

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

MEETING OF OCTOBER 7, 2008

MEMBERS PRESENT: Jack Messina, Chairperson; Larry Vail; John Keahon; Thomas Miggie; Jill Fieldstein and Paul Papay

MEMBER ABSENT: James Dodge; Vice Chairperson

ALSO PRESENT: Denise Sullivan, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairperson, called the meeting to order at 7:30 PM. 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.

Orangeburg Racquet Club Plans Review of Site/Structure Plans 77.05/1/1; LI0 zone	Approved with Conditions	ACABOR #08-42
---	-------------------------------------	----------------------

TD Bank Sign Plans Review of Sign Plans 68.16/6/45; CS zone	Approved with Conditions	ACABOR #08-44
--	-------------------------------------	----------------------

Comito Plans Review of Revision to Structure Plans 77.06/2/59; R-15 zone	Approved	ACABOR #08-45
---	-----------------	----------------------

SMK Homebuilders Plans – Lot #3 (SMK/Raso Subdivision) Review of Site/Structure Plans 77.10/1/20.3; R-15 zone	Continued to October 21st Meeting for Color Combinations	ACABOR #08-46
---	--	----------------------

SMK Homebuilders Plans – Lot #1 (SMK/Raso Subdivision) Review of Site/Structure Plans 77.10/1/20.1; R-15 zone	Approved with Conditions	ACABOR #08-47
---	-------------------------------------	----------------------

A motion was made to adjourn the meeting by Thomas Miggie and seconded by Jill Fieldstein 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 October 21, 2008.

Dated: October 7, 2008

Cheryl Coopersmith, Chief Clerk

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

**Orangeburg Racquet Club Plans; ACABOR #08-42, Approved Subject to
Conditions
October 7, 2008
Page 1 of 4**

TO: Donald Brenner, Esq.; 4 Independence Avenue; Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review
RE: The application of Pyramid Construction Group, LLC, owner, for the review of a Site/Structure Plans for a site to be known as **Orangeburg Racquet Club Site 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 Ramland Road South, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.05, Block 1, Lot 1 in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **September 23 and October 7, 2008**, at which time the Board made the following determinations:

September 23, 2008

Donald Brenner, Jon Wilner and Barry Poskanzer appeared and testified. The Board received the following items:

1. Architectural Plans prepared by Poskanzer Skott Architects:

SP-1: Proposed Site Plan, dated July 17, 2006, revised August 7, 2008

C-101: Landscaping Plan, revised February 14, 2008

A-100: Construction Plan, revised February 15, 2008

A-200: Exterior Elevations, revised February 14, 2008

2. A copy of PB #07-67, February 13, 2008, Preliminary Site Plan Approval Subject to Conditions and ZBA #08-30, Approved with Conditions, dated April 2, 2008.

FINDINGS OF FACT:

1. The Board found that the facade of the structure would be completed in a metal panel building in green and beige color scheme. The nee wall on the roof would cover any roof equipment, and the wall would match in color to the roof color. The light polls would measure 25 feet in height with down lighting box fixtures, and as noted on the Site Plan. The lighting on site would be limited to go off at 11 p.m. at night.
2. The Board found that the applicant did not have color samples of the proposed structure and agreed to return to the next Board meeting to present colors and materials of the building.

Public Comments:

Patrick Weir, 159 Cowpens Drive, raised concerns regarding lights along the rear of site, height of the proposed structure, equipment of the top of the building and plantings on the site.

Melisa Stone, 35 Constitution Drive, raised concerns regarding the color of the proposed structure requesting a cream color and a lower height of the structure.

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

**Orangeburg Racquet Club Plans; ACABOR #08-42, Approved Subject to
Conditions**

October 7, 2008

Page 2 of 4

Lester Cohen, 167 Cowpens Drive, presented photographs of a similar site in Bardonia.

Kim Crispino, 19 Redcoat Lane, raised concerns regarding the need for vegetation around the building and the proposed colors.

Madeline Stakloff, 149 Valley Forge Lane, requested information regarding the proposed number of parking spaces on site.

Paul Neugauauger, area resident, requested an alternate roof design for the structure.

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

October 7, 2008

Donald Brenner, Jon Wilner and Barry Poskanzer appeared and testified.

The Board received the following items:

1. Submitted at the meeting by Kimberly and Dominic Crispino, 19 Redcoat Lane, Tappan, a letter dated October, 2008.
2. The Chairman of Board provided computer photographs of the site.

FINDINGS OF FACT:

1. The Board found that the facade of the structure would be completed in a metal panel siding in Evergreen with a Light Beige roof color. The manufacture of the siding is Metecno USA.
2. The Board found that along the drainage basin, the applicant should plant arborvitae plants, 4 to 5 feet on center, along the north boundary
3. The Board found that no lighting would be erected on the rear of the building (on the north or east sides).
4. The Board found that Hal Green Giant trees, no lower than 6 feet in height shall be planted along the northeast and east sides of the site, wherever there are voids in the vegetation, in a staggered method. The Board noted on a marked plan, areas where plantings are to be filled in and areas where trees are to be planted randomly with as many Green Giant screen trees planted as possible.

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

**Orangeburg Racquet Club Plans; ACABOR #08-42, Approved Subject to
Conditions**

October 7, 2008

Page 3 of 4

Public Comments:

Kim Crispino, 19 Redcoat Lane, raised concerns regarding the proposed colors of the structure and submitted a letter to the Board.

Melisa Stone, 35 Constitution Drive, raised concerns regarding the proposed plantings on site and the location of the sewer line on the property.

