

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 6, 2012**

MEMBERS PRESENT: Paul Papay, Chairman; Jack Messina, Vice Chairman; Jill Fieldstein, Alex DiMenna, James Dodge, Thomas Warren, and Blythe Yost

MEMBERS ABSENT: None

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Melissa Pezzullo, Stenographer, Elizabeth Decort, Clerk and Cheryl Coopersmith, Chief Clerk

Paul Papay, Chairman, called the meeting to order at 7:30 p.m.
Mr. Papay read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

Tri-State Floor Covering Plans Review of Structure/Site Plans 70.14/2/43; CS zoning district	Postponed to 9/20/12 Meeting	ACABOR #12 - 45
DM Equities of New York, LLC Plans Review of House/Site Plans Sunset Homes Subdivision – Lot 23.2 70.09/2/23.2; R-15 zoning district	Approved Subject to Conditions	ACABOR #12 - 46
DM Equities of New York, LLC Plans Review of House/Site Plans 70.10/2/22; R-15 zoning district	Approved Subject to Conditions	ACABOR #12 - 47
Pearl Dentistry Plans Review of Façade & Sign Plans 68.20/1/7.1; CS zoning district	Approved as Presented	ACABOR #12 - 48
Caputo Plans Review of House/Site Plans 69.07/1/18; R-40 zoning district	Approved Subject to Conditions	ACABOR #12 - 49

A motion was made to adjourn the meeting by Thomas Warren and seconded by Blythe Yost 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 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 20, 2012.

Dated: September 6, 2012

**ACABOR #12-46: DM Equities of New York, LLC Plans
Sunset Homes Subdivision – Lot 23.2, - Approved Subject to Conditions**

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TO: Allan Hicks, D. Makan Land Development, P.O. Box 979, Harriman,
New York 10926
FROM: Architecture and Community Appearance Board of Review

RE: DM Equities of New York, LLC Plans: The application of Makan
Land Development, LLC, Applicant, for 45 Sunset Corp., Owner,
(Nadine Parkes, Attorney for the applicant), for the review of Site/Structure plans
at a site to be known as “DM Equities of New York, LLC Plans –Sunset Road”, 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 45
Sunset Road, Blauvelt, Town of Orangetown, Rockland County, New York and
as shown on the Orangetown Tax Map as Section 70.09, Block 2, Lot 23.2 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 6, 2012**, at which
time the Board made the following determinations:

Allan Hicks appeared and testified for the applicant.

The Board received the following items:

- A.** Architectural Plans by prepared by Eric Knute Osborn, R.A., dated April,
2012, last revision date of May 16, 2012:
 - A1 of 3: Notes and Front Elevation
 - A2 of 3: Main Floor & Basement Plan
 - A3 of 3: Side Elevation, Section & Details
- B.** Plot Plan prepared by Gdanski Consultants, dated July 9, 2012
- C.** Planting Plan prepared by Robert G. Torgersen, ASLA, dated July 23, 2012
- D.** Submitted at the meeting, a revised materials, and color selection sheet

FINDINGS OF FACT:

- 1.** The Board found that the proposed house would have four sides of vinyl
siding with decorative stonework on the foundation. The Board gave the
applicant the option of two shades of colors and materials as presented at
the meeting:
 - a.** Vinyl siding on all four sides in either Wicker or Harvard Slate, both
manufactured by Royal Crest.

**ACABOR #12-46: DM Equities of New York, LLC Plans
Sunset Homes Subdivision – Lot 23.2, - Approved Subject to Conditions**

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- b. Cultured stone on the exposed foundation in either Asher or Tennessee, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft.
 - c. Roof shingles manufactured by Tamko in either Autumn Brown or Natural Timber
 - d. Deck constructed of resin deposit material, manufactured by Tamko in Cape Cod Grey or Weathered Wood.
 - e. House trim would be white.
2. The Board found that a large Swamp White Oak tree appeared to be on the project site and may be exposed to damage during and after construction. The Board requested that the applicant research the location and determine the impact of the development on the tree and required that it remain if it is within a safe distance.

Public Comment:

Dennis Hartigan, 4 Holly Court, Blauvelt, raised concerns regarding the impact of the new construction on the drainage in the area. He also noted that there is a large tree on the northeast corner of the lot and that it may be disturbed by the footings of the new house.

