

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF OCTOBER 6, 2011**

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

MEMBERS ABSENT: Jack Messina, Chairperson

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 7:30 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.

Tappan Golf Plans Review of Site/Structures 74.19/1/1; LI zoning district	Approved Subject to Conditions	ACABOR #11-41
T.F. Noonan's Façade Plans Review of Façade Plans 68.20/1/14; CS zoning district	Approved Subject to Conditions	ACABOR #11-42
Conover Plans Review of Site/Addition 70.09/2/45; R-40 zoning district	Approved Subject to Conditions	ACABOR #11-43
Chase Plans Review of Site/Addition 78.17/1/8; R-15 zoning district	Approved Subject to Conditions	ACABOR #11-44

OTHER BUSINESS: Saint Thomas Athletic Field – New York State Department of Transportation required regrading of site. The Board requested that the applicant appear at the November 3rd Board meeting.

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: 00 p.m. The next ACABOR Meeting is scheduled for November 3, 2011.

Dated: October 6, 2011

**ACABOR #11-41
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Tappan Golf Tent Plans- Approved Subject to Conditions
October 6, 2011
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review
RE: Tappan Golf Range Tent Plans -The application of Closter Golf Inc.,
II, owners, for review of Tent plans at a site known as “**Tappan Golf Range Tent
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 118
Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as
shown on the Orangetown Tax Map as Section 74.19, Block 1, Lot 1 in the LI
zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, October 6, 2011**, at which
time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Product specifications prepared by Economy Tent International, signed by Hal Lapping, President, with attachments of photographs of similar tents to be placed on the site.
2. A cut of the site plan noting the proposed location of the tent.

FINDINGS OF FACT:

1. The Board found that the proposed tent would be placed on a concrete pad to the East of the Go-Kart area and used approximately four months each year, in the warmer months.
2. The Board found that the tent would be blue and meets all fire requirements. The style of the tent would be in the “Hi Peak” style and measures approximately 20 feet by 40 feet.

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 proposed tent will be placed on a concrete pad to the East of the Go-Kart area and will be used approximately four months each year, in the warmer months.
2. The tent will be blue and shall meet all fire requirements. The style of the tent will be in the “Hi Peak” style and measure approximately 20 feet by 40 feet.

The foregoing resolution was presented and moved by Larry Vail and seconded by Dan Sherman and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, aye, Jack Messina, absent; 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: October 6, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11- 42

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

Noonan's Façade Improvement Plan - Approved with Conditions

October 6, 2011

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

RE: T.F. Noonan's Façade Plans - The application of Larry Vergine – LLV Enterprise I LLC, owner, for review of a Façade Plan at a site known as "T.F. Noonan's Façade 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 18-20 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 14 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, October 6, 2011**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Façade Elevations prepared by Robert Hoene, R.A., dated September 3, 2011.

FINDINGS OF FACT:

1. The Board found that the applicant intended to improve the façade of the storefront next to the existing Noonan's Pub. The new storefront would match in style and materials to the existing Pub façade; the brick would be red/brown color and the stucco would be tan color. The lighting would be similar as on the existing Noonan's storefront.
2. The Board found that bricking would be carried over the top on the adjacent Chinese restaurant storefront. The remaining restaurant storefront would be completed in the future. At that time, the applicant would be required to reappear at ACABOR for review and approval of the Façade design.
3. The Board found that the Planters in front of the existing Noonan's were provided by the Pearl River Chambers of Commerce. The applicant noted that Planters would probably be placed outside the new establishment.
4. The Board found that signage is not part of this application.

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Noonan's Façade Improvement Plan - Approved with Conditions

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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 new storefront will match in style and materials to the existing Pub façade; the brick will be red/brown color and the stucco will be tan color. The lighting will be similar as on the existing Noonan's storefront.
2. Bricking will be carried over the top on the adjacent Chinese restaurant storefront. The remaining restaurant storefront will be completed in the future. At that time, the applicant will be required to reappear at ACABOR for review and approval of the Façade design.
3. Signage is not part of this application.

The foregoing resolution was presented and moved by Dan Sherman and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, absent, 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: October 6, 2011

Architecture and Community Appearance Board of Review

ACABOR #11- 43

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Conover Plans; Approved Subject to Conditions

October 6, 2010

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TO: Christopher Conover, 175 Burrows Lane, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: Conover Plans - The application of Christopher Conover, owner, for review of Site/Addition Plans at a site known as "Conover 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 175 Burrows Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.09, Block 2, Lot 45 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, October 6, 2011**, at which time the Board made the following determinations:

Christopher Conover and William Dee appeared and testified.

The Board received the following items:

1. Site Plan and Architectural Plans, prepared by John Perkins, R.A., dated March 14, 2011, revised May 11, 2011:

Sheet 1 of 13: General Notes & Specs, Site Plan, Bulk, Porch Details

Sheet 2 of 13: General Notes & Specifications

Sheet 3 of 13: General Notes & Specifications

Sheet 4 of 13: Weyerhaeuser I Joist Details

Sheet 5 of 13: Cellar & First Floor Demolition Plans

Sheet 6 of 13: Second Floor Plan Sections Details

Sheet 7 of 13: First Floor Plan Sections Details

Sheet 8 of 13: Second Floor Plan Details

Sheet 9 of 13: Roof Plan Details

Sheet 10 of 13: Front & Right Elevations

Sheet 11 of 13: Rear & Left Elevations

Sheet 12 of 13: Cellar, First & Second Floor Elec. Plans

Sheet 13 of 13: Plumbing Diagrams

2. Presented at the meeting by the Applicant, a "Google Earth" photograph of the project site depicting the vegetation on the site.

