

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

MEMBERS PRESENT: Paul Papay, Vice-Chairman; Jack Messina, James Dodge,
Jill Fieldstein and Blyth Yost

MEMBER ABSENT: Thomas Warren, Chairman

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

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

Skae Training Plan
Review of Site/Structure Plan
76.08/1/3 & 4; LIO zoning district

ACABOR #14-07
Approved Subject
to Conditions

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by
James Dodge 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 8:05 p.m. The next ACABOR Meeting is scheduled
for April 3, 2014.

Dated: March 20, 2014
Town of Orangetown

Architecture and Community Appearance Board of Review



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**ACABOR #14-07: Skae Training Plan – 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: Skae Training Plans: The application of Peter Skae, owner,
(Donald Brenner, attorney for the owner), for review of Site/Structure Plans at a
site to be known as “**Skae Training 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 337 – 339 Blaisdell Road, Orangeburg, Town
of Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 76.08, Block 1, Lot 3 & 4 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, March 20, 2014**, at which
time the Board made the following determinations:

Donald Brenner and Peter Skae appeared and testified.

The Board received the following items:

A. Planting & Lighting Plan, Drawing 4 of 9; prepared by Sparaco & Youngblood,
PLLC, dated November 15, 2013, last revised December 11, 2013.

B. Architectural Plans, prepared by Kier Levesque, RA, dated October 16, 2013:

A-2: First Floor Plan

A-3: Second Floor Plan

A-4: Elevations

C. A copy of the Project Material Sheet.

D. Specification Sheet, noting material, colors and solar reflectivity of the
material, MBCI Metal Roof and Wall Systems, dated March 7, 2014.

E. Submitted at meeting by applicant, a photograph of a similar building using
the metal roof and wall system.

F. Submitted at meeting by applicant, computer generated drawings of the
proposed structure and site layout.

G. Copy of PB #13-52; Preliminary Site Plan Approval Subject to Conditions,
dated December 11, 2013.

FINDINGS OF FACT:

1. The Board found that the proposed site layout would be revised in
accordance to ZBA #14-20, dated March 19, 2014. At the meeting of
the Zoning Board of Appeals, the Board required that the parking
located on the south side of the building be moved to the north side of
the site. The proposed parking along Blaisdell Road would be
extended to accommodate the relocated parking spaces. The
applicant stated that the plans have not been revised to note the
change in parking location, however would comply with the request.

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- 2. The Board found that the proposed building is designed in accordance with present zoning. The applicant stated that the Town Board is currently considering a text amendment to the LIO zoning district to allow "Individual Fitness and Training Center" as a Conditional Use.
- 3. The Board found that the proposed structure would be constructed to have a metal roof and wall system, manufactured by MBCI. The main color of the building would be Charcoal Gray, the trim would be Crimson Red and the roof would be Ash Gray. All colors are from the Signature 200 series, in 26 gauge material.
- 4. The Board found that the Lighting Fixture Schedule provided for 5 lighting fixtures, however, after reviewing the Site Plan, only 4 could be located. The applicant agreed to place the additional lighting fixture in the rear of the site, or as needed. The Board discussed placing the additional light fixture on the south side of the site. The applicant stated that may not be possible if the Planning Board determines the south side of the site to be land banked for future parking. The remaining fixture may be required to illuminate the additional parking to the north.
- 5. The Board found that the Luminaire Detail notes the height of the fixture to be 14'-6" from grade with down lighting.
- 6. The Board found that the dumpster enclosure would be fenced with a 6 foot high vinyl fence and gate. The color of the fence and gate would match the main color of the structure.
- 7. The Board found that snow guards would be placed on the roof of the building to prevent sheets of snow from falling down on pedestrians.
- 8. The Board found that the air conditioning unit would be placed behind the building, and would not be visible from Blaisdell Road.
- 9. The Board found that the proposed landscaping would be attractive to the deer population and offered alternative plantings to the applicant. The applicant accepted the alternate plants and shall revise the Planting & Lighting Plan, Drawing 4 of 9 as follows:

Applicant Proposed

Thuja Occidentalis "Emerald"
Rhododendron
Prunus, Serotina
Taxus Yew

Board Recommended

Thuja Plicata "Green Giant"
Ilex Glabra "Compacta"
Prunus "Yoshino"
Ilex Glabra "Compacta"

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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 Town of Orangetown Zoning Board of Appeals required that the parking on the south side of the building be relocated to the north side of the site. The applicant shall extend the north parking area to accommodate the relocated parking spaces. The Site Plan shall be revised.
2. The proposed structure will be constructed to have a metal roof and wall system, manufactured by MBCI. The main color of the building shall be Charcoal Gray, the trim shall be Crimson Red and the roof will be Ash Gray. All colors will be from the Signature 200 series, in 26 gauge material.
3. The Lighting Fixture Schedule provided for 5 lighting fixtures, however, after reviewing the Site Plan, only 4 could be located. The applicant shall place the additional lighting fixture in the rear of the site, or as needed.
4. The height of the Luminaires shall be 14'-6" from grade with down lighting.
5. The dumpster enclosure shall be fenced with a 6 foot high vinyl fence and gate. The color of the fence and gate shall match the main color of the structure.
6. Snow guards shall be placed on the roof of the building to prevent sheets of snow from falling down on pedestrians.
7. The air conditioning unit shall be placed behind the building, and shall not be visible from Blaisdell Road.
8. The Planting & Lighting Plan, Drawing 4 of 9, shall be amended with the following alternative plantings:

Applicant Proposed

Thuja Occidentalis "Emerald"
Rhododendron
Prunus, Serotina
Taxus Yew

Alternative Plantings

Thuja Plicata "Green Giant"
Ilex Glabra "Compacta"
Prunus "Yoshino"
Ilex Glabra "Compacta"

9. Trees to be saved shall be protected with snow fencing to the drip line during construction.
10. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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The foregoing resolution was presented and moved by Jill Fieldstein and seconded by James Dodge and carried as follows; Thomas Warren, Chairman, absent; Paul Papay, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, 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: March 20, 2014

Town of Orangetown

Architecture and Community Appearance Board of Review



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