

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 20, 2014**

MEMBERS PRESENT: Thomas Warren, Chairman; Paul Papay, Vice Chairman;
Jack Messina, Jill Fieldstein and Blyth Yost

MEMBERS ABSENT: James Dodge

ALSO PRESENT: Dennis Michaels, Deputy Town Attorney; Melissa Pezzullo,
Stenographer and Cheryl Coopersmith, Chief Clerk

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

Dominik & White Plans Review of Site/Structure Plans 68.14/2/21.1; R-15 zoning district	Approved Subject to Conditions	ACABOR #14-01
Aerco International Plan Review of Generator Plan 70.06 /1/1.12; LO zoning district	Approved as Presented	ACABOR #14-02
Orangeburg Commons Plans Review of Site Plan Amendment 74.15/1/21; LI & Route 303 Overlay zoning districts	Approved as Presented	ACABOR #14-03
Our Lady of the Scared Heart Plan Review of Generator Plan 77.11 /1/11; R-15 zoning district	Approved as Presented	ACABOR #14-04
JP Morgan Chase Plan Review of Façade Improvement Plan 68.16/6/66.1; CS zoning district	Approved Subject to Conditions	ACABOR #14-05

A motion was made to adjourn the meeting by Thomas Warren and seconded by
Blyth 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, 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 March 6, 2014.

Dated: February 20, 2014



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TOWN CLERKS OFFICE

ACABOR #14-01: Dominik & White – Lot #2- Approved Subject to Conditions

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: Dominik & White Plans: The application of W. Dominik, applicant for W. Dominik and Frederika White, owners, for the review of Site/Structure Plans, at a site known as **“Dominik & White Site Plans-Lot #2”**, 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 110 Old Pascack Road and 21 Buchanan Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, Lot 21.1 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, February 20, 2014**, at which time the Board made the following determinations:

Donald Brenner, Sarah Torrens, and W. Dominik appeared and testified.

The Board received the following items:

A. Development Plan by Robert Sorace, PLS, dated November 8, 2013.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised September 25, 2013:

A1.0: Elevations

A2.0: Foundation Plan & First Floor Plans

A3.0: General Notes, Second Floor Plan & Sections

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding in Canyon color (brown/green), manufactured by Cellwood by Ply Gem Manufacturer. Decorative ledge stonework, manufactured by Cultured Stone, in natural tones would be placed on the chimney. The Board gave the applicant the option of placing the stonework around the front door, up to the Pillars. The same color and style of stonework would be placed on the chimney and front façade.
2. The Board found that the trim, windows and garage doors would be white. The roof shingles would be black, manufactured by Timberline. Site and house lighting would be in accordance with Town Code.
3. The Board found that the garage doors would have glass inserts on the upper portion of the doors.
4. The Board found that the air conditioning unit would be placed by the chimney, on the northerly side of the site.
5. The Board found that the site and house plans are acceptable, with however, the applicant shall return to ACABOR for review of the Landscaping Plan, prior to obtaining a Certificate of Occupancy.
6. The Board found that the siding on the rear house elevation needs to be brought down to a minimum of 8 inches above grade, in accordance with Town of Orangetown Town Code.

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ACABOR #14-01: Dominik & White – Lot #2- Approved Subject to Conditions

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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 site and house plans are acceptable, however, the applicant shall return to ACABOR for review of the Landscaping Plan, prior to obtaining a Certificate of Occupancy.
2. The proposed house shall have four sides of vinyl siding in Canyon color (brown/green), manufactured by Cellwood by Ply Gem Manufacturer. Decorative ledge stonework, manufactured by Cultured Stone, in natural tones will be placed on the chimney. The Board gave the applicant the option of placing the stonework around the front door, up to the Pillars. The same color and style of stonework shall be placed on the chimney and front façade.
3. The house trim, windows and garage doors will be white. The roof shingles will be black, manufactured by Timberline. The lighting on the house and site will be in accordance with Town Code. The garage doors will have glass inserts on the upper portion of the doors. The air conditioning unit will be placed by the chimney, on the northerly side of the site.
4. The garage doors will have glass inserts on the upper portion of the doors.
5. The siding on the rear house elevation shall be brought down to a minimum of 8 inches above grade, in accordance with Town of Orangetown Town Code.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. If applicable, 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 Blyth Yost and carried as follows; Thomas Warren, Chairman, aye; Paul Papay, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, absent; and Blythe Yost, 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: February 20, 2014

Town of Orangetown

Architecture and Community Appearance Board of Review

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ACABOR #14-02: Aerco International Generator Plan: Approved As Presented

Town of Orangetown – Architecture and Community Appearance Board of Review Decision
February 20, 2014
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TO: Richard Neely, Vista Electrical Contractors, 745 West Nyack Road,
West Nyack, New York, 10994
FROM: Architecture and Community Appearance Board of Review

