

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 22, 2011**

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

MEMBERS ABSENT: None

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief 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.

Bill Kolb Jr. Subaru Plans Review of Façade and Replacement Sign Plans (Orangeburg) 74.11/1/22; LI zoning district	POSTPONED	ACABOR #11-37
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Young Plans Review of Site/Structure Plans 69.18/2/12; R-15 zoning district.	Approved Subject to Conditions	ACABOR #11-38
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Beckerle Lumber and Supply Plans Review of Site/Structure Plans 74.15/1/5; LI zoning district	Approved Subject to Conditions	ACABOR #11-39
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Ansbro Plans Review of Site/Structure Plans 68.12/5/40; RG zoning district	Approved Subject to Conditions	ACABOR #11-40
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OTHER BUSINESS: Saint Thomas Athletic Field – New York State Department of Transportation required regrading of site. The Board continued this item until the October 6th meeting in order to visit the site.

A motion was made to adjourn the meeting by James Dodge 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 8: 45 p.m. The next ACABOR Meeting is scheduled for October 6, 2011.

Dated: September 22, 2011

**ACABOR #11-38
Young Plans - Approved Subject to Conditions**

**Town of Orangetown Architecture and Community Appearance Board of
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TO: Andrew Young, 35 Mapleshade Avenue, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Young Plans: The application of Karen and Andrew Young, owner, for the Review of Site/Structure Plans, at a site to be known as "Young 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 35 Mapleshade Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 2, Lot 12 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 **Thursday, September 22, 2011**, at which time the Board made the following determinations:

Andrew Young and Kier Levesque appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Kier Levesque, R.A. dated May 11, 2011, last revised August 18, 2011: Page 1: Cover Sheet

- A1: Foundation
- A2: First Floor
- A3: Second Floor
- A4: North and East Elevations
- A5: South and West Elevations
- A6: Sections
- A7: Sections
- D1: Demotion Plans
- E1: Basement Electric
- E2: First Floor Electric
- E3: Second Floor Electric
- SP1: Specifications

FINDINGS OF FACT:

1. The Board found that this site had a house which was undergoing renovation. Originally proposed only as a house addition, the entire structure now needs to be demolished.

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2. The Board found that the proposed house would have four sides of vinyl siding with decorative stone work on the front façade. The siding would be in Montana Suede (Brown), manufactured by Quest and the stonework would be Eldorado Cultured Stone, Buckhorn Top Rock (Brown Tones). The roof would be Mission Brown, manufactured by Timberline. The house trim, window trim, front porch railing, porch stairs and the garage doors, all would be painted white. The chimney stonework would match the stonework on the façade.
3. The Board found that the siding should be brought down as close to grade as possible on the house elevations.
4. The Board found that the site had sufficient vegetation, however, the applicant was requested to plant replacement vegetation around the house once the house was constructed.
5. The Board found that mechanical equipment would be placed close to the basement entry to the house.

Public Comment:

Sandy Cokely; 26 Noyes Street, Pearl River, requested information regarding the project.

There being no further public comments, 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 proposed house will have four sides of vinyl siding with decorative stone work on the front façade. The siding will be in Montana Suede (Brown), manufactured by Quest and the stonework will be Eldorado Cultured Stone, Buckhorn Top Rock (Brown Tones). The roof will be Mission Brown, manufactured by Timberline. The house trim, window trim, front porch railing, porch stairs and the garage doors, all will be painted white. The chimney stonework will match the stonework on the façade.

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2. The siding shall be brought down as close to grade as possible on the house elevations.
3. The applicant shall plant replacement vegetation around the house once the house was constructed.
4. The mechanical equipment will be placed close to the basement entry to the house.
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.
7. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.

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; Jack Messina, aye; Michael Bosco, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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 22, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

**ACABOR #11-39
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Beckerle Lumber and Supply Company Plans- Approved Subject to
Conditions**

**September 22, 2010
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TO: Laurence Beckerle, Jr., 3 Chestnut Street, Spring Valley, New York

FROM: Architecture and Community Appearance Board of Review

RE: Beckerle Lumber and Supply Plans: The application of Beckerle Lumber and Supply Company, owner, for the Review of Site/Structure Plans, at a site to be known as “Beckerle Lumber and Supply 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 219 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 5 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 22, 2011**, at which time the Board made the following determinations:

Larry Beckerle, Pete Beckerle and Steve Collazuol appeared and testified.

The Board received the following items:

1. Copies of ZBA #11-59, dated July 20, 2011 and PB #10-56, Preliminary Site Plan Approval Subject to Conditions, dated December 8, 2010.

