

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 4, 2013**

Members Present: Thomas Warren, Chairman, Paul Papay, Vice Chairman;
Jack Messina; James Dodge and Jill Fieldstein

Members Absent: Blythe Yost

Also Present: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,
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.

Esplanade Palisades Plans	Approved	ACABOR #13-12
Review of Site/Structure Plans	Subject to	
78.17/2/1; R-40 zoning district	Conditions	

Dominican College Hennessy	Approved	ACABOR #13-13
Student Center Plans	Subject to	
Review of Site Plans	Conditions	
70.18/2/14; R-40 zoning district		

St. Thomas Aquinas College	Approved	ACABOR #13-14
Aquinas Village 300 Alteration Plans	Subject to	
Review of Building Plans	Conditions	
74.12/1/29 & 74.16/1/1;		
R-40 zoning district		

Virginia Homes Subdivision	Approved	ACABOR #13-15
Review of Subdivision Plan	Subject to	
77.08/5/33.2&36; RG zoning district	Conditions	

A motion was made to adjourn the meeting by Thomas Warren and seconded by
Jack Messina and agreed by all in attendance. The Decisions on the above
hearings are made by the Board before the conclusion of the meeting and
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 8:20 p.m. The next ACABOR Meeting is scheduled for
April 18, 2013.

Dated: April 4, 2013

Cheryl Coopersmith

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ACABOR #13 – 12: Esplanade at Palisades Plans – 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: Esplanade at Palisades Plans: The application of Palisades Garden Group, owner, (Donald Brenner, attorney for the applicant) for review of Site/Structure Plans at a site known as “**Esplanade at Palisades 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 640 Oak Tree Road, Palisades, Town of Orangetown, Rockland County, New York, and shown on the Orangetown Tax Map as Section 78.17, Block 2, Lot 1 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, April 4, 2013**, at which time the Board made the following determinations:

Donald Brenner, Joseph Caruso, Marvin Ammer and Michael Shilale appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Michael Shilale Architects, LLP, signed and sealed by Michael Shilale, R.A., revised March 8, 2013, unless noted:

A-000: Cover Sheet: dated October 2, 2008
A-100: Overall Basement Plan, dated February 14, 2012
A-101: Overall First Floor Plan, dated February 14, 2012
A-102: Overall Second Floor Plan, dated February 14, 2012
A-103: Overall Third Floor Plan, dated February 14, 2012
A-101.1: First Floor Phase 1, dated September 2, 2008
A-102.1: Second Floor Phase 1, dated September 2, 2008
A-103.1: Roof Plan Phase 1, dated December 13, 2002
A-101.2: First Floor Phase 2, dated September 2, 2008
A-102.2: Second Floor Phase 2, dated September 2, 2008
A-103.2: Third Floor Phase 2, dated September 2, 2008
A-011.3: First Floor Phase 3, dated November 20, 2008
A-102.3: Second Floor Phase 3, dated November 20, 2008
A-200: Elevations, dated September 2, 2008

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- A-201: Elevations, dated September 2, 2008
- A-202: Elevations, dated September 2, 2008
- A-203: Elevations, dated September 2, 2008
- A-204: Elevations, dated February 14, 2012
- A-205: Elevations, dated April 10, 2012
- A-206: Elevations, dated February 14, 2014
- SK.2.1: Exterior Color Rendering – View 1, dated February 12, 2013
- SK.2.2: Exterior Color Rendering – View 2, dated February 12, 2013
- SK.28: Photo Views, dated February 12, 2013
- 2. The Esplanade at Palisades Site Plans prepared by Maser Consulting, signed and sealed by Joseph Caruso, P.E., dated June 16, 2011, last revision date of February 6, 2012:
 - a. Sheet 1 of 9: Preliminary Layout Plan
 - b. Sheet 7 of 9: Preliminary Landscape Plan
 - c. Sheet 8 of 9: Preliminary Lighting Plan
 - d. Sheet 9 of 9: Preliminary Landscape and Lighting Details
- 3. A copy of PB #09-49, Preliminary Site Plan Approval Subject to Conditions, dated July 27, 2011 and ZBA #12-33, Amendment to Special Permit \$7.34 Request Withdrawn, Floor Area Ratio and Building Height Variances Approved, dated November 7, 2012.

FINDINGS OF FACT:

1. The Board found that the applicant proposed an expansion to an existing structure, to be completed in Phases. The plan depicts the full build out of the project; however at this time the applicant proposed to complete only Phase I (western side of site). As each Phase is needed, the applicant will return to the Boards for review and approval. The plantings on the site would be phased in as needed with the development of the site.
2. The Board found that the roof shingles would be Ludowici Roof Tiles, the siding would be Brick in Sonneborne Woodhue Terra Cotta, manufactured by Glen Gery Allington in a dark color to match the existing brick with an accent colored brick. Green canopies would be used on the facades. The air conditioning units would be placed on the roof and hidden behind the parapet. Lighting fixtures would be shoe box style, similar to the existing lighting used on the site.

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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. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. The plan depicts the full build out of the project; however at this time the applicant proposed to complete only Phase I (western side of site). As each Phase is needed, the applicant shall return to ACABOR for review and approval.
4. The Preliminary Layout Sheet, Sheet 1 of 9, shall be revised to note the removal of the shed, as required by the Town of Orangetown Zoning Board of Appeals.

