief Clerk

James Dodge, called the meeting to order at 7:30 PM. 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.

SMK Home Builders (Raso Subdivision – Lot #19) Review of Site/Structure Plans 77.10/1/19; R-15 zone	Approved Subject to Conditions	ACABOR #07-66
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SMK Home Builders (Raso Subdivision – Lot #20.2) Review of Site/Structure Plans 77.10/1/20.2; R-15 zone	Approved Subject to Conditions	ACABOR #07-67
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258 South Boulevard Subdivision (Amendment – Lot # 3) Review of Structure Plans 66.17/1/25.3; R-22 zone	Approved	ACABOR #07-68
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Hanlon Subdivision Plan Review of Subdivision Plan 77.10/2/41; R-15 zone	Approved Subject to Conditions	ACABOR #07-69
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A motion was made to adjourn the meeting by James Dodge and seconded by John Keahon 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 4, 2007.

Dated: November 8, 2007

Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**SMK Home Builders Plans
Raso Subdivision – Lot 19
Approved Subject to Conditions**

**ACABOR #07- 66
November 8, 2007
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TO: Jay Greenwell, PLS
85 Lafayette Avenue
Suffern, New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: The application of Sean Keenan of SMK Homes Builders, Inc., owner, for the review of a Site and Structure at a site to be known as “**SMK Home Builders Plans (Raso Subdivision – Lot #19)**”, 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 Summit Avenue, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.10, Block 1, Lot 19, 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 8, 2007, at which time the Board made the following determinations:

Jay Greenwell and Robert Hoene appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated August 17, 2007, revised September 26, 2007.
2. Architectural Plans prepared by Robert Hoene, RA, dated August 2007:
 - A-1: Elevations, revised September 28, 2007
 - A-2: Foundation Plan, Cross Section and Typical Wall Section, revised October 4, 2007
 - A-3: Floor Plans, revised September 28, 2007

FINDINGS OF FACT:

1. The Board found the proposed house would have four sides of vinyl siding in Sable Brown color, manufactured by Certainteed. The roof would be Weathered Wood, manufactured by Certainteed. The garage doors would match the main field color of the house and the trim, railing and lattice would be white.
2. The Board found that the siding on the right, rear and left elevations would be brought down to 8 inches above grade. The Architect shall provide revised drawings.
3. The Board found that the Site Plan was acceptable as presented.

Public Comment: Paul Raso, 34 Summit Avenue, stated that he sold the property to the applicant and did not have any issues with the vegetative screening of the site. He discussed the condition of the existing trees on the site.

**SMK Home Builders Plans
Raso Subdivision – Lot 19
Approved Subject to Conditions**

**ACABOR #07- 66
November 8, 2007**

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 vinyl siding in Sable Brown color, manufactured by Certainteed. The roof will be Weathered Wood, manufactured by Certainteed. The garage doors will match the main field color of the house and the trim, railing and lattice will be white.
2. The siding on the right, rear and left elevations shall be brought down to 8 inches above grade. The Architect shall provide revised drawings.
3. Trees shall be protected during construction with snow fencing up to the dripline.
4. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
5. The applicant shall comply with the requirement of Section 21-25 of the Town of Orangetown Shade Tree Requirement.

The foregoing resolution was presented and moved by John Keahon and seconded by Larry Vail and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, 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 8, 2007

Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**SMK Home Builders Plans
Raso Subdivision – Lot 20.2
Approved Subject to Conditions**

**ACABOR #07- 67
November 8, 2007
Page 1 of 2**

TO: Jay Greenwell, PLS
85 Lafayette Avenue
Suffern, New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: The application of Sean Keenan of SMK Homes Builders, Inc., owner, for the review of a Site and Structure at a site to be known as “**SMK Home Builders Plans (Raso Subdivision – Lot #20.2)**”, 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 Summit Avenue, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.10, Block 1, Lot 20.2, 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 8, 2007, at which time the Board made the following determinations:

Jay Greenwell and Robert Hoene appeared and testified.

The Board received the following items:

1. A Site Plan prepared by Jay Greenwell, PLS, dated August 15, 2007, revised October 4, 2007.
2. Architectural Plans prepared by Robert Hoene, RA, dated August 2007:
 - A-1: Elevations, revised September 18, 2007
 - A-2: Foundation Plan, Cross Section and Typical Wall Section, revised August 29, 2007
 - A-3: Floor Plans, revised September 28, 2007

FINDINGS OF FACT:

1. The Board found the four sides of vinyl siding in Desert Tan color, manufactured by Certainteed. The roof would be Weathered Wood, manufactured by Certainteed. The garage doors would be brown in color, and the trim, fishscales, railing and lattice would be white. The Shutters would be dark brown color.
2. The Board found that siding on the right, rear and left elevations shall be brought down to 8 inches above grade. The Architect shall provide revised drawings.
3. The Board found that at the corner of the lower front and left elevations, the appearance of lattice work was expansive. The Board recommended the construction of a four foot high stone retaining wall to be constructed around the corner of that portion of the house foundation. A detail of the stone retaining wall shall be provided on the plan. The Architectural Plan shall be revised.
4. The Board found that an additional three trees needed to be removed from the site plan. The site conditions were discussed and a marked up plan was submitted to the file. The Site Plan shall be revised.

