

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 18, 2014**

MEMBERS PRESENT: James Dodge, Jill Fieldstein, Deborah Stuhlweissenburg, and Andrew Andrews

MEMBERS ABSENT: Jack Messina, Chairman; Blythe Yost, Vice Chairwomen, and Stephen Sweeney

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

James Dodge called the meeting to order at 7:30 PM and read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

11 Kopac Lane Plans **ACABOR #14-20**
Review of Landscaping and Site Plans **Approved**
Palisades Historic District **Subject to**
Route 9W Golf Course Subdivision **Conditions**
78.13/1/3.11; R-40 zoning district

Hess Water System – Generator Screening Plan **ACABOR #14-21**
Review of Generator Screening Plan **Continued**
Critical Environmental Area **to October 2nd**
71.13-1-35; R-22 zoning district **Meeting**

Miele Site and Subdivision Plan **ACABOR #14-22**
Review of Site/Subdivision Plan **Approved**
74.18/3/32; LI & LO zoning districts **as Presented**

Orangeburg Fire Department Solar Panel Plan **ACABOR #14-23**
Review of Solar Panel Plan **Approved**
74.10/1/27; R-40 zoning district **as Presented**

A motion was made to adjourn the meeting by James Dodge and seconded by Jill Fieldstein 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 8:45 PM. The next ACABOR Meeting is scheduled for October 2, 2014.

Dated: September 18, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TOWN OF ORANGETOWN

**ACABOR #14-20: 11 Kopac Lane Plans - Landscaping and Site Plans
Approved Subject to Conditions**

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TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review

RE: 11 Kopac Lane Plans: The application of Comito Construction Company, applicant, for Glen Eisenberg, owner, for the review of Landscaping/Site Plans at a site to be known as “**11 Kopac Lane Plans**”, located in the Palisades Historic District, 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 11 Kopac Lane, Palisades, in the Palisades Historic District, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.11 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 18, 2014**, at which time the Board made the following determinations:

Marc Comito, Robert Hoene and Jay Greenwell appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Jay Greenwell, PLS, dated July 21, 2014, revised on August 7, 2014.
- B.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised April 22, 2013, unless noted:
 - A1.0: Front & Right Elevations
 - A2.0: Rear & Left Elevations
 - A3.0: Foundation/Basement Plan, revised November 20, 2013
 - A4.0: First Floor Plan, revised November 20, 2013
 - A5.0: Second Floor Plan
 - A6.0: Detached Garage Elevations & Floor Plans
 - A7.0: General Notes, Pool Cabana & Elevations
- C.** Exterior Building Material Specifications
- D.** Landscaping Plan prepared by Yost Design dated August 15, 2014.
- E.** Letter from Eugene Kohn, 27 Heyhoe Woods, Box #6, Palisades, New York, dated September 5, 2014.

FINDINGS OF FACT:

1. The Board found the applicant appeared in front of the Town of Orangetown Historic Areas Board of Review on September 9, 2014, HABR #14-13 for review of the proposed dwelling. The Board reviewed and approved the structure as presented. ACABOR reviewed the Site Plan and Landscaping Plans.

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**ACABOR #14-20: 11 Kopac Lane Plans - Landscaping and Site Plans
Approved Subject to the Following Conditions**

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2. The Board found that the applicant did a commendable job on the Landscaping Plan. The Landscaping was consistent with other lots in the subdivision. The Board noted that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the application had no special benefit employing Ms Yost.

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.

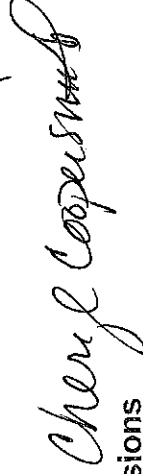
DECISION: In view of the foregoing and the testimony before the Board, the application was APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
4. 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 Jill Fieldstein and seconded by Deborah Stuhlweissenburg and carried as follows; Jack Messina, Chairman, absent, Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Stephen Sweeney absent; and Andrew Andrews 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 18, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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ACABOR #14 – 22: Miele Subdivision and Site Plan: Approved as Presented

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

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TO: Kenneth DeGennaro, 76 Lafayette Avenue, Suffern,
New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: Miele Site and Subdivision Plan: The application of Joseph Miele, owner, for review of a Site and Subdivision Plan at a site known as “**Miele Site and Subdivision 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 375 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 32 in the LI & LO zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 18, 2014**, at which time the Board made the following determinations:

Kenneth DeGennaro appeared and testified.

