

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF SEPTEMBER 23, 2010**

**MEMBERS PRESENT:** Jack Messina, Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein; Paul Papay

**MEMBER ABSENT:** James Dodge, Vice Chairperson and Michael Bosco

**ALSO PRESENT:** Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Deborah Arbolino, Administrative Aide

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.

Lee Construction Plans  
Review of Site/Planting  
Palisades Historic Area  
78.18/2/7.2; R-40 zoning district

**Approved  
with Conditions**

ACABOR #10-35

Tappan Golf Plans  
Review of Site/Structures  
74.19/1/1; LI zoning district

**Continued  
to the October 21<sup>st</sup>  
Meeting**

ACABOR #10-36

**Other Business:** In regard to the September 2, 2010 review of ACABOR #10-34, 1115 Route 303 Commercial Internal Subdivision, the Board referred Condition #5 of PB #10-24 back to the Planning Board for its review. A motion was made to refer the issue back to the Planning was made by Jack Messina and seconded by Larry Vail and agreed by all in attendance.

A motion was made to adjourn the meeting by Jack Messina 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 9:30 p.m. The next ACABOR Meeting is scheduled for October 7, 2010.

**Dated: September 23, 2010  
Architecture and Community Appearance Board of Review**

**ACABOR #10-35:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision**

**Lee Construction Plans – Approved Subject to Conditions  
Site/Landscaping Plans/ Palisades Historic District**

**September 23, 2010  
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TO: Jay Greenwell, PLS, 85 Lafayette, Avenue, Suffern, New York 10901  
FROM: Architecture and Community Appearance Board of Review

RE: Lee Construction Plans: The application of Lee Construction, owner, for review of structure/site plans at a site to be known as “Lee Construction Plans”, located in the Palisades Historic District, 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 60 Highland Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 2, Lot 7.2 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, September 23, 2010**, at which time the Board made the following determinations:

Walter Lee and Jay Greenwell appeared and testified for the applicant.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated May 25, 2010, revised August 11, 2010.
2. Planting Plan prepared by BioLogic Earthscapes, dated September 15, 2010.
3. Copies of ZBA #10-52, Approved Variances, dated July 21, 2010 and HABR #10-10, Approved as Presented, dated September 14, 2010.
4. Architectural Plans prepared by Andrew Nuzzi Architects, dated April 19, 2010, revised July 26, 2010:
  - A-1 of 4: Foundation and First Floor Plan
  - A-2 of 4: Second Floor Plan and Roof Plan
  - A-3 of 4: Building Sections
  - A-4 of 4: Exterior Elevations

**FINDINGS OF FACT:**

1. The Board found the applicant appeared at the September 14, 2010 Town of Orangetown Historic Areas Board of Review for review of the House design since the lot was located in the Palisades Historic District. ACABOR needed to review the Site Plan and Landscaping Plans.

**ACABOR #10-35:**

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

**Lee Construction Plans – Approved Subject to Conditions  
Site/Landscaping Plans/ Palisades Historic District**

**September 23, 2010**

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2. The Board found the location of the air conditioner unit on the Planting Plan was incorrect and needed to be relocated. The location of the unit should be changed on the Planting Plan to coincide with that shown on the Architectural Plans.
3. The Board found that the types of plants proposed on the Planting Plan were acceptable.
4. The Board found that Blue stone or crushed stone shall be used on the walkway.
5. The Board found that there shall be no lights on the driveway.

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 location of the air conditioner unit on the Planting Plan was incorrect and needed to be relocated. The location of the unit shall be changed on the Planting Plan to coincide with that shown on the Architectural Plans.
2. Blue stone or crushed stone shall be used on the walkway.
3. There shall be no lights on the driveway.
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 Jack Messina and seconded by Paul Papay and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, absent, 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: September 23, 2010**  
**Town of Orangetown**  
**Architecture and Community Appearance Board of Review**

