

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

MEETING OF SEPTEMBER 9, 2008

MEMBERS PRESENT: Jack Messina, Chairperson; James Dodge, Vice Chairperson; Larry Vail; John Keahon; Jill Fieldstein and Paul Papay

MEMBER ABSENT: Thomas Miggie

ALSO PRESENT: Barbara Gionti, 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.

Stone Plans Review of Tree Remediation Plan Critical Environmental Area 71.17/1/13; R-22 zone	Approved	ACABOR #08-31
Helmke & Alatsas Plans (Scheu Subdivision – Lot #2) Review of Site/Structure Plans 68.12/2/39.2; RG zone	Approved with Conditions	ACABOR #08-33
The Hollows at Blue Hill Review of Revisions to Structure Plans 73.05/1/53.2; PAC zone	Approved	ACABOR #08-37
Dr. Fisher Plans Review of Site/Structure Plans 74.18/3/35;CS zone	Approved with Conditions	ACABOR #08-38
Valentine-Cook Plans Review of Site/Structure Plans 74.07/1/13; LIO	Approved with Conditions	ACABOR #08-39
Steinmetz Plans Review of Site/Structure Plans Critical Environmental Area 71.09/1/32; R-22 zone	Continued: Provide Material at 9/23 Mtg.	ACABOR #08-40

A motion was made to adjourn the meeting by Jack Messina 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 8:55 p.m. The next ACABOR Meeting is scheduled for September 23, 2008.

Dated: September 9, 2008

Cheryl Coopersmith, Chief Clerk

ACABOR #08-31

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Stone: Tree Remediation Plan - Approved
Page 1 of 2**

TO: Michele Stone, 897 Route 9W, Upper Grandview, New York 10960
FROM: Architecture and Community Appearance Board of Review
RE: The application of Michele Stone, owner, for a Tree Remediation Plan for a site known as "**Stone: Tree Remediation 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 897 Route 9W, Upper Grandview, in the Critical Environmental Area, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 13, in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Tuesday, July 22 & September 9, 2008**, at which time the Board made the following determinations:

July 22, 2008

Michele and Jeff Stone appeared and testified.

The Board received the following items:

1. Photographs of the property and a survey of the property.

FINDINGS OF FACT:

1. The Board found that the applicant lived in the Critical Environmental Area and had pruned, removed and topped trees. The applicant has been requested by the Town of Orangetown Code Enforcement Officer to appear at ACABOR.
2. The Board found that the applicant presented photographs of the trees in question as well as their entire site, noting that the property had an abundant amount of vegetation.
3. The Board found that the applicant had hired an experienced tree cutting service to prune the trees on site and that the trees that were cut were diseased or needed to be trimmed. Also, the applicant noted that some of the trees were trimmed to enhance their view of the Hudson River, however, they were aware of soil erosion and did not remove tree roots.

ACABOR #08-31

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Stone Tree Remediation Plan - Approved
Page 2 of 2**

4. The Board found that possibly in the future, the applicant would be assisted by the Town of Orangetown Shade Tree Committee in the care of trees on their property. The Board requested that the applicant consider continuing the application in order to allow the Board members to visit the site over the next few weeks.

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

September 9, 2008

Michele and Jeff Stone appeared and testified.

FINDINGS OF FACT:

1. The Board found that the applicant's topping of the trees did not effect the Critical Environmental Area and recommended that the Building Department proceed with granting the Certificate of Occupancy for the house.

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 Larry Vail and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, 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: September 9, 2008

Architecture and Community Appearance Board of Review.

ACABOR #08-33

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

September 9, 2008

**Helmke & Alatsas Plans - Approved Subject to Conditions
(Scheu Sub. -Lot #2)**

Page 1 of 3

TO: George Alatsas, 17 Bluefield Avenue, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review
RE: The application of George Alatsas, applicant, for William Helmke & George Alatsas, owners, for the review of House and Site Plans for a site to be known as "**Helmke & Alatsas 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 11 East Lewis Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.12, Block 2, Lot 39.2, in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Tuesday, July 22 and September 9, 2008**, at which time the Board made the following determinations:

July 22, 2008

William Helmke & George Alatsas appeared and testified.