FINDINGS OF FACT:

1. The Board found that the existing house would be demolished and a new house would be constructed. The proposed house would have four sides of Hardiplank siding with decorative stone work on the front façade and chimney. The color of the siding would be grey/blue tone, manufactured by Benjamin Moore and the stone work is Cultured Stone, in San Francisco, a grey/blue tone. The roof would be Grey shingles, manufactured by Timberline. The garage doors would be a shade lighter than the main house color.

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Conover Plans; Approved Subject to Conditions

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2. The Board found that a significant amount trees were present on the lot and that the applicant was not planning on removing any trees to construct the new house.
3. The Board found that standard safety lighting was to be used around the house and garage.

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 will have four sides of Hardiplank siding with decorative stone work on the front façade and chimney. The color of the siding will be grey/blue tone, manufactured by Benjamin Moore and the stone work is Cultured Stone, in San Francisco, a grey/blue tone. The roof will be Grey shingles, manufactured by Timberline. The garage doors will be a shade lighter than the main house color.
2. Standard safety lighting shall be used around the house and garage.
3. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.
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.
6. 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 Paul Papay and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, absent, 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: October 6, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-44
Chase Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

October 6, 2011
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TO: Karl Ackerman, AIA, 159 E. Central Avenue, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Chase Plans - The application of John Chase, owner, for review of Site/Addition Plans at a site known as "**Chase 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 5 Horne Tooke Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.17, Block 1, Lot 8 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, October 6, 2011**, at which time the Board made the following determinations:

John and Anna Chase appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Karl Ackermann, AIA, dated August 28, 2011:

- A-0: Site Location Plan, Notes, List of Drawings, Elevations
- A-1: Elevations
- A-2: Demotion Plan
- A-3: Foundation Plan
- A-4: First Floor Plan
- A-5: Second Floor Plan
- A-6: Roof Plan and Porch Section/ Detail
- A-7: First Floor - Electrical Allowance Plan
- A-8: Second Floor - Electrical Allowance Plan
- A-9: Schedules
- A-10: Sections & Details
- A-11: Specifications
- A-12: Specifications
- A-13: Specifications
- A-14: Specifications

2. A Landscape Plan prepared by Karl Ackermann, AIA, dated August 28, 2011, revised September 24, 2011.

3. A copy the Land Survey, dated July 15, 2011, prepared by Solo Surveying.

FINDINGS OF FACT:

1. The Board found that the proposed project is an addition and alteration to an existing residential dwelling.

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Chase Plans - Approved Subject to Conditions

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2. The Board found that the proposed house would have four sides of vinyl siding with decorative stone work on the front façade, chimney and under the front porch. The siding color would be clay, manufactured by Cedar Impressions, the stonework would be cultured stone, in Cobble, (brown/grey tones) manufactured by StoneCraft Industries. The roof would be Mission Brown, manufactured by Timberline and the house trim would be white.
3. The Board found that the landscaping plan needed additional plantings. The Board gave the applicant the option of planting a large tree in the front yard.
4. The Board found that the heating flues could possibly be incorrectly placed on the drawings, and should be placed on the south wall.
5. The Board found that the house would have safety lighting placed on motion detectors.

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 will have four sides of vinyl siding with decorative stone work on the front façade, chimney and under the front porch. The siding color will be clay, manufactured by Cedar Impressions, the stonework will be cultured stone, in Cobble, (brown/grey tones) manufactured by StoneCraft Industries. The roof will be Mission Brown, manufactured by Timberline. The house trim will be white.
2. The landscaping plan needs additional plantings, therefore, the Board gave the applicant the option of planting a large tree in the front yard.
3. The Architect shall review the plans and determine the correct location of the heating flues.
4. The house shall have safety lighting placed on motion detectors.

**ACABOR #11-44
Chase Plans - Approved Subject to Conditions**

**Town of Orangetown Architecture and Community Appearance Board of
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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 is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Paul Papay and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, absent; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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 6, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

**Amendment to ACABOR #11- 43
Town of Orangetown Architecture and Community Appearance Board of
Review Decision**

**Conover Plans; Approved Subject to Conditions
October 14, 2010
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TO: Christopher Conover, 175 Burrows Lane, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: Conover Plans – An Amendment to ACABOR #11-43, Conover Decision for the review of Site/Addition Plans at a site known as “**Conover 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 175 Burrows Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.09, Block 2, Lot 45 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, October 6, 2011.**

Condition #3 is deleted from ACABOR #11-43:

“The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.”

The Clerk to the Board is hereby authorized, directed and empowered to sign this Amendment 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 14, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

**Amendment to ACABOR #11- 44
Town of Orangetown Architecture and Community Appearance Board of
Review Decision**

**Chase Plans; Approved Subject to Conditions
October 14, 2010
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TO: Karl Ackerman, AIA, 159 E. Central Avenue, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Chase Plans - An Amendment to ACABOR #11-44, Chase Decision for review of Site/Addition Plans at a site known as "**Chase 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 5 Horne Tooke Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.17, Block 1, Lot 8 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, October 6, 2011.**

Condition #7 is deleted from ACABOR #11-44:

"The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department."

The Clerk to the Board is hereby authorized, directed and empowered to sign this Amendment 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 14, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**