

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF OCTOBER 6, 2016**

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

MEMBERS ABSENT: None

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.

Pfizer Building 222 Generator Plan **ACABOR #16-59**
Review of Generator Plan **Approved**
401 No. Middletown Road, Pearl River **as Presented**
68.08/1/5; LI zoning district

Bailey's Smoke House Plans **ACABOR #16-60**
Review of Site, Structure **Approved**
and Landscaping Plans **Subject to**
132, 136 & 140 Erie Street, Blauvelt **Conditions**
70.14/4/5, 6 & 7; CS zoning district

Other Business

1. A motion was made by Blythe Yost, Chair and second by Brian Aitcheson and agreed by all in attendance to appoint Bruce Jensen to Vice Chair of the Architecture and Community Appearance Board of Review.

2. Village of South Nyack Referrals:

1. Salisbury Point North Entrance Sign and Landscaping: The Board reviewed the information and provided no comments.
2. Salisbury Point Rooftop Wireless Telecommunication Plan: The Board reviewed the information and provided no comments.

A motion was made to adjourn the meeting by Bruce Jensen and seconded by Brian Terry 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 8:50 p.m.

Dated: October 6, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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TO: Donn McMullen, 401 North Middletown Road, Pearl River,
New York, 10965
FROM: Architecture and Community Appearance Board of Review

RE: Pfizer Building 222 Emergency Generator Plans: The application of Pfizer, applicant, for Pfizer, Inc. owner, for the review of an Emergency Generator Site/Structure Plans at a site known as **“Pfizer Building 222 Emergency Generator 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 401 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 6, 2016**, at which time the Board made the following determinations:

Donn McMullen, Anthony Bispo and Christopher Daley appeared and testified. The Board received the following items:

A. Site Development Plan Building 222 Stand-By Generator System;

- C-000: Vicinity Map, dated September 15, 2016
- C-001: Plan and Profile, dated May 26, 2016, revised September 15, 2016
- C-002: Details, dated May 26, 2016, revised September 15, 2016
- S-000: General Notes, dated May 26, 2016, revised September 15, 2016
- S-001: Construction Plan, dated May 26, 2016, revised September 15, 2016
- S-002: Part Plans & Sections, dated May 26, 2016, revised September 15, 2016
- A-101: Proposed Floor Plan Notes and Details, dated June 24, 2016
- A-102: Door Schedule, Partition Type, Details and Notes, dated June 24, 2016
- E-001: Electrical Symbols, Abbrev. and Notes, dated June 24, 2016, revised July 25, 2016
- E-002: Electrical Site Plan, dated June 24, 2016, revised July 25, 2016
- E-003: Electrical Recommended Work Sequence Schedule, dated June 24, 2016, revised July 25, 2016

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- E-004: Electrical Peeco Controls Modification Schedule, dated June 24, 2016, revised July 25, 2016
- E-005: Electrical Existing One Line, dated June 24, 2015
- E-006: Electrical One Line & Riser, dated June 24, 2015, revised July 25, 2016
- E-007: Electrical Power and Communication Riser Diagrams, dated June 24, 2015, revised July 25, 2016
- E-008: 1st Floor Existing Condition Electrical Room Plan, dated June 24, 2015, revised July 25, 2006
- E-009: Existing 1st Floor Electrical Room Power Plant, dated
- E-010: Existing 1st Floor Electrical Room Control Wiring Plan, dated June 24, 2015, revised July 25, 2016
- M-001: Existing 1st Floor Mechanical Plan, dated June 24, 2015, revised July 25, 2016

B. Material Sheet, signed by Donn McMullen, dated September 16, 2016.

C. Planning Board Decision PB #16-53, Preliminary Site Plan Approval Subject to Conditions, dated September 14, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to locate an emergency generator on site for the use of Building 222. The applicant noted that the generator would be screened with Cyprus trees, a sidewalk leading to the generator would be constructed and bollards would be placed along the curb for protection, all as noted on the submitted plan.
2. The Board found that the generator would be 16 feet in height. The enclosure would be grey colored aluminum panels with a rubber roof membrane.
3. The Board found that the emergency generator would be exercised once a week and operated one or twice a year for yearly maintenance.

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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 as Presented**.

The foregoing resolution was presented and moved by Brian Terry and seconded by Blythe Yost and carried as follows: Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, 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: October 6, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983

FROM: Architecture and Community Appearance Board of Review

RE: Bailey's Smoke House Plans: The application of D.P. Bailey, LLC, owner, for Review of Site, Structure and Landscaping Plans at a site known as "Bailey's Smoke House 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 132, 136 & 140 Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lots 5, 6 & 7 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, October 6, 2016**, at which time the Board made the following determinations:

Donald Brenner, Harry Goldstein, Dana Bailey and Steve Griggs appeared and testified for the applicant. The Board received the following items:

A. Site Plans prepared by Anthony Celentano, PLS, dated July 28, 2015, last revision date of July 5, 2016:

Sheet 1 of 2

Sheet 2 of 2

B. Architectural Plans prepared by Harry Goldstein, R.A., dated June 5, 2016:

Sheet 1: Front and Rear Elevations

Sheet 2: Left Elevation

Sheet 3: Main Floor, Foundation, Typical Wall Section

C. Landscape Plan prepared by Land Design Studio, signed by Steve Griggs, dated July 16, 2016; Sheet 1 of 2 and Sheet 2 of 2.

