

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW**

MEETING OF OCTOBER 21, 2008

MEMBERS PRESENT: Jack Messina, Chairperson; Vice Chairperson; Larry Vail; John Keahon; Thomas Miggie; James Dodge; and Paul Papay

MEMBER ABSENT: Jill Fieldstein

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer; Gina Reynolds, Clerk 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.

SMK Homebuilders Plans – Lot #3 (SMK/Raso Subdivision) Review of Site/Structure Plans 77.10/1/20.3; R-15 zoning district	Approved with Conditions	ACABOR #08-46
McGeever Plans Review of Site/Structure Plans 69.18/2/77; R-15 zoning district	Approved with Conditions	ACABOR #08-48
Murphy Plans Review of Site/Structure Plans 69.19/1/42; R-15 zoning district	Approved with Conditions	ACABOR #08-49
Oak Tree Inn Plans Review of Site/Structure Plans Rear Deck Plan 77.15/1/30.1; CO zoning district	Approved with Conditions	ACABOR #08-50

A motion was made to adjourn the meeting by Thomas Miggie and seconded by Jack Messina 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 10:00 p.m. The next ACABOR Meeting is scheduled for November 18, 2008.

October 21, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review

Cheryl Coopersmith, Chief Clerk

ACABOR #08-46

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
SMK/Raso Plans (Lot #3)- Approved Subject to Conditions
October 21, 2008
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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York, 10901
FROM: Architecture and Community Appearance Board of Review
RE: The application of SMK Home Builders, Inc. applicant, for the review of Site and Structure Plans for a site known as "**SMK/Raso (Lot #3) 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 20 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 20.3, in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Tuesday, October 7 & 21, 2008**, at which time the Board made the following determinations:

October 7, 2008

Robert Hoene appeared and testified for the applicant.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated August 17, 2007, last revision dated of September 2, 2008.
2. Architectural Plan prepared by Robert Hoene, R.A., dated June, 2008:
 - A1: Elevations, revised September 2, 2008
 - A2: Foundations, revised August 13, 2008
 - A3: Floor Plans, revised August 13, 2008

FINDINGS OF FACT:

1. The Board found that the facade would have four sides of vinyl siding in Desert Tan color (green/beige) manufactured by Certainteed with white corners. The house would have white trim with sandstone color gables. The Roof would have shingles manufactured by Tamko in Natural Timber color and the shutters would be dark brown in color. The porch railing and steps would be white. The entry doorway would be dark brown stain.
2. The Board found that the trees to be saved on the site shall be addressed at the next presentation by that applicant, possibly the next meeting.

ACABOR #08-46

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**SMK/Raso Plans (Lot #3)- Approved Subject to Conditions
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Public Comments:

Margaret Rasso, 134 Old Tappan Road, requested that the abutting property owners receive their letters by certified mail.

A. Humungun, an abutting property owner, raised concerns regarding drainage impact to his property.

Amada Ade, 190 Old Tappan Road, raised concerns regarding drainage.

The applicant requested a **CONTINUATION** in order to fulfill the requests of the Board.

October 21, 2008

Robert Hoene appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plan prepared by Robert Hoene, R.A., dated June, 2008, last revision date of October 14, 2008
 - A1: Elevations
 - A2: Foundations
 - A3: Floor Plans

FINDINGS OF FACT:

1. The Board found that the applicant changed the proposed colors of the house. The house would now have four sides of vinyl siding in Pacific Blue color manufactured by Certainteed with white corners. The house trim, shutters and garage doors would be white in color. The gable siding would be sandstone in color. The roof would have shingles manufactured by Tamko in Oxford Grey color.
2. The Board found that the garage doors would be changed to have inserts of glass.
3. The Board found that the applicant reviewed the trees on the site; in particular the 30 inch maple, however, due to the condition of the tree and the design of the site, was unable to save the tree.