Beth DeCorey, 9 Tory Circle, raised questions regarding the original industrial building proposal for the site.

Linda Salzhauzer, 165 Cowpens Drive, raised concerns regarding development of the site.

Choja Kang, 163 Cowpens Drive, wanted to know if any of the trees around her property would be removed.

Lester Cohen, 167 Cowpens Drive, raised concerns regarding the height of the proposed structure and requested that the Board review the Short Environmental Assessment Form.

Dyn Shunyany, 166 Cowpens Drive, raised concerns with the vegetative buffer zone and impact on his property due to development of 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 facade of the structure will be completed in a metal panel siding in Evergreen with a Light Beige roof color. The manufacture of the siding is Metecno USA. The nee wall on the roof shall cover any roof equipment and the wall shall match the roof color. The site light polls will measure 25 feet in height with down lighting box fixtures, and as noted on the Site Plan.
2. The lighting on site shall be limited to go off at 11 p.m. at night.
3. Along the north boundary drainage basin, the applicant shall plant arborvitae plants, 4 to 5 feet on center.
4. No lighting will be erected on the rear of the building (on the north or east sides).
5. In response to the neighboring community's concerns, this project requires Hal Green Giant Trees to be planted as screening between the residential homes abutting the Racquet Club building site, therefore, Hal Green Giant trees, no lower than 6 feet in height from ground level shall be planted along the northeast and east sides of the site, wherever there are voids in the vegetation with space large enough to plant those trees in a staggered method. The Board noted on a marked plan, areas where plantings are to be filled in and areas where trees are to be planted.

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

**Orangeburg Racquet Club Plans; ACABOR #08-42, Approved Subject to
Conditions**

October 7, 2008

Page 4 of 4

6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, nay, Jack Messina, aye, Jill Fieldstein, nay; 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 7, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review.

ACABOR #08-44

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

TD Bank Sign Plans - Approved Subject to Conditions

October 7, 2008

Page 1 of 1

TO: Brad Bohler, 35 Technology Drive, Warren New Jersey 07059
FROM: Architecture and Community Appearance Board of Review
RE: The application of TD Bank c/o Hida Grahsler, owner, for the review of Sign Plans for a site to be known as "**TD Bank Sign 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 105 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lots 45, 46.1, 46.2, in the CS zoning district.

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

David Wisotsky appeared and testified.

The Board received the following items:

1. Plans prepared by Bohler Engineering, dated August 14, 2008:
 - 1 of 2: Signage Plan
 - 2 of 2: Signage Details
2. Sign Plans prepared by icon Identity Solutions, dated July 7, 2008.

FINDINGS OF FACT:

1. The Board found that Sign Plans to be acceptable. The applicant shall revise the plan by signing and dating the plan, noting the locations of the signs in alternate locations. The Board found that the locations acceptable.

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

1. The applicant shall revise the plan by signing and dating the plan, noting the locations of the signs in alternate locations.

The foregoing resolution was presented and moved by Jack Messina and seconded by John Keahon and carried as follows; James Dodge, absent; John Keahon, aye; Thomas Miggie, aye, 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: October 7, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #08-45

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

Comito Plans – Approved

October 7, 2008

Page 1 of 1

TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: The application of Comito Construction Company, applicant for the review of a change to approved house plans, ACABOR #07-44, dated July 17, 2007, at a site known as “**Comito 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 46 Sterling Avenue, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 59, 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 7, 2008**, at which time the Board made the following determinations:

Robert Hoene and Marc Comito appeared and testified.

The Board received the following items:

1. Revised Front Elevation Plans prepared by Robert Hoene, AIA, dated September 17, 2008, noting the As Built Window – Field Change. Attached is a copy of the original design.

FINDINGS OF FACT:

1. The Board found that the Field Change to the window design to be acceptable.

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

The foregoing resolution was presented and moved by Jack Messina and seconded by Thomas Miggie and carried as follows; James Dodge, absent; John Keahon, aye; Thomas Miggie, aye, 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: October 7, 2008;

Architecture and Community Appearance Board of Review

ACABOR #08-47

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

SMK/Raso Plans (Lot #1)- Approved Subject to Conditions

October 7, 2008

Page 1 of 2

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 #1) 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 20.1, 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 7, 2008**, at which time the Board made the following determinations:

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 Wicker color (tan/beige) manufactured by Certainteed with white corners. The house would have white trim with natural clay 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 would be white and the porch steps would be white. The entry doorway would be dark brown stain.
2. The Board found that on the left elevation, the gable shingle color will match the front gable color, since it fronts on Old Tappan Road.
3. The Board found that the trees to be taken down on the site are to be removed due to their closeness to the construction of the house, drainage or their existing bad shape.

ACABOR #08-47

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
SMK/Raso Plans (Lot #1)- Approved Subject to Conditions
October 7, 2008
Page 2 of 2**

Public Comments:

Adam Rowatti, 11 Claudia Court; raised concerns regarding the notification process for the subdivision of the property.

Paul Rasso, 134 Old Tappan Road, noted that there was an old pear tree on site and wanted the tree to remain as part of the development process.

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 in Wicker color (tan/beige) manufactured by Certainteed with white corners. The house will have white trim with natural clay color gables. The Roof will have shingles manufactured by Tamko in Natural Timber color and the shutters will be dark brown in color. The porch railing will be white and the porch steps will be white. The entry doorway will be dark brown stain.
2. On the left elevation, the gable shingle color will match the front gable color, since it fronts on Old Tappan Road.
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 John Keahon and seconded by Jack Messina and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, aye, 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: October 7, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review.

