

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 2, 2016**

MEMBERS PRESENT: Blythe Yost, Chair
Brian Aitcheson Andrew Andrews
Brian Terry Shirley Goebel Christie
Bruce Jensen

MEMBERS ABSENT: Deborah Stuhlweissenburg

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

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

One Ramland Road Generator Plan **ACABOR #16-41**
Review of Generator Plan **Approved**
1 Ramland Road, Orangeburg **as Presented**
73.20/1/24; LIO zoning district

Bertussi Plans **ACABOR #16-42**
Amendment to ACABOR #15-39 **Approved**
Review of Revised Landscaping Plan **Subject to**
196 West Central Avenue, Pearl River **Conditions**
68.19/3/2; R-22 zoning district

Seventh Day Adventist Church Sign Plan **ACABOR #16-43**
Review of Sign Plan **Continued to**
210 N. Middletown Road, Pearl River **June 16, 2016**
69.09/2/52; R-15 zoning district **Submit Additional**
Information

New York City Football Club Plans **ACABOR #16-44**
Review of Structure/Site **Approved**
Landscaping and Sign Plan **Subject to**
Old Orangeburg Road, Orangeburg **Conditions**
73.12/1/3.2; RPC-R zoning district

A motion was made to adjourn the meeting by Blythe Yost and seconded by
Deborah Stuhlweissenburg 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.

Dated: June 2, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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ACABOR #16-41: One Ramland Road Generator Plan: Approved as Presented

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York, 10994
FROM: Architecture and Community Appearance Board of Review

RE: One Ramland Road Generator Plan: Application of Ramland Holdings LLC, owner, for the review of Generator Plans at a site to be known as **“One Ramland Road 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 at 1 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 24; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 2, 2016**, at which time the Board made the following determinations:

Debra Brenner and Donald Brenner appeared and testified for the applicant. The Board received the following items:

A. Site Development Plan Proposed Generator Enclosure Ramland Holdings LLC, prepared by Jay Greenwell, PLS, dated April 14, 2015.

B. Architectural Plans prepared by Environetics Group Architects, dated November 6, 2015, revised December 1, 2015:

- A-101: Plan and Elevation
- A-102: Elevations

C. Submitted at the Meeting, Cover Sheet dated June 2, 2016 and photographs and plans prepared by Environetics Group Architects:

- Photographs of New Wall to match existing building façade and existing building façade
- Narrative “Sound Absorbing Noise Barrier Wall Specification”
- Specification for Proposed Gate, manufacturer; Ameristar
- Elevations of Generator Enclosure and Screen Wall
- S101: Generator Yard Plan and Details, dated November 6, 2015, revised November 10, 2015.
- A-102: Elevations

D. Material Sheet, signed by Joseph Siegel, dated March 18, 2016.

E. Planning Board Decision PB #15-42, Preliminary Site Plan Approval Subject to Conditions, dated July 22, 2016.

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to relocate three generators from a previous approved location. The applicant presented photographs of the proposed precast sound absorbing barrier wall and gate to be placed on the property, as noted on the submitted plan.
2. The Board found that the barrier wall would be manufacture by Whisper-Wall, or equal, to match the existing building facade in paint color (cream color) and style. The proposed gate would be a black commercial strength welded steel, manufactured by Ameristar, Montage Plus Classic 2/3 Rail Single and Double Gate, or equal.

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 Terry and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye; Bruce Jensen, aye; Brian Terry, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, absent.

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: June 2, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #16-42: Bertussi Landscaping Plan- Approved Subject to Conditions

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

RE: Bertussi Plans: Application of Thomas Bertussi, applicant, for TriBee Ltd., owner, for the review of an Amendment to ACABOR #15-39, at a site known as “**Bertussi Landscaping 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 at 196 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.19, Block 3, Lot 2; in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 2, 2016**, at which time the Board made the following determinations:

Tom Bertussi and Donald Brenner appeared and testified.

Board Member Blythe Yost recused herself from the proceedings of this item.

The Board received the following items:

A. Landscaping Plans prepared by Yost Design, last dated March 21, 2016:

L-201: Landscape Layout Plan

L-301: Planting Plan

B. Site Plans prepared by Jay Greenwell, PLS:

Sheet 1: Site Plan, dated October 31, 2014, revised date of April 6, 2016

Sheet 2: Detail Sheet, dated May 12, 2015, and revised July 23, 2015

C. Building Permit Referral dated October 23, 2015, signed by Rick Oliver, Building Inspector.

FINDINGS OF FACT:

1. The Board found that the application had been reviewed on July 2, 2015, as ACABOR #15-39, for a proposed accessory structure to an existing house and landscaping Plan. After the review, the applicant proposed to demolish the existing structure on the site, thereby making the accessory structure the only structure on the lot. On January 6, 2016, the Zoning Board of Appeals as ZBA #16-03 denied the applicant's request for the building to remain accessory and required it to be a “principal structure.”
2. The Board found that since the use of the structure had changed from accessory to principal, the landscaping plan needed to be amended.

