

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF APRIL 19, 2018**

MEMBERS PRESENT:

Andrew Andrews, Chairman
Brian Terry
Brian Aitcheson
Shirley Goebel Christie
Christopher Dunnigan
Katie Beckmann
Deborah Stuhlweissenburg

MEMBER ABSENT: None

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

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

McMahon Pans

Review of House/Site Plans
2 Sickletown Road, Pearl River
69.19/1/30; R-15

**Approved
as Presented**

ACABOR #18-10

Other Business: Subaru Service Building; Roof top equipment screening; ACABOR #17-09, Section 70.14, Block 4, Lot 12, April 20, 2017. The Board found that the Building Inspector requested ACABOR to review the screening of the mechanical equipment on the building roof top. The applicant presented a plan prepared by Degiaino Group Architects; sheet A-3.0, Proposed Exterior Elevations, dated February 21, 2017. The Board and applicant discussed the possible alternatives for roof top screening, reviewing a brochure from C & S Industries. The applicant offered to continue the hearing and return with samples of screening styles at the next ACABOR Meeting, scheduled for May 3, 2018.

A motion was made to adjourn the meeting by Brian Terry and seconded by Katie Beckmann 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, are mailed to the applicant. The verbatim minutes are not transcribed, but are available. The next Architecture and Community Appearance Board of Review Board meeting is scheduled for May 3, 2018.

**Dated: April 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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ACABOR #18-10
McMahon Plans
Approved as Presented

Permit #47120
ACABOR #18-10

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TO: Una McMahon, 2 Sickletown Road, Pearl River,
New York, 10965

FROM: Architecture and Community Appearance Board of Review

RE: **McMahon Plans:** The application of Una McMahon, owner, for the review of a dwelling/site plans at a site known as “**McMahon 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 Sickletown Road, Pearl River Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 30 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, April 19, 2018**, at which time the Board made the following determinations:

Martin and Una Mahon and Seamus Glynn appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Albert Dattoli, R.A., dated January 26, 2018, last revision date of March 1, 2018:

- A-1 of 5: Site Plan, Front and Right Side Elevations
- A-2 of 5: Rear, and Left Side Elevations, Details and Basement/Foundation Plan

B. Survey Plan prepared by Robert Rahnefeld, dated August 23, 1991.

C. A copy of the Building Permit Referral dated February 15, 2018 signed by Building Inspector Glenn Maier.

D. Material Specification Sheet, signed by Martin and Una McMahon.

FINDINGS OF FACT:

1. The Board found that the prior dwelling on the site sustained significant damage in a fire and the proposed house is a replacement. The applicant appeared at the Town of Orangetown Zoning Board of Appeals on April 18, 2018 and was approved the needed zoning variance.
2. The Board found that the house would have four sides of Hardiplank siding, or equal, with decorative stonework on the front façade, the foundation of the front, left and right side elevations and under the porch on the rear elevation. The color of the Hardiplank siding would be Country Lane Red, or equal. The applicant selected the color scheme from the original house construction from 1981. The manufacturer of the stonework would be Canyon Creek, or equal, and the stone would be natural tones.

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3. The roof color would be charcoal, manufactured by Timberline, and the trim on the windows would be black. The rear deck would be trek, or equal, in dark brown with black railing
4. The Board found no new landscaping is planned since the site had existing vegetation from a prior house that needed to be replaced.
5. The Board found that 3 exterior LED lights will be placed; one light on each elevation; front, rear and side.
6. The Board found that the air conditioning unit will be placed on the northwest corner of the site. The applicant marked up a site plan, noting the location of the unit. The Board requested that the unit be screened with deer resistant plants.
7. The Board found that the applicant did not have any present plans for the detached garage; however, in the future they wanted to have the garage match the materials and colors of the house.
8. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
9. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.

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 as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye, Brian Terry, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, aye and Brian Aitcheson, 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: April 19, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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