The Board received the following items:

1. Site Plan prepared by Robert Sorace, PLS, dated June 9, 2007.
2. Architectural Plan prepared by Eric Knute Osborn, R.A., dated May 29, 2008, revised June 3, 2008: Exterior Elevations and Floor Plans.
3. A letter Richard Galvin, an abutting property owner, dated July 22, 2008.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding in Light Maple color, manufactured by Certainteed. The siding on the house needs to be brought down on all sides to a minimum of 8 inches above grade. The house would have Scallops shingles on the peak of the portico and gable on the front facade. The house plans shall be revised.

ACABOR #08-33

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Helmke & Alatsas Plans - Approved Subject to Conditions
(Scheu Sub. –Lot #2)
Page 2 of 3**

2. The Board found that the roof would be Weathered Wood color, manufactured by Tamko. The garage doors would be painted to match the main field color of the house. The house trim would be white and the color of the window shutters would be Musket Brown. The railing on the front entryway would be wrought iron and the rear deck would be stained red wood. The applicant agreed to parge or paint the sides of the front entryway stairway.

3. The Board found that on the Site Plan, the applicant agreed to replace the Dogwood Tree that was taken down with a decent sized Plum Tree.

4. The Board found that the 24'Oak Tree that was taken down would be replaced with a Maple Tree, minimum of 4 to 5 inches in diameter.

5. The Board found that the air conditioner unit would be placed on the northwest corner of the site; the side of the house without the deck.

6. The Board found that there would be standard decorative down lights placed at the front entryway and at the garage door of the house.

7. The Board found that the existing Arborvitae and Cedar Trees along the property line of Galvin may be sufficient to block the headlight glare that could be created from the cars on site. The Board members reviewed the possibility of additional vegetative screening along the property line. The Board requested the applicant that they consider a continuation of the application in order to allow them to visit the site over the next few weeks.

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

September 9, 2008

Donald Brenner, William Helmke and George Alatsas appeared and testified.

1. The Board found that the existing vegetative buffer was sufficient. The applicant noted that they had a previous discussion with the abutting property owner and that if a tree was taken down during construction, that the applicant would replace the tree.

ACABOR #08-33

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Helmke & Alatsas Plans - Approved Subject to Conditions
(Scheu Sub. –Lot #2)
Page 3 of 3**

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 shall have four sides of vinyl siding in Light Maple color, manufactured by Certainteed. The siding on the house shall be brought down on all sides to a minimum of 8 inches above grade. The house shall have Scallops shingles on the peak of the portico and gable on the front facade. The house plans shall be revised.
2. The roof shall be Weathered Wood color, manufactured by Tamko. The garage doors shall be painted to match the main field color of the house. The house trim shall be white and the color of the window shutters will be Musket Brown. The railing on the front entryway will be wrought iron and the rear deck will be stained red wood. The applicant agreed to pare or paint the sides of the front entryway stairway.
3. On the Site Plan, the Dogwood Tree that was taken down shall be replaced with a decent sized Plum Tree.
4. The 24'Oak Tree that was taken down shall be replaced with a Maple Tree, minimum of 4 to 5 inches in diameter.
5. The air conditioner unit shall be placed on the northwest corner of the site; the side of the house without the deck.
6. There shall be standard decorative down lights placed at the front entryway and at the garage door of the house.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.
8. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
9. 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 Jill Fieldstein and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, 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: September 9, 2008
Architecture and Community Appearance Board of Review.**

**ACABOR #08-37
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**The Hollows at Blue Hill Amendment to Building Plans; Approved
Page 1 of 2**

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York, 10983
FROM: Architecture and Community Appearance Board of Review
RE: The application of STEJ, LLC, owner, for Minor Revisions to Building Plans at a site known as "**The Hollows at Blue Hill 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 on Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 53.2, in the PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, September 9, 2008**, at which time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by James Tanner, R.A.:
 - 45 of 54: Strip Foundation & Elevations, July, 2005, rev. 12/5/05
 - 50 of 54: Foundation Plan, Elevations, July, 2005, rev. 8/2/05
 - 53 of 54: Foundation Plan/Elevations, April 23, 2008
 - 54 of 54: Plan, Elevations, Roff Connections: April, 2006, rev. 7/7/06
2. Photographs of a proposed trellis to be used on site.