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 stonework on the foundation. The applicant was given the option of two shades of colors and materials as presented at the meeting:
 - a. Vinyl siding on all four sides in either Wicker or Harvard Slate, both manufactured by Royal Crest
 - b. Cultured stone on the exposed foundation in either Asher or Tennessee, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft.
 - c. Roof shingles manufactured by Tamko in either Autumn Brown or Natural Timber
 - d. Deck constructed of resin deposit material, manufactured by Tamko in Cape Cod Grey or Weather Wood.
 - e. Trim will be white.
2. A large Swamp White Oak tree appeared to be on the project site and may be exposed to damage during or after construction. The applicant shall confirm its location and research the impact of the development on the tree. The tree shall remain if it is within a safe distance. If the applicant determines that the tree could be damaged, a letter must be submitted to the Building Department with justification for removal of the tree.

**ACABOR #12-46: DM Equities of New York, LLC Plans
Sunset Homes Subdivision – Lot 23.2, - Approved Subject to Conditions**

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3. If applicable, the applicant shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 6, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

**ACABOR #12 – 47: DM Equities of New York, LLC Plans (Mosition Road)
- Approved with Conditions**

**Town of Orangetown Architecture and Community Appearance
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TO: Allan Hicks, D. Makan Land Development, P.O. Box 979, Harriman,
New York 10926
FROM: Architecture and Community Appearance Board of Review

RE: DM Equities of New York, LLC Plans: The application of Makan Land Development, LLC, Applicant, for Jeanne Hoffman, Owner, (Nadine Parkes, Attorney for the applicant), for the review of Site/Structure plans at a site to be known as “DM Equities of New York, LLC Plans – Moison Road”, 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 41 North Moison Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.10, Block 2, Lot 22 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 6, 2012**, at which time the Board made the following determinations:

Allan Hicks appeared and testified for the applicant.

The Board received the following items:

- A.** Architectural Plans by prepared by Eric Knute Osborn, RA, dated April, 2012, last revision date of May 7, 2012:
 - A1 of 3: Typical Sections & Basement Floor Plan
 - A2 of 3: Side Elevations and Typical Details
 - A3 of 3: Second Floor & Main Floor
- B.** Plot Plan prepared by Gdanski Consultants, dated July 15, 2012.
- C.** Planting Plan prepared by Robert G. Torgersen, ASLA, dated July 23, 2012.
- D.** Submitted at the meeting, a revised material, and color selection sheet.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to demolish the existing structure and construct a new dwelling on the project site.
2. The Board found that the proposed house will have four sides of vinyl siding with decorative stonework or siding on the foundation. The Board gave the applicant the option of two shades of colors and materials as presented at the meeting:

**ACABOR #12 – 47: DM Equities of New York, LLC Plans (Mosion Road)
- Approved with Conditions**

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- a. Vinyl siding on all four sides in either Wicker or Harvard Slate, both manufactured by Royal Crest
 - b. Cultured stone on the exposed foundation in either Asher or Tennessee, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft.
 - c. Roof shingles manufactured by Tamko in either Autumn Brown or Natural Timber
 - d. Deck constructed of resin deposit material, manufactured by Tamko in Cape Cod Grey or Weathered Wood.
3. The Board found that the house plans needed to be revised to either bring down the vinyl siding to 8 inches above grade or place stone work on the exposed concrete foundation, notably on the garage side of the house, adjacent to Moison Road.
 4. The Board found that on the right elevation, the gable shall be revised to include either a decorative vent or a semi-circle window.
 5. The Board found that the applicant shall take all efforts to save tree #21, as noted on the Landscaping Plan.
 6. The Board reviewed the mature tree line in the rear of the site and requested that the applicant save as many trees as possible and remove all dead or unhealthy trees.

Public Comments:

Nicki Mulholland, 25 Moison Road, Blauvelt; requested information regarding the design of the house.

Elizabeth Chambers, 6 Tygert Road, Blauvelt; raised concerns regarding a damaged tree in the rear of the site.

Tom Mulholland, 25 Moison Road, Blauvelt; expressed concerns that the site has not been maintained properly.