D. Material Sheet dated September 25, 2016, signed by Harry Goldstein, R.A.

E. Copies of Board Decision: PB #11-50, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated July 27, 2016 and ZBA #16-83, Rear Yard and Gravel Parking Area Variances Approved, dated September 21, 2016.

FINDINGS OF FACT:

1. The Board found that the applicant obtained the needed zoning variances from the Town of Orangetown Zoning Board on September 21, 2016 as ZBA #16-83 and Preliminary Site Plan Approval Plan Approval from the Planning Board on July 27, 2016 as PB #11-50.
2. The Board found that the applicant withdrew the request for outdoor dining and the Site Plan will be revised.

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3. The Board found that the landscaping plan included the following items:
 - a. An 8 foot high solid PVC beige colored fence with a natural planted vegetative buffer, as noted on the plan. Concrete barriers would be placed to limit access through to Moison Avenue.
 - b. A second fence; a 2 foot high retention fence, with grasses planted, as noted on the plan.
 - c. "Phase I" gravel parking area with markers for parking spaces.
 - d. Patio area and walkway would have stamped beige concrete in a Cobblestone pattern.
4. The Board found that the two buildings on site would be connected to form one structure and a new entryway would be created in that portion of the structure. Both buildings and the connection portion would match in exterior material and lighting; Shaker beige siding, the same roof material and sconce lighting.
5. The Board found that handicap parking on Moison Road and the gravel parking lot were reviewed by the Town of Orangetown Planning Board. The Town of Orangetown Zoning Board of Appeals approved the gravel parking lot as ZBA #16-83. The Board determined that the physical condition of the gravel parking lot needs to be maintained.
6. The Board found that the applicant should erect the proposed 8 foot high solid panel fence at a more comfortable distance into the property to allow the property owner of Section 70.14, Block 4, Lot 2 to maintain the shed on their property.

The hearing was then opened to the Public.

PUBLIC COMMENT:

Michael Marucci, 20 North Moison Road, requested that the proposed 8 foot high fence be moved back to allow maintenance on his shed. He also requested that no handicap parking be placed on Moison Road and no outdoor dining be allowed on site. Mr. Marucci held that the applicant is still proposing pavers and believes the site will be used as a dining area.

Ed Olson, 12 North Moison Road, discussed no parking on North Moison Road.

Jia Zhia Jxi, 15 North Moison Road, discussed parking and road conditions on North Moison Road and the existing dangerous conditions. He raised concerns regarding trucks using Moison Road.

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Melanie Kirshawl, 3 North Moison Road, raised concerns regarding the site having a gravel parking area, acknowledging that the ZBA granted it, however the neighborhood was not in favor of gravel. She thought that environmentally, it was not the best way to go. Ms Kirshawl objected to the handicap parking on Moison Road and outdoor dining.

Nicki Mulholland, 25 North Moison Road, opposed the handicap parking on Moison Road, raising concerns that Moison Road is a residential street. She requested that the vegetative buffer be planted before the building permit is issued to the applicant.

Irwin Kuperberg, 3 North Moison Road, expressed concerns that the handicap parking would be a problem and it would look bad on Moison Road. The gravel parking also would have a bad appearance to the area.

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. The applicant withdrew the request for outdoor dining and the Site Plan shall be revised.
2. The landscaping plan shall include the following items:
 - a. An 8 foot high solid PVC beige colored fence with a natural planted vegetative buffer, as noted on the plan. Concrete barriers will be placed to limit access through to Moison Avenue. A second fence; a 2 foot high retention fence, with grasses planted, as noted on the plan.
 - b. "Phase I" gravel parking area with markers for parking spaces.
 - c. Patio area and walkway will have stamped beige concrete in a Cobblestone pattern.
3. The two buildings will be connected to form one structure and a new entryway will be created in that portion of the structure. Both buildings and the connection portion will match in exterior material and lighting; Shaker beige siding, the same roof material and sconce lighting.
4. The condition of the gravel parking lot shall be maintained; the potholes will be graded and improved.

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5. The applicant shall erect the proposed 8 foot high solid panel fence at a more comfortable distance into the property to allow the property owner of Section 70.14, Block 4, Lot 2 to maintain the shed on their property.
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

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Andrew Andrews carried as follows; Blythe Yost, Chair, aye; Bruce Jensen, Vice-Chair, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, nay.

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: October 6, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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