FINDINGS OF FACT:

1. The Board found that the proposed amendment is due to the requirements of the Orangetown Town Code regarding connections of buildings. The applicant requested that instead of connecting roofs, that trellis connectors be used over the walkways at a number of locations throughout the development. The applicant provided plans noting those locations.
2. The Board found that the finish on the trellis would be natural wood.
3. The Board that the applicant stated that the Building Department did not have issue with the change, however, they requested that the applicant present the change to the Architecture and Community Appearance Board of Review for it's review and approval.

**ACABOR #08-37
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**The Hollows at Blue Hill Amendment to Building Plans; Approved
Page 2 of 2**

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 Jill Fieldstein and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, 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: September 9, 2008
Architecture and Community Appearance Board of Review.**

**ACABOR #08-38
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Dr. Fisher Plans; Approved Subject to Conditions
Page 1 of 2**

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York, 10983
FROM: Architecture and Community Appearance Board of Review
RE: The application of Dr, Edward Fisher, applicant, for FADB Realty, Inc. owner, for Review of Site and Structure Plans at a site to be known as "**Dr, Fisher 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 6 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 35, 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, September 9, 2008**, at which time the Board made the following determinations:

Donald Brenner, Vincent Acocella and Dr. Edward Fisher appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated May 2, 2008.
2. Architectural Plans prepared by Vincent Acocella, R.A., dated May 21, 2008:
 - A-1: Lower Level Construction and Demolition Plans
 - A-2: Elevations
3. Board Decisions: Planning Board #08-39, Preliminary Site Plan Approval Subject to Conditions, dated July 9, 2008 and Zoning Board of Appeals #08-74, Front Yard, Rear Yard and Parking Space Variances Approved, dated July 16, 2008

FINDINGS OF FACT:

1. The Board found that the proposed expansion of the existing building will be for new equipment. The facade will match the existing structure and consists of Texture 1-11, painted in Blue Benjamin Moore Paint. The roof will match the existing roof and will be grey shingles, the windows will match the existing windows. The air conditioner unit will be on the back of the building.

**ACABOR #08-38
TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Dr. Fisher Plans; Approved Subject to Conditions
Page 2 of 2**

2. The Board found that landscaping shall be placed around the dumpster (to cover the dumpster) along Western Highway and along the property line.
3. The Board found that the shed and the patio on the property are proposed to be removed.
4. The Board found that the applicant shall plant on the west corner of the property, near the last parking spot, in the area that is noted as empty, a flowering tree, no shorter than 10 feet in height.
5. The Board found additional plantings will be placed around the "Ambulance Sign" upon submission to the Buildings Department for a new sign.

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

1. The facade will match the existing structure and consists of Texture 1-11, painted in Blue Benjamin Moore Paint. The roof will match the existing roof and will be grey shingles, the windows will match the existing windows. The air conditioner unit will be on the back of the building.
2. Landscaping shall be placed around the dumpster (to cover the dumpster) along Western Highway and along the property line.
3. The applicant shall plant on the west corner of the property, near the last parking spot, in the area that is noted as empty, a flowering tree, no shorter than 10 feet in height.
4. Additional plantings will be placed around the "Ambulance Sign" upon submission to the Buildings Department for a new sign.
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 John Keahon and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, 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: September 9, 2008
Architecture and Community Appearance Board of Review.**

ACABOR #08-39

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 23, 2008**

**Valentine-Cook Plans - Approved Subject to Conditions
Page 1 of 3**

TO: Paul W. Valentine, 374 Greenbush Road, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review
RE: The application of Paul W. Valentine and Hugo Cook, owners, for the review of Site and Structure Plans for a site to be known as "**Valentine-Cook 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 515 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 13, in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, September 9, 2008**, at which time the Board made the following determinations:

Ed Cook and Paul Valentine appeared and testified.