2. Plans prepared by John E. Collazuol & Associates, P.C.:

Title Sheet, dated January 5, 2010, revised September 13, 2010

Sheet 2 of 3 - Site Plan; dated September 13, 2010, revised July 26, 2011

Sheet 3 of 3 – Boundary & Topographic Survey, dated November 10, 2009

3. Architectural Plans prepared by Sunbelt Consult/ Design/ Construct and Gary K. Munkelt and Associates Structural Engineers, last revision date of May 4, 2011:

Sheet 1: Cover Sheet, dated January 31, 2011

Sheet 2: Storage Shed ‘B’ – Plan & Front View, dated January 27, 2011

Sheet 3: Storage Shed ‘B’ – End View, dated January 27, 2011

Sheet 4: Storage Shed ‘C’ – 3- View, dated January 27, 2011

Sheet 5: L-Shed – 3 – View, dated January 27, 2011

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a storage shed on the rear of the site. The shed would not be visible from Route 303 or the Town of Orangetown Rail to Trails.

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2. The Board found that the materials to be used on the building façade would match the materials used on other buildings on site. The building façade is a metal clad structure in burnished slate color, with a galvanized aluminum roof and light tan trim. The Board gave the applicant the option of placing flat skylights on the structure.
3. The Board found that the Zoning Board of Appeals requested that the junipers to be planted on the berm at the Route 303 sign be no more than 2 feet in height.

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

1. The materials to be used on the building façade will match the materials used on other buildings on site. The building façade is a metal clad structure in burnished slate color, with a galvanized aluminum roof and light tan trim. The Board gave the applicant the option of placing flat skylights on the structure.
2. The Zoning Board of Appeals requested that the junipers to be planted on the berm at the Route 303 sign be no more than 2 feet in height.
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 James Dodge and seconded by Jill Fieldstein and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, aye, 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: September 22, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review**

**ACABOR #11-40
Town of Orangetown Architecture and Community Appearance Board of
Review Decision**

Ansbro Plans; Approved Subject to Conditions

September 22, 2010

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TO: Andrew Ansbro, 11 Cairnsmuire Lane, New City, New York 10956
FROM: Architecture and Community Appearance Board of Review

RE: Ansbro Plans: The application of Andrew Ansbro, owner, for the Review of Site/Structure Plans, at a site to be known as "Ansbro 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 109 Brightwood Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 5, Lot 40 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, September 22, 2011**, at which time the Board made the following determinations:

Andrew Ansbro appeared and testified.

The Board received the following items:

1. Site Plan prepared by Robert Sorace, PLS, dated August 18, 2011, revised September 6, 2011.
2. Architectural Plans, prepared by John Perkins, R.A., last revised September 1, 2011:
 - Sheet 8 of 12: Cellar and First Floor Plans, dated February 3, 2011
 - Sheet 9 of 12: Second Floor & Roof Plan, details, dated June 26, 2011
 - Sheet 10 of 12: Elevations, dated June 26, 2011

FINDINGS OF FACT:

1. The Board found that the applicant proposed to demolish the existing structure and construct a new house on the site. Only 3 trees are to be removed, as noted on the site plan; one for the construction of the driveway, one in the rear of the site and one that is a triple trunk.
2. The Board found that a landscaping plan was not presented at the meeting. The Board required that the applicant come back to ACABOR and present a Landscaping Plan for review and approval, prior to obtaining a Certificate of Occupancy.
3. The Board found that the proposed house would have four sides of Hardiboard siding with decorative stone work on the front façade. The plans note the siding as vinyl and shall be revised to note the façade material as hardiboard. The first level of the house will have Mountain Sage color hardiboard (green color) and the second level will have Timber Bark color (brown color). The Stonework would be Pennsylvania Ledge Stone Cultured Stone in grey tones. The roof would be Charcoal shingles, manufactured by Timberline. The house would have white trim.

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Ansbro Plans; Approved Subject to Conditions

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4. The Board found that a significant amount of houses in the neighborhood had masonry chimneys. In reviewing the plans before the Board, it was determined that the chimney should be revised to be masonry rather than hardiboard, as originally requested by the applicant. The plans shall be changed to reflect the change in material to a masonry chimney.

Public Comment:

Richard O'Connell, 106 Brightwood Avenue, Pearl River; requested information regarding the size of the house and location of the driveway.

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 applicant shall come back to ACABOR and present a Landscaping Plan for review and approval, prior to obtaining a Certificate of Occupancy.
2. The proposed house will have four sides of Hardiboard siding with decorative stone work on the front façade. The plans note the siding as vinyl and shall be revised to note the façade material as hardiboard. The first level of the house will have Mountain Sage color hardiboard (green color) and the second level will have Timber Bark color (brown color). The Stonework will be Pennsylvania Ledge Stone Cultured Stone in grey tones. The roof will be Charcoal shingles, manufactured by Timberline. The house will have white trim.
3. The chimney shall be revised to be masonry rather than hardiboard, as originally requested by the applicant. The plans shall be changed to reflect the change in material to a masonry chimney.
4. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.
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.
7. 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 James Dodge and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, 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: September 22, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review