

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

MEETING OF SEPTEMBER 23, 2008

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

MEMBER ABSENT: None

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.

Steinmetz Plans Review of Site/Structure Plans Critical Environmental Area 71.09/1/32; R-22 zone	Approved with Conditions	ACABOR #08-40
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Tappan Golf Range Plans Review of Site/Structure Plans Go-Kart Maintenance Building/ New Pit Area; required as part of the conditions of ACABOR #07-37, dated May 20, 2008 74.19/1/1; LI zone	Approved with Conditions	ACABOR #08-41
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Orangeburg Racquet Club Plans Review of Site/Structure Plans 77.05/1/1; LI0 zone	Continued to October 7th Meeting	ACABOR #08-42
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Feldi Family Plans Review of Site/Structure Plans 77.15/3/20; R-15 zone	Approved with Conditions	ACABOR #08-43
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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 8:30 p.m. The next ACABOR Meeting is scheduled for October 7, 2008.

Dated: September 23, 2008

Town of Orangetown

Cheryl Coopersmith, Chief Clerk

ACABOR #08-40

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

**Steinmetz Plans - Approved Subject to Conditions
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TO: Kenneth DeGennaro, 76 Lafayette Avenue, Suffern, New York, 10901
FROM: Architecture and Community Appearance Board of Review
RE: The application of Donald Steinmetz, owner, for the review of Site and Structure Plans for a site known as "**Steinmetz 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 1020 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 71.09, Block 1, Lot 32, 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, September 9 and 23, 2008**, at which time the Board made the following determinations:

September 9, 2008

Donald Steinmetz, Karen Steinmetz and Jonathan Foster appeared and testified.

The Board received the following items:

1. Site Plan prepared by Brooker Engineering, dated August 10, 2007, last revision dated of July 31, 2008:

Drawing 1: Title Sheet

Drawing 2: Site Plan

Drawing 3: Grading, Drainage and Erosion Control Plan

Drawing 4: Detail Sheet

2. Architectural Plan prepared by Jonathan Foster, R.A., dated January 15, 2006, last revision date of July 2008:

- A1: Main Floor Plan Basement Plan

- A2: Upper Level with New Deck

- A3: Lower Level with New Studio

- A4: South Elevation

- A5: North Elevation

ACABOR #08-40

**TOWN OF ORANGETOWN
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**Steinmetz Plans - Approved Subject to Conditions
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FINDINGS OF FACT:

1. The Board found that the applicant planned to add on an addition to an existing residential structure. All trees on the site to be removed measured less than 6 inches in diameter. The site was heavily wooded.

2. The Board found that the applicant intends to match the facade materials of the proposed addition to the existing structure. The facade would be both vertical and horizontal cedar siding, stained pale grey to match the existing siding. The trim would be green/bronze and the roof would be red/brown. The applicant did not have samples of the materials. The Board requested the applicant to consider a continuation of the application in order to present the material to the Board at the next Board meeting.

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

September 23, 2008

Donald Steinmetz, Karen Steinmetz and Jonathan Foster appeared and testified.

1. Architectural Plan prepared by Jonathan Foster, R.A., dated January 15, 2006, last revision date of September 15, 2008:

- A1: Main Floor Plan Basement Plan
- A2: Roof, Framing, Stair Det, Upper Bathroom
- A3: Studio Level, Schedules, Building Sections
- A4: South Elevation
- A5: North Elevation

2. Submitted at the meeting by the applicant; photographs of the existing structure.

FINDINGS OF FACT:

1. The Board presented samples of the proposed materials to be used on the structure. The applicant intends to side the entire house (the existing structure and the addition) with horizontal cedar siding, stained pale grey. The trim would be green/bronze and the roof would be red/brown. The roof would be Estate Grey color.