The Board received the following items:

1. Site Plan prepared by Dominick Pilla Associates, dated May 18, 2007, last revision date of July 31, 2008.
2. Architectural Plan prepared by Designtech Associates, signed and sealed by Carl A. Zarrello, R.A., dated August 11, 2008:
 - A-1: First Floor Plan
 - A-2: Second Floor Plan
 - A-3: Building Elevations
 - A-4: Building Elevations
3. Copies of the following Board Decisions: Planning Board #06-77, Preliminary Site Plan Approval Subject to Conditions, dated January 9, 2008 and Zoning Board of Appeals #08-24, Lot Area, Lot Width, Building Height as Modified and from Section 13.01B(2) and B(10) Variances; Approved with Conditions, dated May 7, 2008.
4. Submitted at the meeting by the applicant, photographs of the types of proposed building types.

FINDINGS OF FACT:

1. The Board found that the facade of the building consists of four sides of split face white concrete block, with a green horizontal striped pattern approximate two thirds up from the foundation (above the windows). The retaining wall on the site would match the stone face used on the structure.

ACABOR #08-39

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Valentine-Cook Plans - Approved Subject to Conditions
Page 2 of 3**

2. The Board found the top of the parapet measures four feet in height would be in a dark bronze color to match the window frames and doors. The air conditioner unit is on the roof and would not be visible, since the parapet is 4 feet tall.
3. The Board found that the windows would be smoke glass and dark bronze metal. The entrance doors to the structure would match the window frames. The garage doors would be aluminum, in a color to match the building.
4. The Board found that the lighting details noted the height of the luminaries from grade to be 15 feet. The color of the lamp post would match the color the building windows and trim on the roof.
5. The Board found that the handicap parking spaces were in the rear of the lot and should be moved closer to the main entrance of the building.
6. The Board found that the Sugar Maple tree on the north side of the site should be moved to the northeast portion of the site due to the proposed "Spur".
7. The Board found that the applicant should plant the following in the northeast corner – eastside portion of the site, coming down the south side of the site; a mix of White Pines, Holly and/or Spruce trees.
8. The Board found that the applicant agreed to add another Colored Maple tree where it is noted as "Lawn" on drawing SP-4.

Public Comments:

Donald Brenner, attorney for Brian Digirolomo, an abutting property owner, 517 Route 303, raised concerns regarding the proposed "Spur" on the applicant's property. He held that it should not be constructed, or asphalted until it is needed and that area of the property should be land banked and placed in reserved. Construction of the spur impacts his clients property.

Barry Seidles, an abutting property owner, raised concerns regarding the impact of lights shinning onto his property from the applicant's site. Mr. Seidles noted his lot is residential.

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 building consists of four sides of split face white concrete block, with a green horizontal striped pattern approximate two thirds up from the foundation (above the windows). The retaining wall on the site shall match the stone face used on the structure.

ACABOR #08-39

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 9, 2008**

**Valentine-Cook Plans - Approved Subject to Conditions
Page 3 of 3**

2. The parapet measures four feet in height will be in a dark bronze color to match the window frames and doors. The air conditioner unit is on the roof and will not be visible, since the parapet is 4 feet tall.
3. The windows will be smoke glass and dark bronze metal. The entrance doors to the structure will match the window frames. The garage doors will be aluminum, in a color to match the building.
4. The lighting details noted the height of the luminaries from grade to be 15 feet. The color of the lamp post will match the color the building windows and trim on the roof.
5. The handicap parking spaces were in the rear of the lot and shall be moved closer to the main entrance of the building.
6. The Sugar Maple tree on the north side of the site shall be moved to the northeast portion of the site due to the proposed "Spur".
7. The applicant shall plant the following in the northeast corner – eastside portion of the site, coming down the south side of the site; a mix of White Pines, Holly and/or Spruce trees.
8. The applicant shall add another Colored Maple tree where it is noted as "Lawn" on drawing SP-4.
9. Trees to be saved shall be protected with snow fencing to the drip line during construction.
10. 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; John Keahon, aye; Thomas Miggie, absent, 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: September 9, 2008
Architecture and Community Appearance Board of Review.**

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

**Helmke & Alatsas Plans - Approved Subject to Conditions
(Scheu Sub. –Lot #2)
Page 1 of 2**

TO: George Alatsas, 17 Bluefield Avenue, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review
RE: An amendment to ACABOR #08-33, Decision, of George Alatsas, applicant, for William Helmke & George Alatsas, owners, for the review of House and Site Plans for a site to be known as "**Helmke & Alatsas 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 11 East Lewis Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.12, Block 2, Lot 39.2, in the RG zoning district.