No Public

ACABOR #08-46

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

October 21, 2008

**SMK/Raso Plans (Lot #3)- Approved Subject to 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 house facade shall have four sides of vinyl siding in Pacific Blue color manufactured by Certainteed with white corners. The house trim, shutters and garage doors will be white in color. The gable siding will be sandstone in color. The roof will have shingles manufactured by Tamko in Oxford Grey color.
2. The garage doors will be revised to include glass inserts.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by James Dodge and seconded by Thomas Miggie and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, absent; 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: October 21, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #08-48

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

McGeever Plans - Approved Subject to Conditions

October 21, 2008

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TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review
RE: The application of Terri & Kevin McGeever, applicants, for Bill Helmke & George Alatsas, owners, for the review of Site/Structure Plans for a site to be known as "**McGeever Plans**", in accordance with Article 16 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 86 Lois Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.18, Block 2, Lot 77, 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 **Tuesday, October 21, 2008**, at which time the Board made the following determinations:

Robert Hoene, Terri McGeever and Kevin McGeever appeared and testified for the applicant.

The Board received the following items:

1. Site Plan prepared by Robert Sorace, PLS, dated August 29, 2008.
2. Architectural Plan prepared by Robert Hoene, R.A., dated July, 2008:
 - A1: Elevations, revised September 29, 2008
 - A2: Foundations, revised August 11, 2008
 - A3: First Floor Plan, revised August 11, 2008
 - A4: Second Floor Plan, revised August 7, 2008

FINDINGS OF FACT:

1. The Board gave the applicant two options regarding the color of the vinyl siding of the house. The applicant has the option of four sides of vinyl siding in Silver Ash color or Sterling Grey color, manufactured by Certainteed. In both options, the trim and garage doors would be white and the roof would be Weathered Wood, manufactured by Tamko. The plans note stone under the porch area. The stone would be Olive Grove color. The applicant agreed to add stone to the chimney. The plans shall be revised to note stone on the chimney.
2. The Board found that the siding on the house would be brought down to 8 inches above grade.
3. The Board found that the old fences on the site would be removed.
4. The Board found that the Air Conditioner unit would be located in the back corner of the house, between the two windows on the left side elevation.

ACABOR #08-48

**TOWN OF ORANGETOWN
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DECISION**

McGeever Plans - Approved Subject to Conditions

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No Public

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

1. The facade shall have four sides of vinyl siding. The Board gave the applicant two options regarding the color of the vinyl siding of the house. The applicant has the option of four sides of vinyl siding in Silver Ash color or Sterling Grey color, manufactured by Certainteed. In both options, the trim and garage doors will be white and the roof will be Weathered Wood, manufactured by Tamko. The plans note stone under the porch area. The stone will be Olive Grove color. Stone shall be added to the chimney. The plans shall be revised to note stone on the chimney.
2. The Vinyl siding on the house shall be brought down to 8 inches above grade.
3. Old fences on the site shall be removed.
4. The Air Conditioner unit shall be located in the back corner of the house, between the two windows on the left side elevation.
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.
7. 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 Thomas Miggie and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, absent; 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: October 21, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #08-49

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
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**Murphy Plans - Approved Subject to Conditions
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TO: Susan Runko, 94 Main Street, Nyack, New York, 10960
FROM: Architecture and Community Appearance Board of Review
RE: The application of Master Craftmans Construction, applicant for Michelle and Martin Murphy, owners, for the review of Site/Structure Plans for a site to be known as "**Murphy Plans**", in accordance with Article 16 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 7 Acasia Terrace, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 42, 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 **Tuesday, October 21, 2008**, at which time the Board made the following determinations:

Eric Oustateher, Michelle Murphy and Martin Murphy appeared and testified for the applicant for the applicant.

The Board received the following items:

1. Site Plan prepared by Robert Rahnefeld, PLS, dated September 4, 2008.
2. Architectural Plan prepared by Anthony Pisarri, P.E., Westchester Modular Homes, Inc., dated November 1, 2004, last revised August 20, 2008:
 - Page 1: Elevations
 - Page 2: Foundation Plan
 - Page 3: First Floor Plan
 - Page 4: Second Floor Plan
3. Foundation Plans prepared by Superior Walls of the Hudson Valley, dated October 8, 2008: Sheet 1 through 5.