The foregoing resolution was presented and moved by Alex DiMenna and seconded by James Dodge and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: April 4, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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**ACABOR #13 – 13: Dominican College Hennessy Student Center Plans -
Approved Subject to Conditions**

**Town of Orangetown Architecture and Community Appearance
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TO: Michael Dempsey, Dominican College, 470 Western Highway,
Orangeburg, New York

FROM: Architecture and Community Appearance Board of Review

RE: Dominican College Hennessy Student Center Plans: The application of Dominican College, applicant, for Rockland County, IDA, owner, for review of Site Plans at a site known as “**Dominican College Hennessy Student Center Site 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 470 Western Highway, Orangeburg/Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 14 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, April 4, 2013**, at which time the Board made the following determinations:

Michael Dempsey, Joseph Corless and Sister Cathleen Sullivan appeared and testified.

The Board received the following items:

1. Site Development Plans prepared by Corless and Associates, signed and sealed by P. Joseph Corless, P.E., dated January 31, 2013:
 - a. Amended Site Development Plan
 - b. Existing Site
 - c. Grading Plan
 - d. Details
 - e. Erosion Control Plan
2. Copy of the following Board Decisions: ZBA #11-96, Floor Area Ratio and Building Height Approved, dated November 16, 2011 and PB# 11-40, Preliminary Site Plan Approval Subject to Conditions, dated September 14, 2011.

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**ACABOR #13 – 13: Dominican College Hennessy Student Center Plans -
Approved Subject to Conditions**

**Town of Orangetown Architecture and Community Appearance
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FINDINGS OF FACTS:

1. The Board found that the project consisted of a 2 story addition on the easterly side of the existing student health center building. The exterior of the addition would match in color and materials to the existing structure. Landscaping would be limited due to the Orange and Rockland Utility easement and an existing parking lot, adjacent to the property.

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

1. The exterior of the addition will match in color and materials to the existing structure.
2. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
3. Trees to be save saved shall be protected with snow fencing to the drip line during construction

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Jack Messina and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: April 4, 2013
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ACABOR #13-14:

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

Saint Thomas Aquinas Village 300 Residence Hall Alteration- Approved Subject to Conditions

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TO: Joseph Donini, Saint Thomas Aquinas College, 125 Route 340, Sparkill, New York 10976

FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas College Plans: The application of St. Thomas Aquinas College, owner, for review of Building Plans at a site known as “**St. Thomas Aquinas College – Aquinas Village 300 Alteration 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 29 & Section 74.16, Block 1, Lot 1 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, April 4, 2013**, at which time the Board made the following determinations:

Patricia Lambert and Anthony Iovino appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Arcani Iovino, signed and sealed by Anthony Iovino, RA, dated February 14, 2013:

A.101: Ground and Second Floor Plans

A.102: Building Elevations

A-103: Perspective Views and Photographs

FINDINGS OF FACT:

1. The Board found the applicant proposed to renovate an existing residence hall known as Aquinas Village 300.
2. The Board found that the Saint Thomas Aquinas College Campus houses a dormitory complex known as “Aquinas Village”. The village consists of four buildings, the original 3 buildings were built in 1983 (buildings 100, 200 and 300) and building 400 as added in 2005. In 2009, Aquinas Village 400 had extension added to the structure. Renovations to Aquinas Village 100 and 200 were completed in 2009 and 2010, respectively. At this time, Aquinas Village 300 is the remaining structure to be renovated.
3. The Board found that the exterior materials on Aquinas Village 300 would match the other buildings in the Village in color and materials. The structure would have four sides of vinyl siding in Pearl color, with an accent color of Lighthouse Red. The manufacturer of the vinyl siding would be Crane. The roof shingles would be manufactured by Tamko, in Rustic Cedar Heritage Series. The windows, trim and rails would be white.

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ACABOR #13-14:

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Saint Thomas Aquinas Village 300 Residence Hall Alteration- Approved Subject to Conditions

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4. The Board found that there would be no change in the existing landscaping.
5. The Board found that the down lights at the existing building overhangs would be replaced in kind. All existing site lighting would remain.

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.

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

1. The exterior materials on Aquinas Village 300 will match the other buildings in the Village in color and materials. The structure will have four sides of vinyl siding in the color Pearl, with an accent color of Lighthouse Red. The manufacturer of the vinyl siding will be Crane. The roof shingles will be manufactured by Tamko, in Rustic Cedar Heritage Series. The windows, trim and rails will be white.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. 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 Jack Messina and seconded by Alex DiMenna and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: April 4, 2013

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ACABOR #13-15: Virginia Homes Subdivision Plans: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York
FROM: Architecture and Community Appearance Board of Review

RE: Virginia Homes Subdivision: The application of Kevin Ramsay, owner, for Virginia Homes Subdivision, for the review of a seven lot subdivision to be known as “**Virginia Homes Subdivision**”, 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. At a site located on the south side of William Street at the intersection of William Street and Sparkill Avenue, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lots 33.2 & 36 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 4, 2013**, at which time the Board made the following determinations.

Jay Greenwell and Kevin Ramsay appeared and testified. The Board received the following items:

1. Virginia Homes Subdivision Plans prepared by Jay Greenwell, PLS, dated May 10, 2012: :
 - a. Sheet 1 of 3: Subdivision of Property, revised August 24, 2012
 - b. Sheet 2 of 3: Grading, Drainage & Utility Plan with Catchment Areas, revised November 12, 2012
 - c. Sheet 3 of 3: Erosion & Sediment Control Plan and Tree Plan, revised August 24, 2012
2. A copy of PB #12-37, dated September 24, 2012, Preliminary Approval Approved Subject to Conditions, Neg. Dec.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

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.

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ACABOR #13-15: Virginia Homes Subdivision Plans: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

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

1. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
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.
5. 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 Alex DiMenna and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, aye, and Blyth Yost, 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: April 4, 2013
Architecture and Community Appearance Board of Review
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