The Decision shall be amended as follows, Bold and Underlined words shall be added to the decision:

Under FINDINGS OF FACT Section of the Decision:

A. The word "Scallops" shall be corrected to "Scalloped"

1. The Board found that the proposed house would have four sides of vinyl siding in Light Maple color, manufactured by Certainteed. The siding on the house needs to be brought down on all sides to a minimum of 8 inches above grade. The house would have **Scalloped** shingles on the peak of the portico and gable on the front facade. The house plans shall be revised.

B. Additional language shall be added to clarify the size and placement of the requested trees.

3. The Board found that on the Site Plan, the applicant agreed to replace the Dogwood Tree that was taken down with a decent sized Plum Tree, **minimum 3" diameter.**

4. The Board found that the 24'Oak Tree that was taken down would be replaced with a Maple Tree, minimum of 4 to 5 inches in diameter, **to be planted in the backyard and on the east side.**

October 21, 2008

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

**Helmke & Alatsas Plans - Approved Subject to Conditions
(Scheu Sub. –Lot #2)**

Page 2 of 2

Under DECISION Section of the Decision:

1. The proposed house shall have four sides of vinyl siding in Light Maple color, manufactured by Certainteed. The siding on the house shall be brought down on all sides to a minimum of 8 inches above grade. The house shall have **Scalloped** shingles on the peak of the portico and gable on the front facade. The house plans shall be revised.
3. On the Site Plan, the Dogwood Tree that was taken down shall be replaced with a decent sized Plum Tree, **minimum 3" diameter.**
4. The 24'Oak Tree that was taken down shall be replaced with a Maple Tree, minimum of 4 to 5 inches in diameter, **to be planted in the backyard and on the east side.**

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 21, 2008

Architecture and Community Appearance Board of Review.

Amendment to ACABOR #08-38
October 21, 2008

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

Dr. Fisher Plans; Approved Subject to Conditions

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York, 10983
FROM: Architecture and Community Appearance Board of Review
RE: An amendment to ACABOR #08-38, Decision of Dr, Edward Fisher, applicant, for FADB Realty, Inc. owner, for Review of Site and Structure Plans at a site to be known as “**Dr, Fisher 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 6 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 35, in the CS zoning district.

The Decision shall be amended as follows, Bold and Underlined words shall be added to the decision:

Under Decision section of the Decision:

1. The facade will match the existing structure and consists of Texture 1-11, painted in Blue Benjamin Moore Paint, **to match color of the existing structure**. The roof will match the existing roof and will be grey shingles, the windows will match the existing windows. The air conditioner unit will be on the back of the building.
2. Landscaping shall be placed around the dumpster (to cover the dumpster) along Western Highway and along the property line, **with arborvitae at a height of no less than four feet from ground level.**

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 21, 2008
Architecture and Community Appearance Board of Review.**

Amendment to ACABOR #08-39

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

Valentine-Cook Plans - Approved Subject to Conditions

TO: Paul W. Valentine, 374 Greenbush Road, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review
RE: An amendment to ACABOR #08-39, Decision of Paul W. Valentine and Hugo Cook, owners, for the review of Site and Structure Plans for a site to be known as "**Valentine-Cook 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 515 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 13, in the LIO zoning district.

The Decision shall be amended as follows, Bold and Underlined words shall be added to the decision:

On top of Page 1, date shall be corrected: Delete "September 23, 2008" and replace with "**September 9, 2008**"

Under Decision section of the Decision:

7. The applicant shall plant the following in the northeast corner – eastside portion of the site, coming down the south side of the site; a mix of White Pines, Holly and/or Spruce trees, **to be planted staggered, not in a straight line.**

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 21, 2008

Architecture and Community Appearance Board of Review.