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 foundation. The applicant was given the option of two shades of colors and materials as presented at the meeting:

**ACABOR #12 – 47: DM Equities of New York, LLC Plans (Mosion Road)
- Approved with Conditions**

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- a. Vinyl siding on all four sides in either Wicker or Harvard Slate, both manufactured by Royal Crest
 - b. Cultured stone on the exposed foundation in either Asher or Tennessee, both in the Laurel Cavern Ledge Stone pattern and manufactured by Stone Craft.
 - c. Roof shingles manufactured by Tamko in either Autumn Brown or Natural Timber
 - d. Deck constructed of resin deposit material, manufactured by Tamko in Cape Cod Grey or Weathered Wood.
2. The house plans shall be revised to either bring down the vinyl siding to 8 inches above grade or place stone work on all areas of the exposed concrete foundation.
 3. On the right elevation, the gable shall be revised to include either a decorative vent or a semi-circle window. The plans shall be revised.
 4. A note shall be added to the Landscaping Plan, stating that every effort shall be taken to save tree #21.
 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 Jack Messina and seconded by Alex DiMenna and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 6, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-48 – Pearl Dentistry Façade and Sign Plan - Approved as Presented

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

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TO: Attieh Arefian, 32 South Main Street, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: Pearl Dentistry Plans: The application of Attieh Arefian, owner, for the review of Façade and Sign plans at a site known as “Pearl Dentistry 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 32 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 7.1 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 6, 2012**, at which time the Board made the following determinations:

Attieh Arefian appeared and testified.

The Board received the following items:

- A. Sign Plan prepared by All Type Signs.
- B. Photographs of the prior storefront and the newly installed façade.

FINDINGS OF FACT:

1. The Board found that the new façade consists of stonework on the lower portion in Virginia Ledge style in natural stone (cream, brown, black) and cream colored stucco on the upper portion of the facade. No additional lighting is proposed. Two commercial black glass doors will replace existing doors.
2. The Board found that the proposed sign measured 169.29 inches in length by 35.55 inches in height. Each letter of “Pearl Dentistry” measures 7.03 inches in height, and colored gold, and each letter of “Family Cosmetic Implants” and “Attieih Arefian, D.M.D.” measures 2.50 inches and is colored cream. The logo in the center of the sign is gold and the background color of the sign is mauve. The sign is to be fabricated from sign foam with raised sign foam lettering. The sign is single sided and will be mounted to the building front and is non-illuminated. The sign has a total square footage of 22 square feet.

No Public Comments.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by James Dodge and seconded by Jill Fieldstein and carried as follows: Jack Messina, aye; James Dodge, aye, Alex DiMenna, aye; Blythe Yost, aye; Thomas Warren, 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 6, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-49: Caputo Plans – Approved Subject to Conditions

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

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TO: Brian and Joan Caputo, 8 Crabapple Lane, Nanuet, New York
FROM: Architecture and Community Appearance Board of Review

RE: Caputo Plans: The application of Brian and Joan Caputo, owners, for the review of Site/Structure plans at a site known as “Caputo 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 2 McCandless Court, West Nyack, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 18 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 6, 2012**, at which time the Board made the following determinations:

Joan and Brian Caputo appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Michael Savarese, R.A., dated June 29, 2012, last revision date of July 2, 2012:

- A-1: Title Sheet (Site Plan)
- D-1: Demolition Plans
- A-2: Foundation Plan
- A-3: First Floor Plan
- A-4: Second Floor Plan
- A-5: Roof Plan
- A-6: Second Floor Framing Plan
- A-7: Roof Framing Plan
- A-8: First Floor Electrical/ Lighting Plan
- A-9: Second Floor Electrical/ Lighting Plan
- A-10: Exterior Elevations
- A-11: Exterior Elevations
- A-12: Details

B. Submitted at the meeting, photographs of the existing house and a rendering of the new house.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to renovate an existing house, by adding on a new bedroom, kitchen, and a bathroom. The entire house would be resided with hardiboard in Iron Grey color, with decorative stone work in Dutch Quality Ledge stone in tan tones on the chimney, front façade and around the foundation the house. The roof would be Black shingles, manufactured by Timberline.

ACABOR #12-49: Caputo Plans – Approved Subject to Conditions

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2. The Board found that the applicant may want to construct a patio instead of the proposed deck, as presented on the approved plans. In that event, the plans would need to be revised to reflect the change in design to a patio.
3. The Board found that the air conditioning unit would be placed at the location of the existing unit.

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.

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

1. The entire house would be resided with hardiboard in Iron Grey color, with decorative stone work in Dutch Quality Ledge stone in tan tones on the chimney, front façade and around the foundation the house. The roof would be Black, manufactured by Timberline.
2. The applicant may want to construct a patio instead of the proposed deck, as presented on the approved plans. In that event, the plans would need to be revised to reflect the change in design. The Building Inspector shall determine the extent of required review.
3. The air conditioning unit shall be placed at the location of the existing unit.
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.

The foregoing resolution was presented and moved by Alex DiMenna and seconded by James Dodge and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and, Alex DiMenna, 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 6, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review