Public Comment: Paul Raso, 34 Summit Avenue, requested information regarding an easement on the property.

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 vinyl siding in Desert Tan color, manufactured by Certainteed. The roof will be Weathered Wood, manufactured by Certainteed. The garage doors will be brown in color, and the trim, fishscales, railing and lattice will be white. The Shutters will be dark brown color.
2. The siding on the right, rear and left elevations shall be brought down to 8 inches above grade. The Architect shall provide revised drawings.
3. At the corner of the lower front and left elevations, the appearance of lattice work was expansive. The applicant shall construct a four foot high stone retaining wall around the corner of that portion of the house foundation. A detail of the stone retaining wall shall be provided on the plan. The Architectural Plan shall be revised.
4. An additional three trees may be removed from the site plan, as marked up at the meeting and submitted to the file. The Site Plan shall be revised.
5. Trees shall be protected during construction with snow fencing up to the dripline.
6. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
7. The applicant shall comply with the requirement of Section 21-25 of the Town of Orangetown Shade Tree Requirement.

The foregoing resolution was presented and moved by Thomas Miggie and seconded by James Dodge and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina aye and Larry Vail, 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 8, 2007

Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**258 South Boulevard Plans - Lot #3
Amendment to ACABOR #06-13,
Structure Plans
Approved**

**ACABOR #07- 68
November 8, 2007
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TO: Michael DeMarco
105 South Highland Avenue
South Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: The application of Michael DeMarco, applicant, for Amrik Singh Brar, owner, for the review of an amendment to ACABOR #06-13, regarding the structure at a site known as "**258 South Boulevard Plans - 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 258 South Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 66.17, Block 1, Lot 25.3, 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, November 8, 2007, at which time the Board made the following determinations:

Michael DeMarco appeared and testified.

The Board received the following information:

1. Architectural Plans prepared by Dominick R. Pilla Associates, dated August 1, 2006, revised October 1, 2007:

A100: First Floor

A200: Proposed West Elevation

A201: Proposed North Elevation

A202: Proposed East Elevation

2. A copy of ACABOR #06-13, Approved with Conditions, dated March 7, 2006.

3. A letter from Dominick Pilla Associates, signed by Dominick Pilla, P.E., C.E. R.A., dated October 17, 2007.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to amend the architectural plans as follows and approved the amendments:

The carport located on the north side of the house has been converted to interior space which becomes part of the new living room (F.A.R. not altered by this modification).

Precast stone details, as previously designed, have been removed from the elevations and replaced with the same facing stone which shall be used for the body of the house.

The previously specified simulated slate roofing has been upgraded to a true slate roof system.

Public Comment: Bictorio Loubriel, 15 Shadyside Avenue, raised concerns regarding development in the Critical Environmental Area. He discussed issues of easements and wanted to make sure that construction proceeds properly so that hillsides do not shift and create problems in the future.

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258 South Boulevard Plans - Lot #3
Amendment to ACABOR #06-13,
Structure Plans
Approved

ACABOR #07- 68
November 8, 2007

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED**.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, aye and Larry Vail, 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 8, 2007

Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Hanlon Subdivision Plan
Approved Subject to Conditions**

**ACABOR #07- 69
November 8, 2007**

TO: Donald Brenner, P.E., LL.B.
4 Independence Avenue
Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of the Carole Hanlon, owner, for the review of a two lot Subdivision Plan to be known as "**Hanlon Subdivision 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 65 Western Highway, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.10, Block 2, Lot 41, 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 8, 2007, at which time the Board made the following determinations:

Jay Greenwell appeared and testified.

The Board received the following items:

1. Subdivision Plan prepared by Jay Greenwell, PLS, dated December 4, 2006, last revised October 9, 2007.
2. Board Decisions: PB#07-36, Preliminary Approval Subject to Conditions, dated May 23, 2007 and ZBA #07-86, Granted Variances, dated September 5, 2007.

FINDINGS OF FACT:

1. The Board found that the subdivision plan has been reviewed by the Town of Orangetown Zoning Board of Appeals and Variances have been granted.
2. The Board found that the applicant proposed a two lot subdivision and found the shapes of the lots acceptable.

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

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. Trees shall be protected during construction with snow fencing up to the dripline.
3. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
4. The applicant shall comply with the requirement of Section 21-25 of the Town of Orangetown Shade Tree Requirement.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, 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 8, 2007