RE: Aerco Generator Plan: The application of
Richard Neely, applicant for Bradley Corporate Park, owners, for the review of a
Generator Plan, at a site known as "**Aerco Generator 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 500 Bradley Hill Road, Blauvelt,
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12 in the LO zoning
district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, February 20, 2014**, at which
time the Board made the following determinations:

Richard Neely appeared and testified for the applicant. The Board received the
following items:

A. Plans prepared by Vista Electrical Contractors, Inc.:

- a. Generator Installation Site Plan, dated December 6, 2013
- b. Emergency Generator Location Plan, undated
- c. Overview Plan of Bradley Corporate Park, undated.

B. Material Sheet, signed by Richard Neely.

C. A copy of the Building Permit Referral, dated December 9, 2013.

FINDINGS OF FACT:

1. The Board found that the proposed generator would be installed on a 6" concrete pad, approximately 10 feet from the building structure, as noted on the submitted plans.
2. The Board found that the generator complies with the Town of Orangetown Noise Ordinance.

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 Jack Messina and seconded by Jill Fieldstein and carried as follows: Thomas Warren, Chairman, aye; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye; Paul Papay, aye and Blyth Yost, 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: February 20, 2014

Town of Orangetown

Architecture and Community Appearance Board of Review

Cheryl Cooper Smith
TOWN OF ORANGETOWN
CLERK'S OFFICE
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ACABOR #14-03: Orangeburg Commons Mixed Use with Food Market Site Plan – Approved as Presented

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

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TO: Nathaniel Burns, 270 Kelly Road, Suite 200, Warrington, Pennsylvania, 18976
FROM: Architecture and Community Appearance Board of Review

RE: Orangeburg Commons Amendment to Site Plan: The application of FB Orangetown, LLC, owner, for the review of an Amendment to an Approved Site Plan, at a site known as “**Orangeburg Commons Amendment to Site 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 170 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 21 in the LI & Route 303 Overlay zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 20, 2014**, at which time the Board made the following determinations:

Geraldine Tortorella and Nathaniel Burns appeared and testified for the applicant. The Board received the following items:

A. Prior decisions: ACABOR #12-20, Approved Subject to Conditions, dated May 3, 2012 and PB #13-49, Approved Subject to Conditions, dated December 11, 2013.

B. Site Plans, prepared by Leonard Jackson Associates, dated February 1, 2012, revised October 30, 2013, or as noted:
Drawing #2: Layout Plan
Drawing #2A: Layout Plan (Part Plan A)
Drawing #2B: Layout Plan (Part Plan B)
Drawing #3: Grading, Drainage & Utility Plan
Drawing #3A: Grading, Drainage & Utility Plan (Part Plan A)
Drawing #3B: Grading, Drainage & Utility Plan (Part Plan B)
Drawing #5: Overall Landscaping Plan, revised January 22, 2014
Drawing #5A: Landscaping Enlargement (Part Plan A), revised January 22, 2014
Drawing #5B: Landscaping Enlargement (Part Plan B), revised January 22, 2014
Drawing #5C: Landscape Sections Route 303, revised January 22, 2014
Drawing #5D: Landscaping Sections PIP, revised January 22, 2014
Drawing #6: Overall Lighting Plan, revised January 22, 2014
Drawing #6A: Lighting Plan Enlargement (Part Plan A), revised January 22, 2014
Drawing #6B: Lighting Plan Enlargement (Part Plan B), revised January 22, 2014

C. A letter from Langan Engineering & Environmental Services, signed by Michael Szura, LLA, LLED AP, Principal/ Vice President, dated January 22, 2014.

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**ACABOR #14-03: Orangeburg Commons Mixed Use with Food Market Site
Plan – Approved As Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
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FINDINGS OF FACT:

1. The Board found that the amendment to the Approved Site Plan involved moving the location of the bank building from the rear of the site to the front of the site, as noted on the submitted plans. The utilities transformer pad was also shifted away from the hotel structure, to the location noted on the plan.
2. The Board found that since the bank building would be placed in the front of the site, the landscaping proposed for the front will be shifted to the rear location that the bank would be vacating.
3. The Board found that the lighting and landscaping are in place, and no new site lighting will be erected. The one story bank building will have some lighting mounted on the building exterior.