The Board received the following items:

- A.** Presentation Map, prepared by Brooker Engineering, PLLC, dated August 25, 2014.
- B.** Commercial Subdivision Plan and Site Plan, prepared by Brooker Engineering, PLLC, dated February 14, 2012, last revised July 15, 2014.
- C.** A letter describing the proposed project site, prepared by Kenneth DeGennaro, P.E., Brooker Engineering, dated August 25, 2014.
- D.** Copies of the following Board Decisions: ZBA #14-18, Approval of Variances for Screening for Open Storage Yards, Side Yard: No Structure, Rear Yard: No Structure, and Side Yard for Shed, dated March 19, 2014; PB #12-19, Preliminary Commercial Subdivision Approval Subject to Conditions/Neg. Dec., dated March 13, 2014 and PB #12-20, Preliminary Site Plan Approval Subject to Conditions/Neg. Dec., dated March 13, 2014.

FINDINGS OF FACT:

1. The Board found that the project consisted of exterior commercial subdivision of space and site plan review. The site is currently used as it exists and no modifications are planned. The applicant is trying to comply with property code violations.

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The hearing was then opened to the Public.

Public Comments:

Vickie and Norman Cooper, 360 Western Highway, Tappan; Mrs. Cooper raised concerns regarding rock crushing and noises coming from the site.

There being no others 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 James Dodge and seconded by Andrew Andrews and carried as follows; Jack Messina, Chairman, absent, Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Stephen Sweeney absent; and Andrew Andrews 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 18, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**ACABOR #14 – 23: Orangeburg Fire Department Solar Panel Plan
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance
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TO: Sophia Jiang, 728 East 136th Street, Bronx, New York 10454
FROM: Architecture and Community Appearance Board of Review

RE: Orangeburg Fire Department Solar Panel Plan: The application of Sophia Jiang, applicant, for Orangeburg Fire District, owner, for review of a Solar Panel Plan at a site known as “**Orangeburg Fire Department Solar Panel 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 61 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 27 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 18, 2014**, at which time the Board made the following determinations:

Hugh Duffy and Tong Xia appeared and testified for the applicant.

The Board received the following items:

- A. Plans entitled Retrofit Photovoltaic Array, prepared by OnForce Solar, Louis Ramunni, P.E., dated May 19, 2014;
 - Sheet 1 of 9: A-001: Title Sheet
 - Sheet 2 of 9: A-002: Roof Plan 1
 - Sheet 3 of 9: A-003: Roof Plan 2
 - Sheet 4 of 9: A-004: Elevations
 - Sheet 5 of 9: S-001: Roof 1 Framing Plan
 - Sheet 6 of 9: S-002: Roof 2 Framing Plan
 - Sheet 7 of 9: E-001: PV Source Circuits & Fuse Box
 - Sheet 8 of 9: E-002: Electrical 3 - Line
 - Sheet 9 of 9: E-003: Electrical Labels

B. Material Sheet, signed by Sophia Jiang, undated.

FINDINGS OF FACT:

1. The Board found the solar panels would be placed on the roof of the structure at a **45% angle**.

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ACABOR #14 – 23: Orangeburg Fire Department Solar Panel Plan
Approved as Presented

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2. The Board found that there may be a slight chance that during the late winter afternoons, a reflective glare may shine toward a helicopter pad used by the Town of Orangetown. The representative from the Orangeburg Fire Department stated that he would contact the Orangetown Police Department to discuss the situation.

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 Andrew Andrews and seconded by Jill Fieldstein and carried as follows; Jack Messina, Chairman, absent, Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Deborah Stuhlweissenburg, aye; Stephen Sweeney absent; and Andrew Andrews 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 18, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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