FINDINGS OF FACT:

- 1 The Board found that the facade would have four sides of vinyl siding by Certainteed in Colonial White with a rough cedar finish. The lower portion of the front facade would have stonework in Eldorado stone in Silverton. The Garage doors would be white and the porch railing would be wrought iron painted black on the lower porch and wood painted white on the upper roof porch.

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2. The Board found that the roof would have shingles manufactured by Owens Corning in Sierra Gray color and White scallop siding would be placed on the front and side elevations on the gables. On the side elevation gable, the white scallop siding should be brought down a minimum of 2/3 down on the gable.
3. The Board found the shutters would be raised panels in a color black. Additional shutters would be placed on the windows on the north side of the house (the house faces the street on that side of the house). In addition to shutters, mullions would be placed on top of these windows. Mullions would also be placed over the garage doors to match the windows.
4. The Board found that the Air Conditioner unit would be tucked in the back of the site behind the garage, facing the street with plantings placed around the unit.

No Public

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

1. The facade shall have four sides of vinyl siding by Certainteed in Colonial White with a rough cedar finish. The lower portion of the front facade will have stonework in Eldorado stone in Silverton. The Garage doors will be white and the porch railing will be wrought iron painted black on the lower porch and wood painted white on the upper roof porch.
2. The roof shall have shingles manufactured by Owens Corning in Sierra Gray color and White scallop siding shall be placed on the front and side elevation on the gables. On the side elevation gable, the white scallop siding shall be brought down a minimum of 2/3 down on the gable.
3. The shutters will be raised panels in a color black. Additional shutters shall be placed on the windows on the north side of the house (the house faces the street on that side of the house). In addition to shutters, mullions will be placed on top of these windows. Mullions will also be placed over the garage doors to match the windows.
4. The Air Conditioner unit will be tucked in the back of the site behind the garage, facing the street with plantings placed around the unit.

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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.
7. 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 John Keahon and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, absent; 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: October 21, 2008
Town of Orangetown
Architecture and Community Appearance Board of Review.**

ACABOR #08-50

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
October 21, 2008**

**Oak Tree Inn Plans - Approved Subject to Conditions
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TO: Jane Slavin, 25 Greenbush Road, Orangeburg, New York, 10962
FROM: Architecture and Community Appearance Board of Review
RE: The application of Oak Tree Inn, applicant, for Kathleen and Pat Sullivan, owners, for the Review of Site/Structure Plans for a new rear deck at a site known as "**Oak Tree 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 205 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 30.1 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, October 21, 2008**, at which time the Board made the following determinations:

Jane Slavin, Francis Rooney and Matt Estevez appeared and testified for the applicant.

The Board received the following items:

1. Plan prepared by Jane Slavin Architect, noting location of new deck, dated September 14, 2008.
2. Proposed Rear Deck Architectural Plan prepared by Jane Slavin, R.A., dated August 18, 2008, last revised September 25, 2008.

FINDINGS OF FACT:

1. The Board found that the proposed deck would be wood construction in a natural earth tone finish. The deck would have screening below in lattice work to match the deck in color. The railing and steps match the deck in color and material. Planting Boxes would be placed on the top of the railing.
2. The Board found that the deck would be used for outdoor dining at the restaurant. The applicant is scheduled to appear in front of the Town of Orangetown Zoning Board of Appeals for an Outdoor Dining request.
3. The Board found that the applicant already planted 24 arborvitae trees on the site along the driveway.
4. The Board found that the lighting on site will be limited to 10:00 p.m., are down lit lights and no additional artificial lighting will be used. The lighting on site will consist of only the lighting that currently existing now.

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**TOWN OF ORANGETOWN
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DECISION
October 21, 2008**

**Oak Tree Inn Plans - Approved Subject to Conditions
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No Public

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

1. The proposed deck will be wood construction in a natural earth tone finish. The deck will have screening below in lattice work to match the deck in color. The railing and steps match the deck in color and material. Planting Boxes will be placed on the top of the railing.
2. The lighting on site will be limited to 10:00 p.m., are down lit lights and no additional artificial lighting will be used. The lighting on site will consist of only the lighting that currently existing now.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. 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 James Dodge and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, absent; 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: October 21, 2008
Town of Orangetown
Architecture and Community Appearance Board of Review.**