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 Jack Messina and seconded by Paul Papay and carried as follows; Thomas Warren, Chairman, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, absent; Paul Papay aye; and Blythe Yost, 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: February 20, 2014

Town of Orangetown

Architecture and Community Appearance Board of Review



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**ACABOR #14-04: Our Lady of the Sacred Heart Generator Plan: Approved
as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
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TO: Anthony DeRobertis, P.O. Box 216, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review

RE: Our Lady of the Sacred Heart Plan: The application of
Anthony DeRobertis, applicant for Our Lady of the Sacred Heart Plan, owner, for
the review of a generator Plan, at a site known as "**Our Lady of the Sacred
Heart Generator 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 110 Kings Highway, Tappan, Town of Orangetown, Rockland County, New
York, and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot
11 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, February 20, 2014**, at which
time the Board made the following determinations:

Anthony DeRobertis appeared and testified for the applicant. The Board
received the following items:

- A. Portion of a Site Plan, noting location of proposed generator.
- B. Copy of Generator Specifications, prepared by Generac, model 14/17 20kW.
- C. Material Sheet, signed by Anthony DeRobertis, dated January 29, 2014.
- D. Submitted at the meeting, photographs of the existing site.

FINDINGS OF FACT:

1. The Board found that the proposed generator would be placed in the
rear of the site. The location of the generator would be more than 21
feet from the property line and 18 inches from the back of the church
wall.
2. The Board found that the generator would not be visible to the area
residents or street. Five (5) existing white pine trees would block the
view of the generator.
3. The Board found that the generator complies with the Town of
Orangetown Noise Ordinance.

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 Jill Fieldstein and
seconded by Jack Messina and carried as follows: Thomas Warren,
Chairman, aye; Jack Messina, aye; James Dodge, absent; Jill Fieldstein, aye;
Paul Papay, aye and Blyth Yost, 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: February 20, 2014

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1. The first part of the report is a general introduction to the subject of the study.

2. The second part of the report is a detailed description of the methods used in the study.

3. The third part of the report is a discussion of the results of the study.

4. The fourth part of the report is a conclusion and a list of references.

5. The fifth part of the report is a list of appendices.

6. The sixth part of the report is a list of figures and tables.

7. The seventh part of the report is a list of footnotes.

8. The eighth part of the report is a list of abbreviations.

9. The ninth part of the report is a list of symbols.

10. The tenth part of the report is a list of units.

11. The eleventh part of the report is a list of definitions.

12. The twelfth part of the report is a list of acknowledgments.

13. The thirteenth part of the report is a list of references.

14. The fourteenth part of the report is a list of appendices.

15. The fifteenth part of the report is a list of figures and tables.

16. The sixteenth part of the report is a list of footnotes.

17. The seventeenth part of the report is a list of abbreviations.

18. The eighteenth part of the report is a list of symbols.

19. The nineteenth part of the report is a list of units.

20. The twentieth part of the report is a list of definitions.

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**ACABOR #14-05: JP Morgan Chase Façade Improvement Plan: Approved
Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
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TO: David Remo, Merritt Engineering, 139 Merrick Road, Lynbrook,
New York, 11563

FROM: Architecture and Community Appearance Board of Review

RE: JP Morgan Chase Plan: The application of David Remo, Merritt Engineering, applicant for JP Morgan Chase, owner, for the review of a Façade Improvement Plan, at a site known as “**JP Morgan Chase 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 1 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 66.1 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, February 20, 2014**, at which time the Board made the following determinations:

David Remo appeared and testified for the applicant.

The Board received the following items:

A. Photograph of current facade and photo depicting façade with window improvements. Additional photographs were submitted at the meeting.

B. Architectural Plans prepared by Merritt Engineering Consultants, dated May 22, 2013:

T-100.00: Title Page, Plot Plan and Notes

A-100.00: South Elevation, West Elevation and Key Plan

A-101.00: North Elevation, East Elevation and Key Plan

A-102.00: Window Details

A-103.00: Window Details

A-104.00: Window Details

A-105.00: Masonry Details

C. A Material Sheet dated February 6, 2014 and Building Permit Referral dated December 13, 2013.

FINDINGS OF FACT:

1. The Board found that all of the windows on the existing structure would be replaced with fixed aluminum panel and IGU, bronze color. The plans are acceptable as presented, with the exception of changing the proposed manufacture of the window frames from Conain to Sussman Manufacturer or an equivalent manufacturer.
2. The Board found that the existing steel security window grilles would be removed at street façade.
3. The Board found that the applicant stated that they may be removing the walk up ATM area, however the plans did not indicate removal of that portion of the structure.

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**ACABOR #14-05: JP Morgan Chase Façade Improvement Plan: Approved
Subject to Conditions**

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

February 20, 2014

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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. All of the windows on the existing structure will be replaced with fixed aluminum panel and IGU, bronze color.
2. The plans are acceptable as presented, with the exception of changing the proposed manufacture of the window frames from Conain to Sussman Manufacturer or an equivalent manufacturer. The plans shall be revised to reflect the name of the manufacturer.
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 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.

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

Dated: February 20, 2014

Town of Orangetown

Architecture and Community Appearance Board of Review



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