

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF SEPTEMBER 2, 2010**

**MEMBERS PRESENT:** Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Dan Sherman; Paul Papay and Michael Bosco

**MEMBER ABSENT:** Jill Fieldstein

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Jennifer Feiertag, 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.

**Marty's Site Plan**

Review of Site/Patio Plan  
70.18/2/3; CS zoning district

**Approved  
with Conditions**

**ACABOR #10-33**

**115 Route 303 Plan**

Review of Structure Plans  
77.07/2/1; LI zoning district

**Approved  
with Conditions**

**ACABOR #10-34**

A motion was made to adjourn the meeting by Paul Papay and seconded by Michael Bosco 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 8:40 p.m. The next ACABOR Meeting is scheduled for September 23, 2010.

**Dated: September 2, 2010**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-33**

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

**Marty's Site Plan - Approved with Conditions**

**September 2, 2010**

TO: Martin Cohen, 2 Hobbs Drive, Blauvelt, New York, 10913  
FROM: Architecture and Community Appearance Board of Review

RE: Marty's Site Plan: The application of Martin Cohen, owner, for review of a Site Plan for a patio, pavers, fence and railings at a site known as "**Marty's 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 533 Western Highway; located at the north side of Western Highway, approximately 120 feet south of the intersection of Blauvelt Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 3 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, September 2, 2010**, at which time the Board made the following determinations:

Marty Cohen appeared and testified.

The Board received the following items:

1. Survey of Property for Marty's Lawn Care Inc., prepared by Jay Greenwell, PLS, LLC, dated April 23, 2009, last revised July 16, 2010.
2. Presented at the meeting, photographs of the improved site.

**FINDINGS OF FACT:**

1. The Board found that the prior patio consisted of broken concrete and needed to be replaced to create a safer environment for his clients.
2. The Board found that the applicant replaced the broken concrete patio with pavers, placing sand between the pavers. The steps leading to the rear of the site was replaced with block steps and the site was made handicap accessible. The site was also improved with a split rail fence on the front of the site and a vinyl fence on the side of the property.
3. The Board found that the air conditioner should be screened with similar railing used to screen the gas meter. The applicant presented photographs of the gas meter screening.
4. The Board found that the applicant presented a plan that would esthetically improve the site.

**Public Comments:** Guss Klontzaris, 531 Western Highway, Blauvelt, spoke on behalf of his parents. He raised concerns regarding the privacy of his parent's property and thought that people may hurt themselves on a split rail fence.

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

1. The broken concrete patio was replaced with pavers, placing sand between the pavers. The steps leading to the rear of the site was replaced with block steps and the site was made handicap accessible. The site was also improved with a split rail fence on the front of the site and a vinyl fence on the side of the property.
2. The air conditioner shall be screened with similar railing used to screen the gas meter.
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 Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, absent 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: September 2, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-34**

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

**115 Route 303 Plan; Approved with Conditions**

**September 2, 2010**

TO: Jonathan Hodosh, 60 South Main Street, New City, New York  
10956

FROM: Architecture and Community Appearance Board of Review

RE: 115 Route 303 Plans: The application of Jonathan Hodosh, applicant, for Lawrence Kupferschmid, owner, for review of structure plans at a site known as “**115 Route 303 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 115 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 2, 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, September 2, 2010**, at which time the Board made the following determinations:

Jonathan Hodosh and Lawrence Kupferschmid appeared and testified.

The Board received the following items:

1. Plans prepared by Jonathan Hodosh, R.A., dated March 10, 2010, last revised May 12, 2010

2. PB #10-24, Preliminary Approval Subject to Conditions, dated July 14, 2010.

**FINDINGS OF FACT:**

1. The Board found that a maximum of 6 overhead doors and a maximum of seven entrances can be added to the building. The applicant proposed to subdivide the interior space into 6 areas.
2. The Board found that the northern exposure of the structure would be painted to match the existing building, the overhead doors and the entrance doors will be painted a slate grey to match the trim.
3. The Board found that the lighting would be down lighting, as required by Code.
4. The Board found that the Planning Board had requested ACABOR to review Condition 5 of PB #10-24, regarding "the adequacy of the existing screening along Kings Highway to protect the abutting property owners." The Board held that screening along Kings Highway was a distinct issue from the appearance of the building and discussed separately.

**Public Comments:** Eleanor McCardy, 331 Kings Highway, Tappan. Ms McCardy requested an earthen berm be placed on the southern side for screening to protect the area residents.

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

1. A maximum of 6 overhead doors and a maximum of seven entrances can be added to the building. The applicant proposed to subdivide the interior space into 6 areas.
2. The northern exposure of the structure shall be painted to match the existing building, the overhead doors and the entrance doors will be painted a slate grey to match the trim.
3. Lighting will be down lighting, as required by Code.
4. The Planning Board request of ACABOR to review Condition 5 of PB #10-24, screening along Kings Highway, was a distinct issue from the appearance of the building and should be discussed separately.
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.

The foregoing resolution was presented and moved by James Dodge and seconded by Dan Sherman and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, absent 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: September 2, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