ACABOR #08-40

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

**Steinmetz Plans - Approved Subject to Conditions
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant intends to side the entire house (the existing structure and the addition) with horizontal cedar siding, stained pale grey. The trim would be green/bronze and the roof would be red/brown. The roof would be Estate Grey color.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 Thomas Miggie and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, 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 23, 2008
Town of Orangetown
Architecture and Community Appearance Board of Review.**

ACABOR #08-41

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
September 23, 2008
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**Tappan Golf Range Plans - Approved Subject to Conditions
Approved - Site/Structure Plan; Go-Kart Maintenance Building /New Pit
Area; ACABOR #07-37, dated May 20, 2008
74.19/1/1; LI zone**

TO: Donald Brenner, P.E., LL.B.; 4 Independence Avenue; Tappan, New York
10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Closter Golf Inc. II, owner, for the review of Go-Kart Maintenance Building /New Pit Area; as required as a condition of ACABOR #07-37, dated May 20, 2008, for a site known as "**Tappan Golf Range 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 Route 303, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.19, Block 1, 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 **Tuesday, September 23, 2008**, at which time the Board made the following determinations:

Donald Brenner and Steven Lazarus appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Joseph Cecco, AIA, dated July 15, 2008:
 - a. A-1: Elevations
 - b. SK-1: Elevation & Pit Area Floor Plan
 - c. SK-2: Maintenance Building Floor Plan
2. A copy of ACABOR #07-37, Approved with Conditions, May 20, 2008.
3. A letter from Somnath Konduru, 63 Gregg Court, Tappan, New York, dated September 19, 2008.

FINDINGS OF FACT:

1. The Board found that the applicant satisfied Condition #5 of ACABOR #07-37; with the presentation before the Board. The proposed materials on the maintenance Building would match the materials on the buildings approved under ACABOR #07-37.

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

1. The proposed materials on the maintenance Building shall match the materials on the buildings approved under ACABOR #07-37.

ACABOR #08-41

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

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**Tappan Golf Range Plans - Approved Subject to Conditions
Approved - Site/Structure Plan; Go-Kart Maintenance Building /New Pit
Area; ACABOR #07-37, dated May 20, 2008
74.19/1/1; LI zone**

2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 Thomas Miggie and carried as follows; James Dodge, aye; John Keahon, aye; Thomas Miggie, 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 23, 2008;
Town of Orangetown
Architecture and Community Appearance Board of Review**

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

ACABOR #08-43

Feldi Family Plans; Approved Subject to Conditions

September 23, 2008

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TO: Martin Feldi, 415 North Little Tor Road, New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: The application of Martin Feldi/Ivan Gritsik, applicants, for Martin Feldi, owner, for the review of House and Site Plans for a site to be known as "**Feldi Family 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 200 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 20, 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 **Tuesday, September 23, 2008**, at which time the Board made the following determinations:

Martin Feldi and Eric Osborne appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated August 4, 2008, revised September 3, 2008.
2. Architectural Plans prepared by Eric Osborn, RA, dated July 1, 2008, revised July 15, 2008.

FINDINGS OF FACT:

1. The Board found the proposed house has four sides of vinyl siding in Wicker, manufactured by Royal Building Products. The roof shingles would be Weathered wood color, manufactured by Tamko. The vinyl shutters color would be green, brown or burgundy, with white trim. The front railing would be white or black painted metal the garage door would be painted the same color as the siding and the front door color would match the shutter color.
2. The Board found that shutters would be placed on the side of the house that faces the public pathway (left side of elevation).
3. The Board found that flue would be boxed in and with siding.
4. The Board found that on the Site Plan in the northeast corner of the lot, the 12 inch maple would remain. The remaining trees by the Deck would be marked as "remaining".
5. The Board found that the applicant has an option to place privacy screening along the pathway or/and along the street to the back of the house. They may add mid level flowering trees.

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

ACABOR #08-43

Feldi Family Plans; Approved Subject to Conditions

September 23, 2008

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Public Comment: Carol Schelin, area resident, described the history of the site and noted that 10 years ago, the site was nominated to the Town of Orangetown Open Space List.

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 Wicker, manufactured by Royal Building Products. The roof shingles will be Weathered wood color, manufactured by Tamko. The vinyl shutters color will be green, brown or burgundy, with white trim. The front railing will be white or black painted metal the garage door will be painted the same color as the siding and the front door color will match the shutter color.
2. Shutters will be placed on the side of the house that faces the public pathway (left side of elevation).
3. The flue shall be boxed in and with siding.
4. On the Site Plan in the northeast corner of the lot, the 12 inch maple shall remain. The remaining trees by the Deck shall be marked as "remaining".
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 Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, 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 23, 2008

Town of Orangetown

Architecture and Community Appearance Board of Review

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