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3. The Board found that landscaping plan was acceptable and remained similar to a park like setting.
4. The Board found that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the applicant had no special benefit employing Ms Yost.

The hearing was then opened to the Public.

PUBLIC COMMENT:

Joyce Nicolich, 11 Evergreen Lane, Pearl River; questioned the Board if the applicant had any other plans for the site besides landscaping.

There being no one else 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 application was **Approved Subject to the Following Conditions:**

1. Trees to be saved shall be protected with snow fencing to the drip line during construction.
2. 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 Brian Aitcheson and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye; Bruce Jensen, aye; Brian Terry, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, absent.

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: June 2, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #16-44: New York City Football Club Plans- Site, Structure, Landscaping Plans and Signs: Approved Subject to Conditions

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TO: Tony Lynn, Director, Infrastructure Services, Manchester City Football Club, 600 3rd Avenue, New York, New York 10016

FROM: Architecture and Community Appearance Board of Review

RE: **New York City Football Club Plans:** The application of Tony Lynn, Manchester City Football Club, applicant, for Orangeburg Acquisition Co., LLC, owner, for the review of Site, Structure, Landscaping Plans and Signs at a site to be known as “**New York City Football Club 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 Old Orangeburg Road/ Convent Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.12, Block 1, Lot 3.2 in the RPC-R zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 2, 2016**, at which time the Board made the following determinations:

Brian Quinn, Tony Lynn, David Hodge, Susan Jainchill, Justin Seeney and Chris Robbins appeared and testified.

The Board received the following items:

A. Sheet 2 of 25: Site Plan prepared by Insite Engineering Surveying & Landscape Architecture, dated May 19, 2016.

B. Sheets 3 through 25 prepared by Rafael Vinoly Architects, dated May 19, 2016

Sheet 3 of 25: Existing Conditions

Sheet 4 of 25: Tree Removal Plan

Sheet 5 of 25: Photo Plan

Sheet 6 of 25: Demolition Scoping Plan

Sheet 7 of 25: Site Plan

Sheet 8 of 25: Landscaping Plan

Sheet 9 of 25: Site Lighting Plan

Sheet 10 of 25: Site Lighting Calculation Plan

Sheet 11 of 25: Overall Site Axonmetric

Sheet 12 of 25: Building Axonmetric Training Building

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- Sheet 13 of 25: New Construction Plan Training Building
- Sheet 14 of 25: Exterior Elevations Training Building
- Sheet 15 of 25: Exterior Elevations Training Building
- Sheet 16 of 25: Building Axonmetric Maintenance Building/ Yard & Parking
- Sheet 17 of 25: New Construction Plans Maintenance Building & Yard
- Sheet 18 of 25: Exterior Elevations Maintenance Building
- Sheet 19 of 25: Exterior Elevations Training Facility
- Sheet 20 of 25: Overall Site Axonmetric
- Sheet 21 of 25: Overall Site Axonmetric
- Sheet 22 of 25: Overall Site Axonmetric
- Sheet 23 of 25: Overall Site Axonmetric
- Sheet 24 of 25: Exterior Material Schedule
- Sheet 25 of 25: Exterior Signage Details

C. Exterior Building Material Specifications dated May 19, 2016.

D. A copy of the Building Permit Referral dated April 1, 2016, Glen Maier, Building Inspector.

E. Copy of PB #16-22, dated May 11, 2016, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec.

FINDINGS OF FACT:

1. The Board found that the applicant proposed the construction of a new professional soccer training facility consisting of natural soccer fields, training facility building, parking area and maintenance building.
2. The Board found that the materials proposed for the buildings were used on similar structures constructed for their organization in New Zealand, Australia and England. The color scheme would be dark blue, greys, silver, sky blue and orange. The building materials would be glass, aluminum louvre, metal panel, trapezoidal cladding and roller shutter ascot doors, or equal. Other site materials consist of steel fence, stone retaining walls and timber wood walls. Black chain link fencing, mess netting and mesh wind screens would be placed on the site, as noted on the site plan.

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ACABOR #16-44: New York City Football Club Plans- Approved Subject to Conditions

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3. The Board found that for security reasons, site lighting would be placed on 25 foot high poles and the parking facility would be enclosed by fencing with a gate.
4. The Board found the landscaping plan to be extensive and that there were a significant amount of noninvasive plants. The applicant noted that it was the intent of the design to have a naturalist appearance.
5. The Board found that the proposed signage would be the Crest of the Club and would not be illuminated. The sign colors would be red, black, white and blues, and as noted in the submitted plans.

The hearing was then opened to the Public.

Public Comment:

Morgan Watson, 139 Derfuss Lane, Blauvelt, raised concerns regarding the impact of the project to the reservoir, located north of the site. He also questioned the Board regarding the proposed use of the land to the west of the site.

There being no one else 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. Trees to be saved shall be protected with snow fencing to the drip line during construction.
2. 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 Andrew Andrews and seconded Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, absent and Shirley Goebel Christie, 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: June 2, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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