

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF OCTOBER 18, 2012**

**MEMBERS PRESENT:** Jack Messina, Vice Chairman, Jill Fieldstein,  
James Dodge, and Alex DiMenna

**MEMBERS ABSENT:** Paul Papay, Chairman, Blythe Yost, and Thomas Warren

**ALSO PRESENT:** Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,  
Stenographer, Elizabeth Decort, Clerk and Cheryl Coopersmith, Chief Clerk

Jack Messina, Vice - Chairman, 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.

**Kopac Lane – Lot #15**  
Review of Site/Landscaping Plan  
Palisades Historic District  
78.13/1/3.15; R-40 zoning district

**Approved  
Subject to  
Conditions**

**ACABOR #12-52**

**La Traviata Awning Plan**  
Review of Awnings on  
Building Elevation  
78.05/2/1; RG zoning district

**Approved  
as Presented**

**ACABOR #12-53**

A motion was made to adjourn the meeting by Jack Messina and seconded by James Dodge 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 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 8:00 p.m. The next ACABOR Meeting is scheduled for November 15, 2012.

**Dated: October 18, 2012**

**ACABOR #12-52: Kopac Lane – Lot #15; Route 9W Golf Subdivision – Lot #3.15 Plans- Approved Subject to Conditions**

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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960  
FROM: Architecture and Community Appearance Board of Review

RE: Kopac Lane – Lot #15: The application of Marc Comito, Comito Construction Company, applicant, for the review of Landscaping and Site Plans, at a site located in the Palisades Historic District, to be known as “**Kopac Lane – Lot #15**”, 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 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.15 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 18, 2012**, at which time the Board made the following determinations:

Marc Comito, Robert Hoene and Jay Greenwell appeared and testified.

The Board received the following items:

- A. Site Plan prepared by Jay Greenwell, PLS, dated September 19, 2012.
- B. Architectural Plans by Robert Hoene, RA, dated May 21, 2012:
  - A-1: Front & Right Elevations
  - A-2: Rear & Left Elevations
  - A-3: Basement/ Foundation Plan
  - A-4: First Floor Plan
  - A-5: Second Floor Plan
- C. Landscaping Plan prepared by Bio\*Logic Landscape Architecture dated April 8, 2012.
- D. Submitted at the meeting, a revised Site Plan prepared by Jay Greenwell, PLS, revised October 18, 2012.
- E. Town of Orangetown Historic Areas Board of Review Decision #12-15, Approved with Modifications, dated October 9, 2012.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared in front of the Town of Orangetown Historic Areas Board of Review for the review of the House on October 9, 2012 as HABR#12-15. ACABOR reviewed the Site and Landscaping Plans. The site had appeared in front of ACABOR in March, 2012 with a different house, the landscaping plan was the same as presented in March. The Board noted at that time that the applicant did a commendable job on the Landscaping Plan.

**ACABOR #12-52: Kopac Lane – Lot #15; Route 9W Golf Subdivision – Lot #3.15 Plans- Approved Subject to Conditions**

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2. The Board found that the applicant submitted a revised Site Plan at the meeting. The revision involved the substitution of a patio for a deck. The applicant held that the patio was a more appropriate design for the site due to the grade of the property. The patio would be constructed of Techno block in a color to match the Chestnut colored brick on the house façade.
3. The Board found that the driveway would be macadam and the curb would be Belgium block.

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 revised Site Plan dated October 18, 2012 is acceptable. The patio will be constructed of Techno block in a color to match the Chestnut colored brick on the house façade.
2. The driveway shall be macadam and the curb will be Belgium block.
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 Jack Messina and seconded by Alex DiMenna and carried as follows; Paul Papay, Chairman, absent; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, absent; Blythe Yost, absent; and Alex DiMenna, 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 18, 2012**

**Architecture and Community Appearance Board of Review**

**ACABOR #12-53: La Traviata Awning Plan – Approved As Presented**

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

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TO: Gazmend Lita, 1257 River Road, Edgewater, New Jersey, 07020  
FROM: Architecture and Community Appearance Board of Review

RE: La Traviata Awning Plan: The application of Fred Daibes, applicant, FAD Sparkill, owner, for the review of Awnings on building elevation at a site to be known as “**LaTraviata Awning 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 500 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.05, Block 2, Lot 1 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 18, 2012**, at which time the Board made the following determinations:

Arten Vajushi appeared and testified for the applicant.

The Board received the following items:

- A. Photograph of awnings on the building.
- B. A sample of the purple canvas material used for the awning.
- C. Awning Structural Drawings, noting the dimensions.

**FINDINGS OF FACT:**

1. The Board found that the awnings would be purple canvas material and placed over the first and second story windows, as noted on the submitted photographs. The awning color would match the structures interior color scheme of the restaurant; purple and white

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 AS PRESENTED**

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by James Dodge and carried as follows: Paul Papay, Chairman, absent; Jack Messina, Vice Chairman, aye; James Dodge, aye; Jill Fieldstein, aye; Alex DiMenna, aye; Blythe Yost, absent; and Thomas Warren, 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: October 18, 2012**

**Architecture and Community Appearance Board of Review**